


**MINUTES**  
**WELD COUNTY COUNCIL**  
**October 16, 2023**

The Weld County Council met in regular session in full conformity with the Weld County Home Rule Charter at 6:30 p.m., Monday, October 16, 2023, at the Weld County Administration Building, 1150 O Street, Greeley, CO.

**ROLL CALL:**

 The meeting was called to order by President James Welch. Councilmembers Cindy Beemer, Nancy Teksten, Elijah Hatch and Trent Leisy were present, constituting a quorum of members. Also present was Council Secretary Linda Kane.

**APPROVAL OF AGENDA :**

Councilmember Beemer made a motion to approve the agenda, seconded by Councilmember Leisy and carried. A public comment section will be held after the commissioner's presentation.

**APPROVAL OF DOCUMENTATION:**

**Approval of September Minutes**

Councilmember Leisy made a motion to approve the September minutes, seconded by Councilmember Teksten, and the motion carried.

**REVIEW PROGRAM:**

There was no review program.

**PUBLIC COMMENT:**

There was no public comment not related to the agenda.

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**

**County Commissioners presentation: notice to consider a request to retain  
excess funds for the 2024 budget**

**See Addendums 1, 2 and 3.**

Commissioner Kevin Ross gave a project overview. He said the facilities department worked with an architect to develop a conceptual improvement plan to Island Grove Park. He said the park has failing foundations, roof and structural concerns. The architectural rendering would include an arena with stadium seating, classroom spaces and would show the young population the county believes in agricultural youth.

Cheryl Patelli, Chief Financial Officer, said the total project cost is \$81.2 million with project

funding coming in at \$78.5 million. That leaves a funding gap of \$2.69 million. With median home values in Weld County at \$510,000, the average homeowner would see a \$109 tax increase should the resolution be passed. Ms. Patelli said the county assessor estimates next year's tax income to decline by 20 percent.

Commissioner Scott James said he was not in support of the resolution but changed his mind after discussion. He said commissioners don't take the holding of taxpayer dollars lightly. He said the resolution was not a decision of investment into Island Grove, but a consideration of the county's future fiscal responsibility.

**Public comment:**

Bob Grand of Keenesburg expressed concerns over a property tax increase and increased tax assessments. He asked, how big a reserve is big enough? He also asked how seniors on fixed incomes were going to make up the money to pay increased property taxes.

Colorado Senator Barb Kirkmeyer, who was a Weld County Commissioner for 20 years, said she was not in favor of the resolution. She said the county is not in dire straits. She said the commissioners could plan for a budget deficit and budget for it. She said the plan was not financially prudent and was not in the capital improvement plan.

Commissioner Lori Saine echoed Ms. Kirkmeyer's statements. She said the taxpayers should make the decision to approve withholding excess funds. She said it would be an unnecessary windfall while residents are suffering right now.

Dave Kisker of Greeley said the resolution is not justified. He said the county has a fund balance and reserve policy with \$120 million in a contingency fund.

Commissioner Kevin Ross made some clarifications. He said the budget is set for \$288 million for 2024, with the mill levy set at 11.8 mills. If the county loses 20 percent valuation, that drops revenues to \$231 million. He said the discussion isn't about Island Grove, but the long-term financial stability of the county.

Commissioner Mike Freeman said he's concerned about the future – where taxes have to be raised or services must be cut.

Councilmember Cindy Beemer asked about funds being designated for Island Grove. She asked if the floodplain changes what the impact would be to improvements there. Commissioner Freeman responded the funding doesn't have to go to Island Grove.

There was discussion about how the resolution stated the funds would go to Island Grove improvements and that it was confusing for commissioners to then state the money didn't have to be used for that purpose.

Councilmember Beemer said this was an opportunity for the county to cushion it's financial needs on the backs of oil and gas while the industry is having record profits.

Councilmember Teksten said she felt like commissioners were asking her to raise taxes on her constituents.

**Resolution 229: Approval of 2024 increased levy**

Councilmember Beemer made a motion to approve Resolution 229, it was seconded by Councilmember Teksten and failed by a 2-3 vote. Councilmembers Beemer and Teksten voted in favor of the resolution. Councilmembers Welch, Hatch and Leisy voted against it.

**Coordinator Reports/Councilman Reports**

There were none.

**Bills**

Councilmember Hatch made a motion to approve bills, it was seconded by Councilmember Beemer and carried. The bills were paid as follows:

- o Weld County Phone Bill for September \$25.09
- o 1<sup>st</sup> and 2<sup>nd</sup> quarter Reports to the People, legal notices \$264.00

**ADJOURNMENT:**

By acclamation, the meeting was adjourned at 8:43 p.m.

11/20/23  
November 20, 2023

  
Council President James Welch

  
Council Secretary, Linda Kane

Addendum

**OFFICE OF THE BOARD OF COMMISSIONERS**

PHONE: 970-400-4200

FAX: 970-336-7233

1150 O STREET

P.O. BOX 758

GREELEY, CO 80632

October 5, 2023

Dear Weld County Council Members:

As you are aware Section 14-7(2) of the Weld County Home Rule Charter states that if the Board of Weld County Commissioners be of the opinion, the amount of tax limited by the five percent (5%) limitation of Section 14-7(1) will be insufficient for County needs for the current year, it may submit the question of an increased levy to the County Council, and the County Council shall examine the needs of the County and ascertain from such examination the financial condition thereof, and if in the opinion of a majority of the County Council that the County is in need of additional funds, the Council may grant an increased levy for the County in such amount as it deems appropriate, and the County is authorized to make such increased levy. However, no such excess levy shall be granted which will allow a greater revenue than would be produced by applying the previous year mill levy to the current year's assessed valuation.

Due to the Ukrainian War, oil and gas prices worldwide have increased significantly. Since over sixty-five percent of the assessed valuation for Weld County is from oil and gas production the sharp increase in oil and gas prices has create a short-term spike in Weld County's assessed valuation. This means for the 2024 budget the property tax revenue from the current mill levy of 22.038 less a 7- mill temporary credit for a net mill levy of 15.038 will exceed the Weld County Home Rule 5% property tax limit by approximately \$78.560 million. The two options explored by the County Commissioners to deal with the one-time spike in property tax revenues were to increase the temporary property tax credit to lower property tax collections or with the County Council's approval per Home Rule Charter Section 14-7 to retain the excess funds and retain the current mill levy to make additional prudent investments in the future of Weld County by constructing needed Island Grove facilities. The Commissioners are recommending the second option to retain the current mill levy to make additional prudent investments in the future of Weld County.

The Board of County Commissioners would like to be scheduled on your October 16, 2023 Weld County Council's agenda for the County Council members to consider the Board of Weld County Commissioners' formal request per Home Rule Charter Section 14-7 to retain the excess funds and retain the current mill levy to make additional prudent investments in the future of Weld County by constructing needed Island Grove facilities. The new Island Grove project would include facilities totaling 280,000 square feet, including an exhibition area, classrooms/meeting rooms, offices, four barn/livestock areas, and necessary support areas, such as restrooms, and mechanical areas. The estimated cost is \$81.2 million.

A PowerPoint showing the justification narrative, financial details of the request and details of the project is being provided with this letter. At the October meeting the Commissioners and county staff will be attending to make a full detailed presentation regarding the request and answer any questions you or the public may have regarding the request. We have also taken the liberty of having staff draft the attached proposed resolution for the County Council's consideration for favorable approval.

If the County Council schedules this discussion on October 16, 2023, we are suggesting a public notice be published at least ten days prior to the meeting inviting public input regarding the request. Again, we have also taken the liberty of having staff draft the attached proposed public notice for the meeting.

Your favorable approval of placing this topic on your October 16, 2023 agenda and favorable consideration of this request will be much appreciated by the Commissioners. If you have questions regarding this matter, please do not hesitate to contact me at 970-400-4208.

Sincerely,



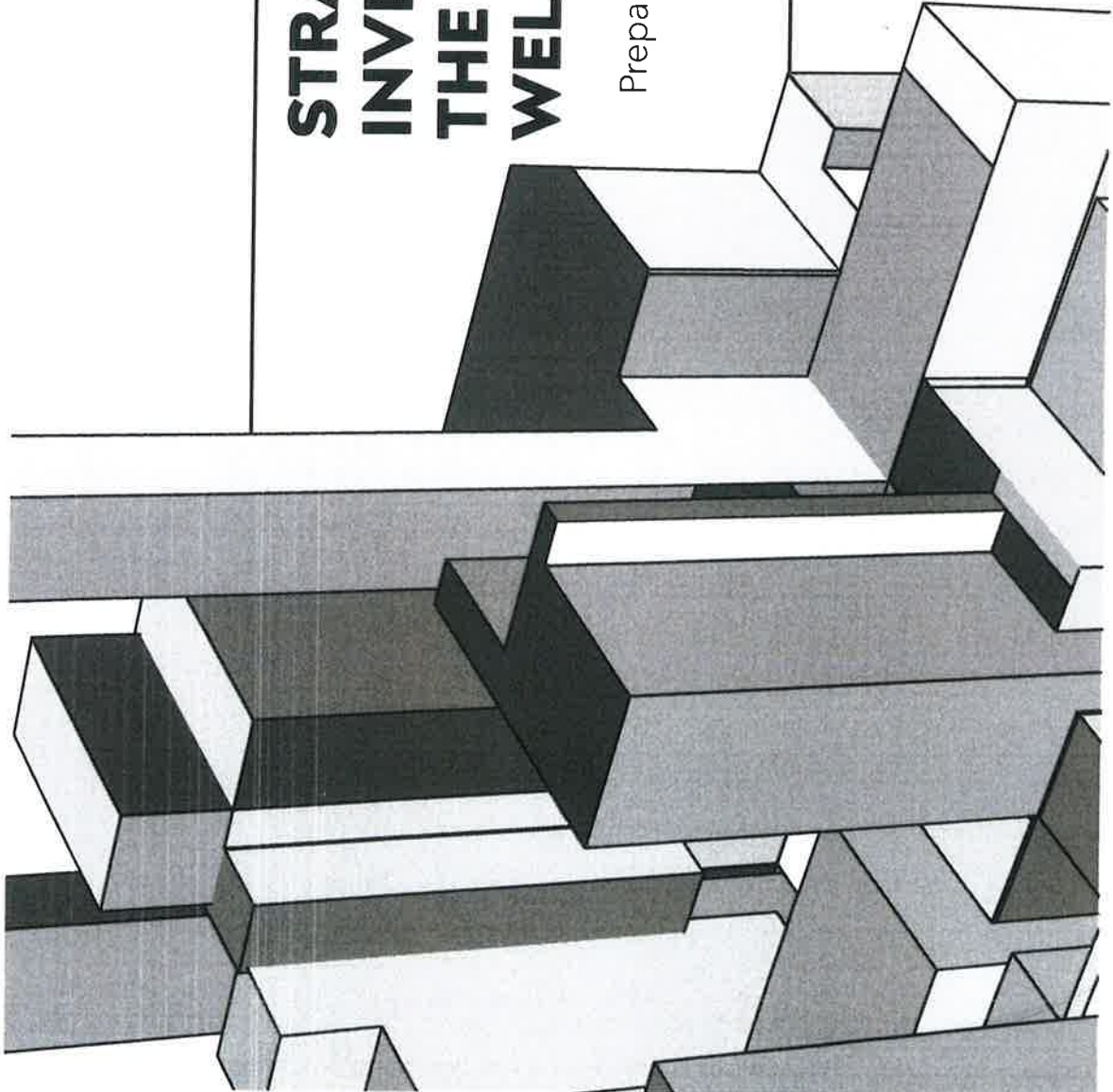
Mike Freeman

Chair, Weld County Board of Commissioners

Addendum 2

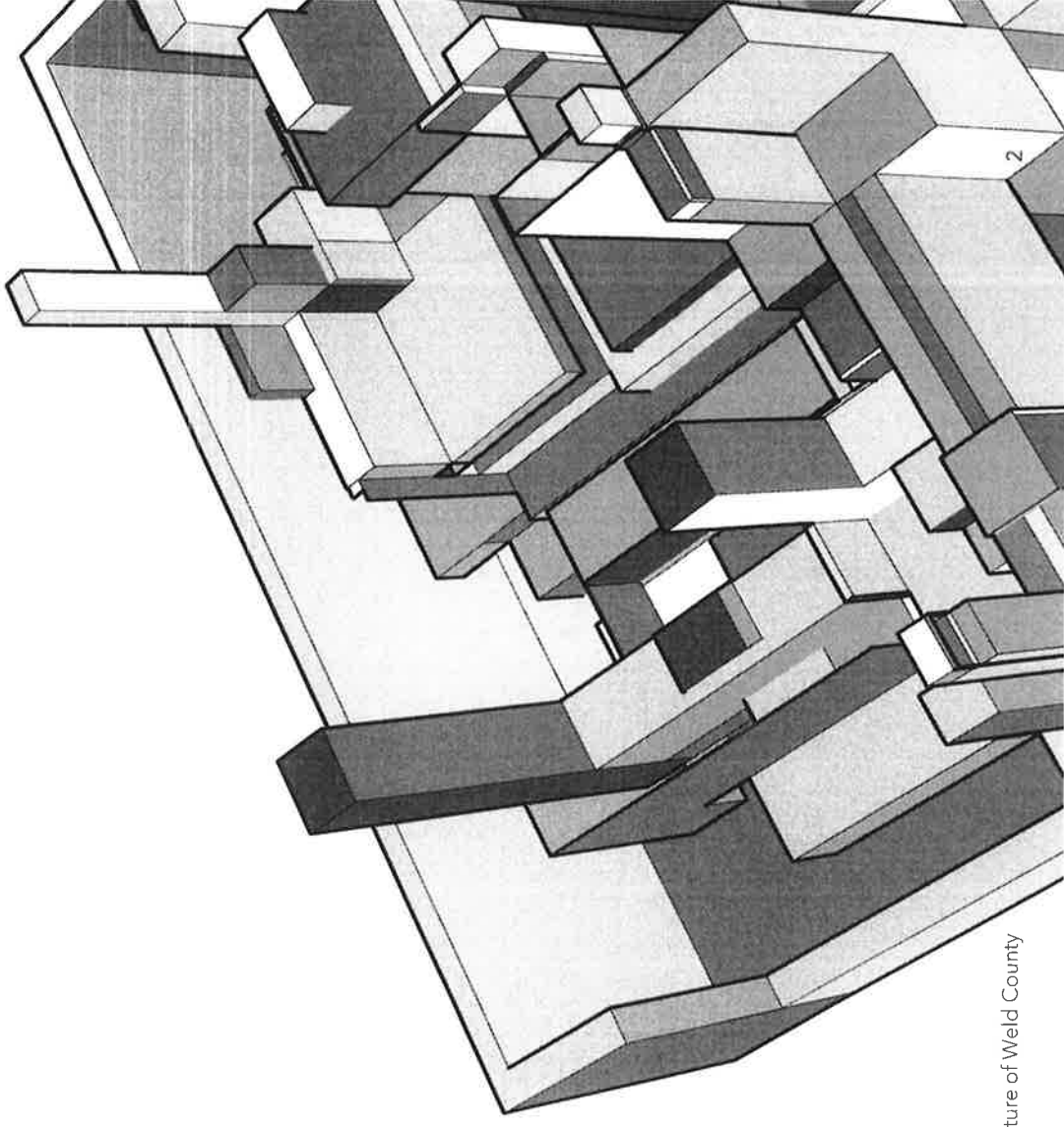
# STRATEGIC INVESTMENT FOR THE FUTURE OF WELD COUNTY

Prepared for the Weld County Council



# BACKGROUND

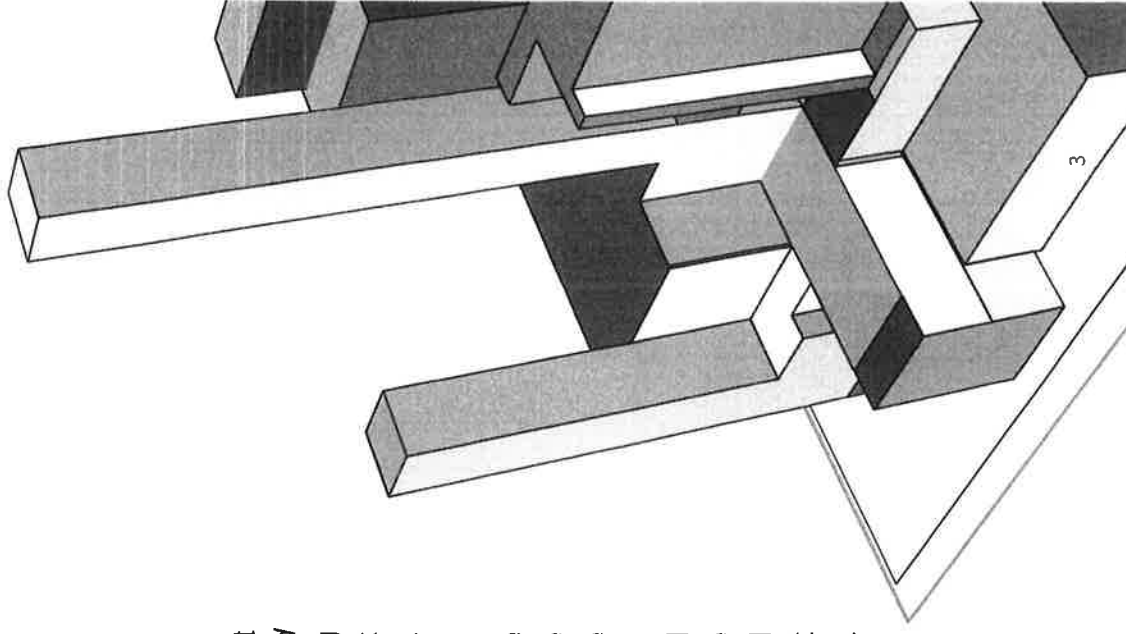
As Weld County looks to 2024 and beyond, several challenges face the Board of County Commissioners, other elected officials, and staff to meet the ever changing and growing demands of county citizens to maintain the quality of service the citizens have grown to expect from their county government. The County is experiencing the biggest oil and gas boom in its history. The additional production of oil and gas is resulting in significant increases in the County's assessed value with the oil and gas production exceeding sixty percent of the County's total assessed valuation. Because of the volatility of production levels and price fluctuations of the oil and gas production, the County must prudently manage the increased property tax base created by the energy development.



# BACKGROUND CONT.

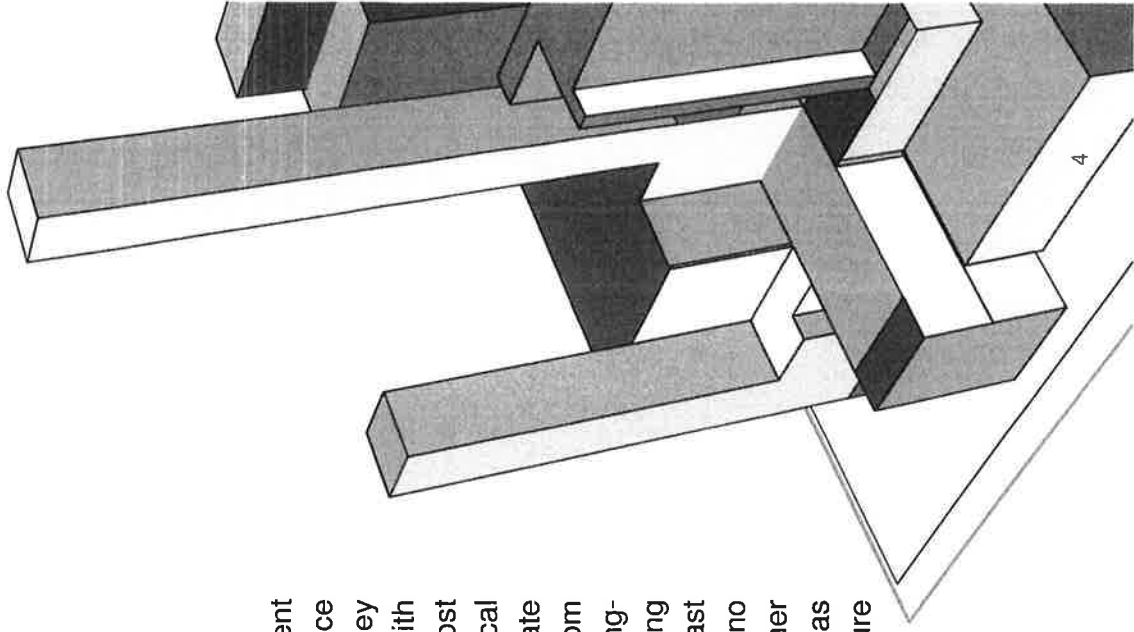
The 2024 budget must continue to emphasize long-term planning and investments consistent with the Weld County Strategic Plan and the *Strategic Investment Plan for the Future of Weld County*. In 2024 the projected energy production figures and high prices of oil and gas resulting from the Ukrainian War and other economic factors will result in a one-time spike in property tax revenues causing Weld County to exceed the Home Rule Charter 5% property tax limitation. Two options to deal with the one-time spike in revenues are to:

1. Increase the temporary property tax credit or with the County Council's approval retain the excess funds to make additional prudent investments in the future of Weld County. The option of reducing the mill levy by increasing the temporary mill levy is tempting, but the option may be shortsighted and eliminate long-term financial options that insure long-term financial viability for Weld County. The existing temporary tax credit has allowed Weld County to deal with the volatility of the oil and gas price and production. Even though the Board of Weld County Commissioners could legally reduce the temporary tax credit and raise the net mill levy above the 15.038 mills up to 22.038 mills, in a year with a significant drop in assessed value there is a political reluctance to do so, because there would be a perception by many taxpayers that their property taxes were raised.



# BACKGROUND CONT.

2. A better approach is the creative an option of continuing the long-term strategy of investment in the future of Weld County. In analyzing this option, one needs to examine the difference between spending and investment. In our personal lives, spending is surrendering money now in order to get some good or service in return. Investing is surrendering money with the hope of getting a financial return later and winding up with more money in the end. Most often when local governments want to invest in a long-term project or capital assets the local government must incur long-term debt for short term gains. Weld County is in the fortunate position that it has no long-term debt and with the anticipated growth in assessed value from oil and gas production will have a stable property tax revenue stream to dedicate to a long-term strategy of investment for the future benefit of Weld County citizens without incurring debt or raising taxes. With this approach it may well be said that just as the current and past Boards of Weld County Commissioners and other elected officials have left a legacy of no long-term debt, the current and future Boards of Weld County Commissioners and other elected officials wisely seized the opportunity to use the additional revenues from oil and gas development in Weld County to leave a legacy of having made wise investments in the future of Weld County.







# SOLUTION

To implement this investment in the long-term future of the county, we have identified a key investment that is above and beyond the planned investments in the base budget and to fund this key identified investment with the one-time projected property taxes in 2024 exceeding the Home Rule property tax limitation by gaining approval from the County Council per Home Rule Charter Section 14-7 to retain the revenue generated by the prior years' mill levy.

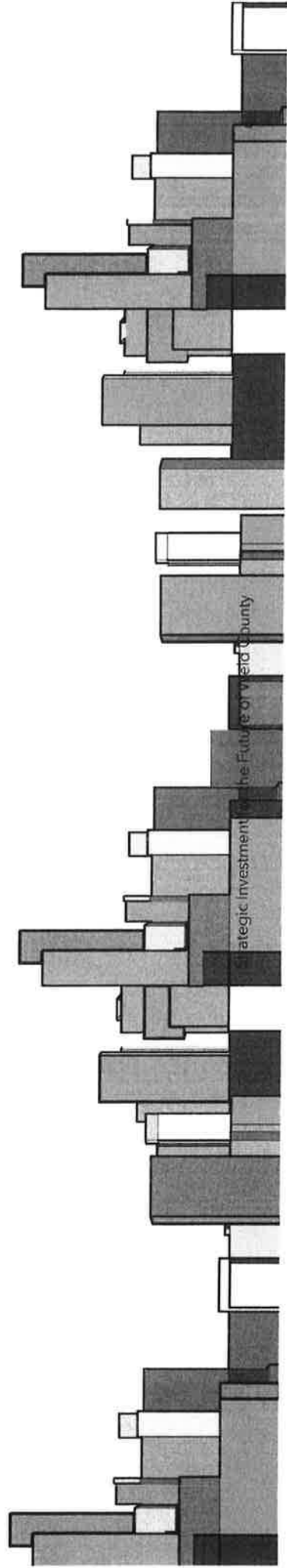
Section 14-7 - Limitation. *Except as otherwise provided herein, all ad valorem tax levies for county purposes, when applied to the total valuation for assessment of the County, shall be reduced so as to prohibit the levying of a greater amount of tax revenue than was levied from ad valorem taxation in the preceding year plus five percent (5%) except to provide for the payment of bonds and interest thereon.*

An investment in Island Grove (Weld County Facilities) is proposed. The next several slides will outline the proposed design, estimated costs, and the benefits to the citizens of Weld County.

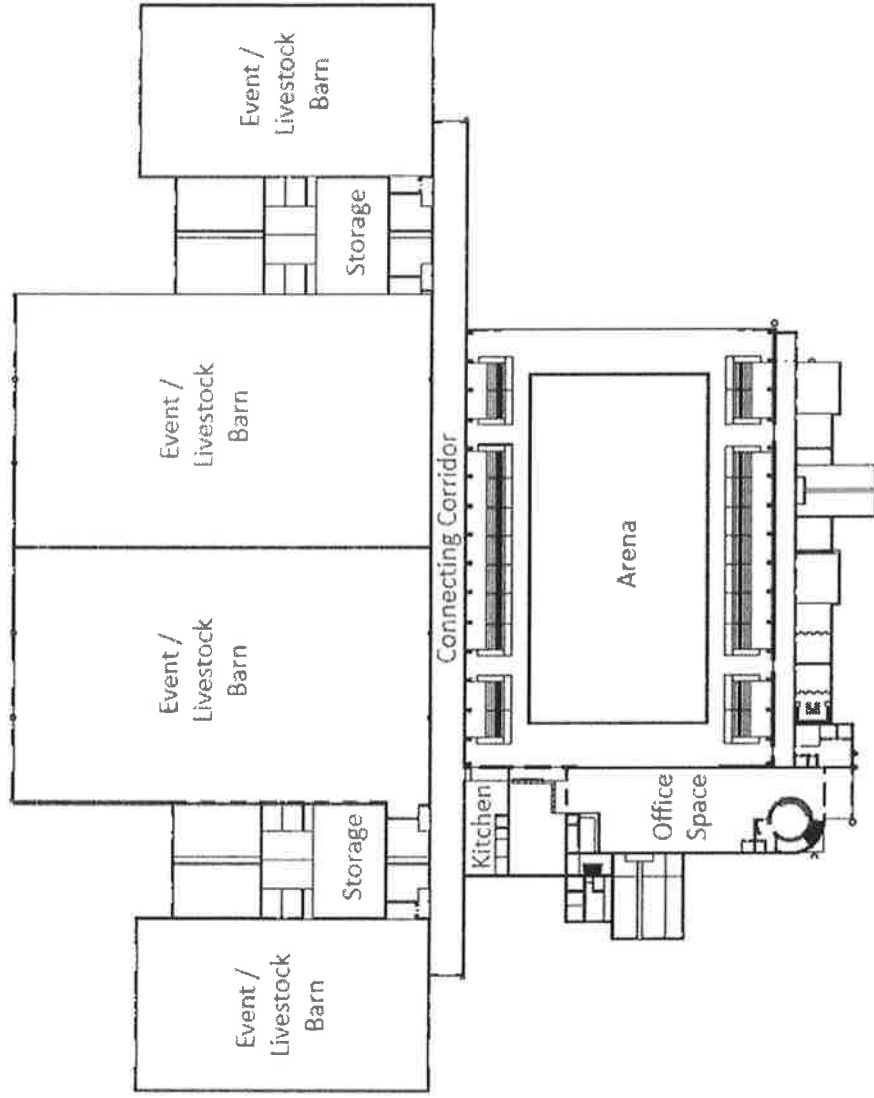
# PROJECT OVERVIEW



Conceptual Depiction of New Facility at Island Grove Park



# PROJECT OVERVIEW



**ARENA AREA:**

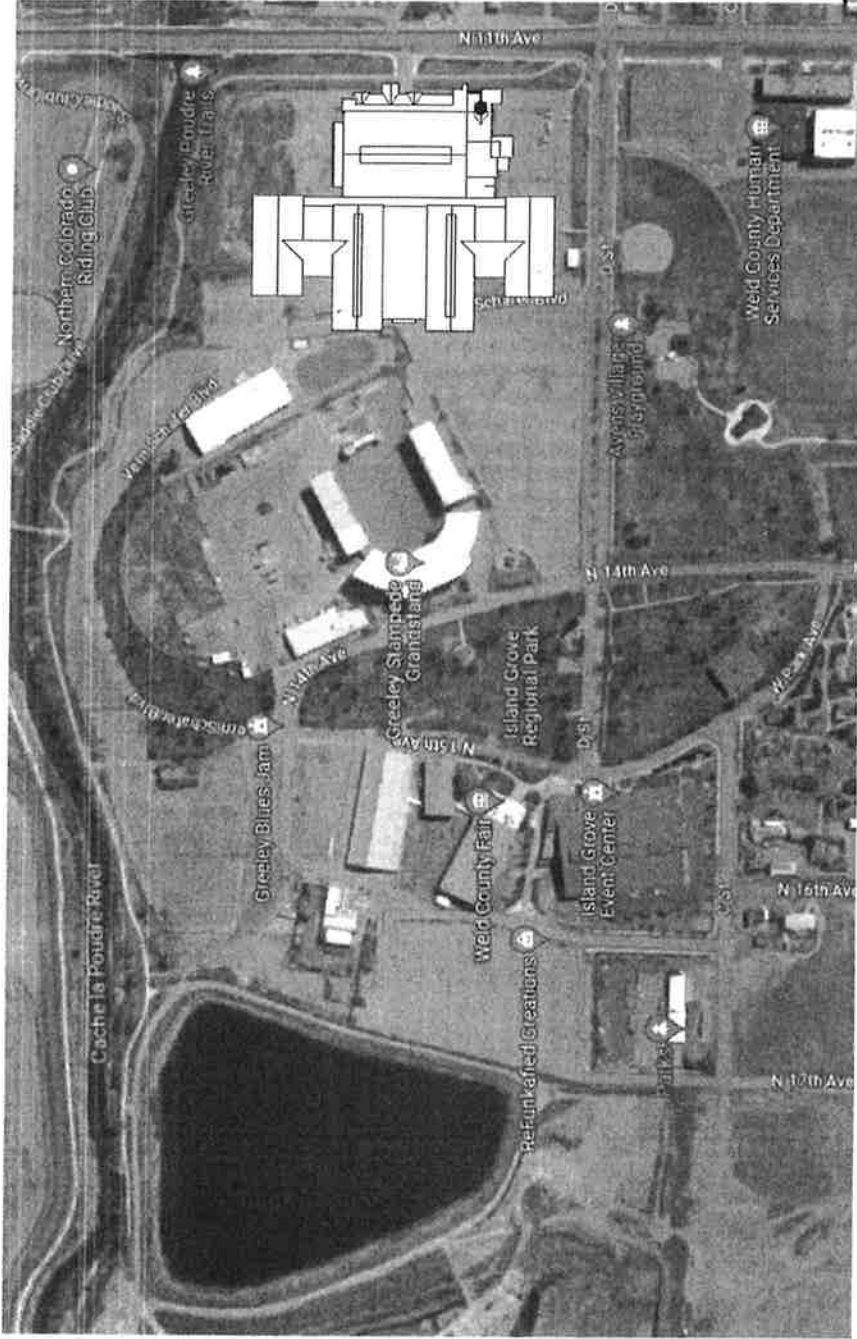
**EXHIBITION AREA:**

- CLASSROOMS/MEETING ROOMS
- LOBBY/GROUP AREA
- RESTROOM BLOCK
- RECEPTION
- SCHEDULING AND TICKETING


**BARN/LIVESTOCK AREA:**

- 4 BARN AREAS
- 4 WASH AREAS
- 2 SHARED STORAGE AREA
- 2 RESTROOM BLOCKS
- 4 OFFICE AREAS
- 4 MECHANICAL AREAS


# PROJECT OVERVIEW



# PROJECT BENEFITS



**Stakeholders**  
City of Greeley  
CSU Extension  
Farm Show  
Greeley Stampede  
Weld County

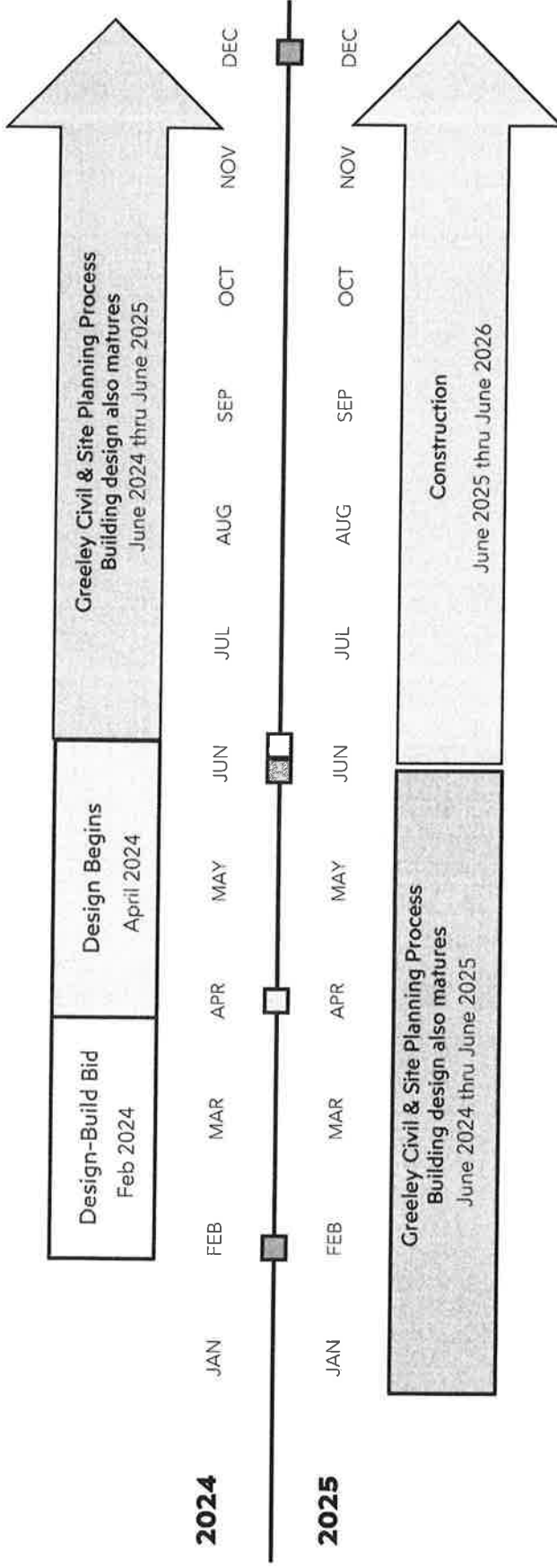


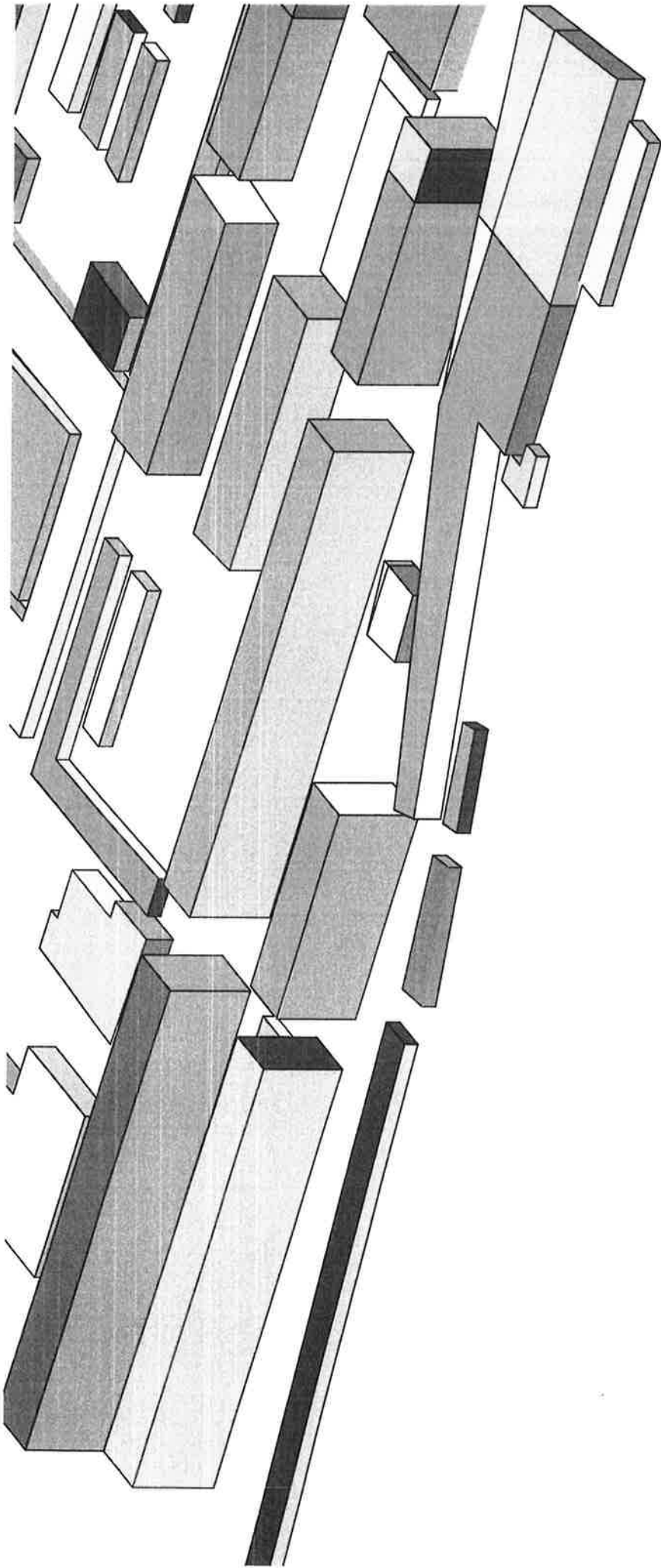
**Creates**  
Community Space  
Investment in Youth  
Future Growth  
Economic Development  
Investment in Youth Ag



**Surplus Funded**  
280,000 SF  
\$290 Per SF  
\$81,200,000 Total  
No tax increase to accomplish

# CONSTRUCTION PLAN





# FINANCIAL OVERVIEW

# FINANCIALS

Estimated Project Total Cost	\$ 81,200,000
Estimated Project Funding	\$ 78,560,964

## Estimated Project Funding:

Estimated Assessed Value @ 8/23/23	\$ 24,381,839,694
Current Mill Rate (22.038 less 7 Mill Credit)	15.038
2024 Estimated Property Taxes (2023 Tax Year) Based on Current Mill Rate	\$ 366,654,105
2024 Estimated 5% Charter Limit	\$ 288,093,141
2024 Estimated Amount Above 5% Charter Limit	\$ 78,560,964



# FILLING THE GAP

Estimated Project Total Cost	\$	81,200,000
Estimated Project Funding	\$	78,560,964
Estimated Project Funding Gap	\$	2,639,036

\$ 78,560,964

## Gap Funding Options

- Reserves
- 2024 budgeted capital expense
- Donations

# PROPERTY TAX AMOUNT OVER 5% CHARTER LIMIT

Actual Property Value	\$ 100,000	\$ 250,000	\$ 500,000	\$ 750,000
Oil and Gas (87.5% assessment rate)	\$ 282	\$ 705	\$ 1,410	\$ 2,115
Commercial (27.9% assessment rate)	\$ 90	\$ 225	\$ 449	\$ 674
Residential (6.765% assessment rate)	\$ 22	\$ 54	\$ 109	\$ 163
Apartment (6.765% assessment rate)	\$ 22	\$ 54	\$ 109	\$ 163

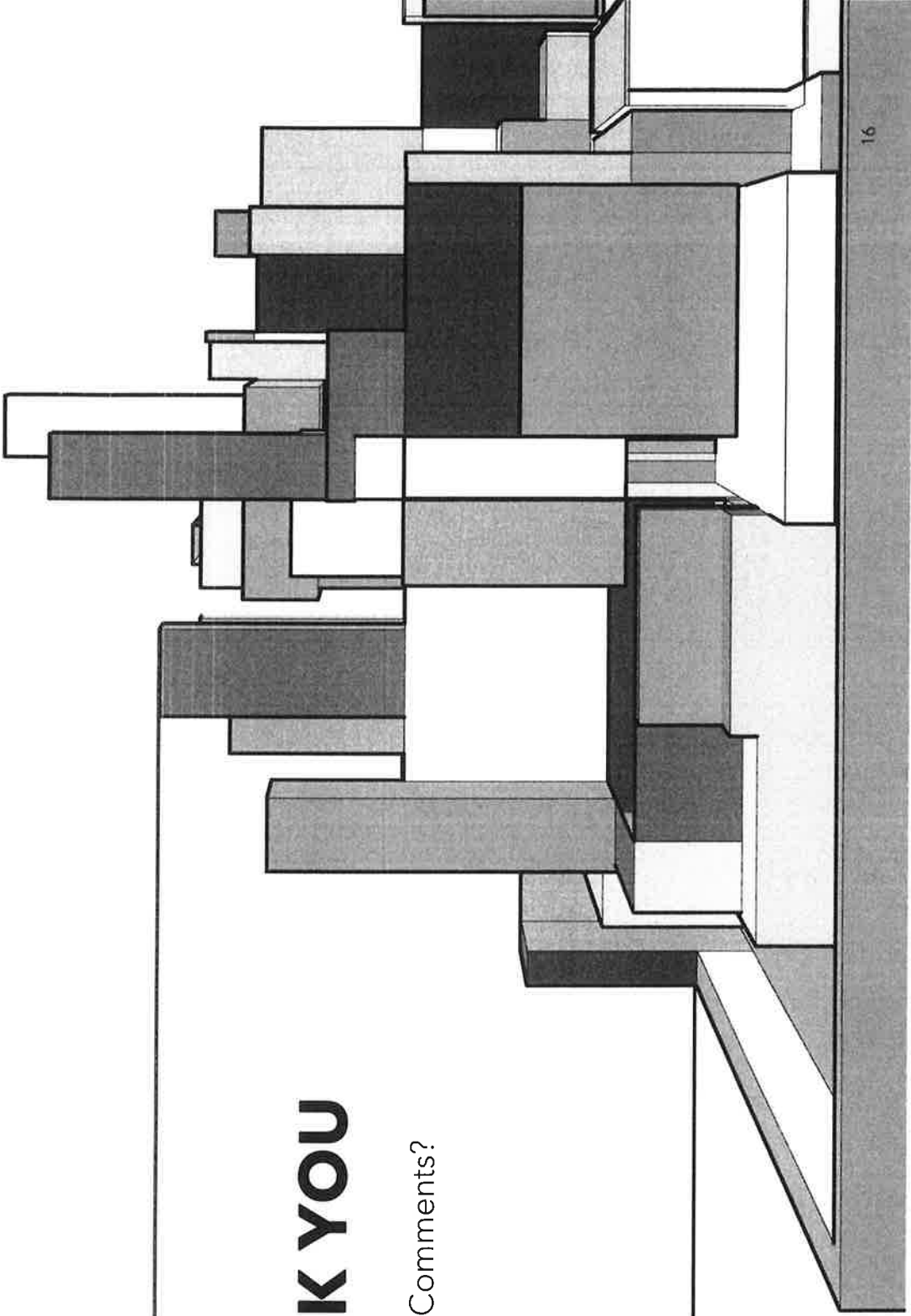
# POTENTIAL EFFECT OF PROPOSITION HH

- Prop HH is a measure brought to the ballot by the Colorado State Legislature to slow property tax increases while reducing TABOR refunds
- If Prop HH passes this November, the Assessor's Office estimates a 1.2% decrease in assessed valuation, resulting in a \$4.4M decrease in property tax revenue
- The estimate project funding gap will be affected as follow:

Estimated Project Total Cost	\$	81,200,000
Estimated Project Funding	\$	74,161,114
<b>Estimated Project Funding Gap</b>	<b>\$</b>	<b>7,038,886</b>

**THANK YOU**

Questions or Comments?



**WELD COUNTY COUNCIL  
RESOLUTION 229**

Addendum 3

**RE: APPROVAL OF 2024 INCREASED LEVY**

WHEREAS, Section 14-7(2) of the Weld County Home Rule Charter states that if the Board of Weld County Commissioners be of the opinion, the amount of tax limited by the five percent (5%) limitation of Section 14-7(1) will be insufficient for County needs for the current year, it may submit the question of an increased levy to the County Council, and the County Council shall examine the needs of the County and ascertain from such examination the financial condition thereof, and if in the opinion of a majority of the County Council that the County is in need of additional funds, the Council may grant an increased levy for the County in such amount as it deems appropriate, and the County is authorized to make such increased levy. However, no such excess levy shall be granted which will allow a greater revenue than would be produced by applying the previous year mill levy to the current year's assessed valuation, and

WHEREAS, due to the Ukrainian War oil and gas prices worldwide have increased significantly. Since over two-thirds of the assessed valuation for Weld County is from oil and gas production the sharp increase in oil and gas prices has create a short-term spike in Weld County's assessed valuation. This means for the 2024 budget the property tax revenue from the current mill levy of 22.038 less a 7 mill temporary credit for a net mill levy of 15.038 will exceed the Weld County Home Rule 5% property tax limit. The two options proposed by the County Commissioners to deal with the one-time spike in property tax revenues are to increase the temporary property tax credit to lower property tax collections or with the County Council's approval per Home Rule Charter Section 14-7 to retain the excess funds and retain the current mill levy to make additional prudent investments in the future of Weld County by constructing needed Island Grove facilities, and

WHEREAS, the Board of Weld County Commissioners has submitted the question of levying total county property taxes in the amount of approximately \$366 million by applying the current mill levy of 22.038 less a 7 mill temporary credit for a net mill levy of 15.038 to the estimated current year's assessed valuation of \$24.4 billion for the 2024 budget, and

WHEREAS, an additional amount of \$78.560 million above the Weld County Home Rule five percent limitation, would be budgeted solely for the purposes of investments in the future of Weld County by constructing needed Island Grove facilities, and

WHEREAS, the levy of approximately \$366 million would be under the TABOR limitation, but still allow the retention of the current mill levy of 22.038 less a 7 mill temporary credit for a net mill levy of 15.038 and equal the revenue that would be produces by applying the previous year levy to the current year's assessed valuation per Section 14-7(2) of the Weld County Home Rule Charter.

WHEREAS, in accordance Section 14-7(2) of the Weld County Home Rule Charter the County Council has examined the financial condition of the county and the 2024 budget request.

NOW, THEREFORE, BE IT RESOLVED that the majority of the County Council in accordance with Section 14-7(2) has determined that the County is in need of additional funds for investments in the future of Weld County by constructing needed Island Grove facilities and hereby grants the approval from an increased levy above the Weld County Home Rule 5% property tax limit for the County in the amount of approximately \$78.560 million with the exact amount being determined in December when the current mill levy of 22.038 less a 7 mill temporary credit for a net mill levy of 15.038 is applied to the final assessed valuation for fiscal year 2024. The motion expressed in the above Resolution was, duly made and seconded, and approved by the following vote on the 16th day of October, 2023.

## **WELD COUNTY COUNCIL**

President James Welch

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Vice-President Cindy Beemer

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Councilperson Elijah Hatch

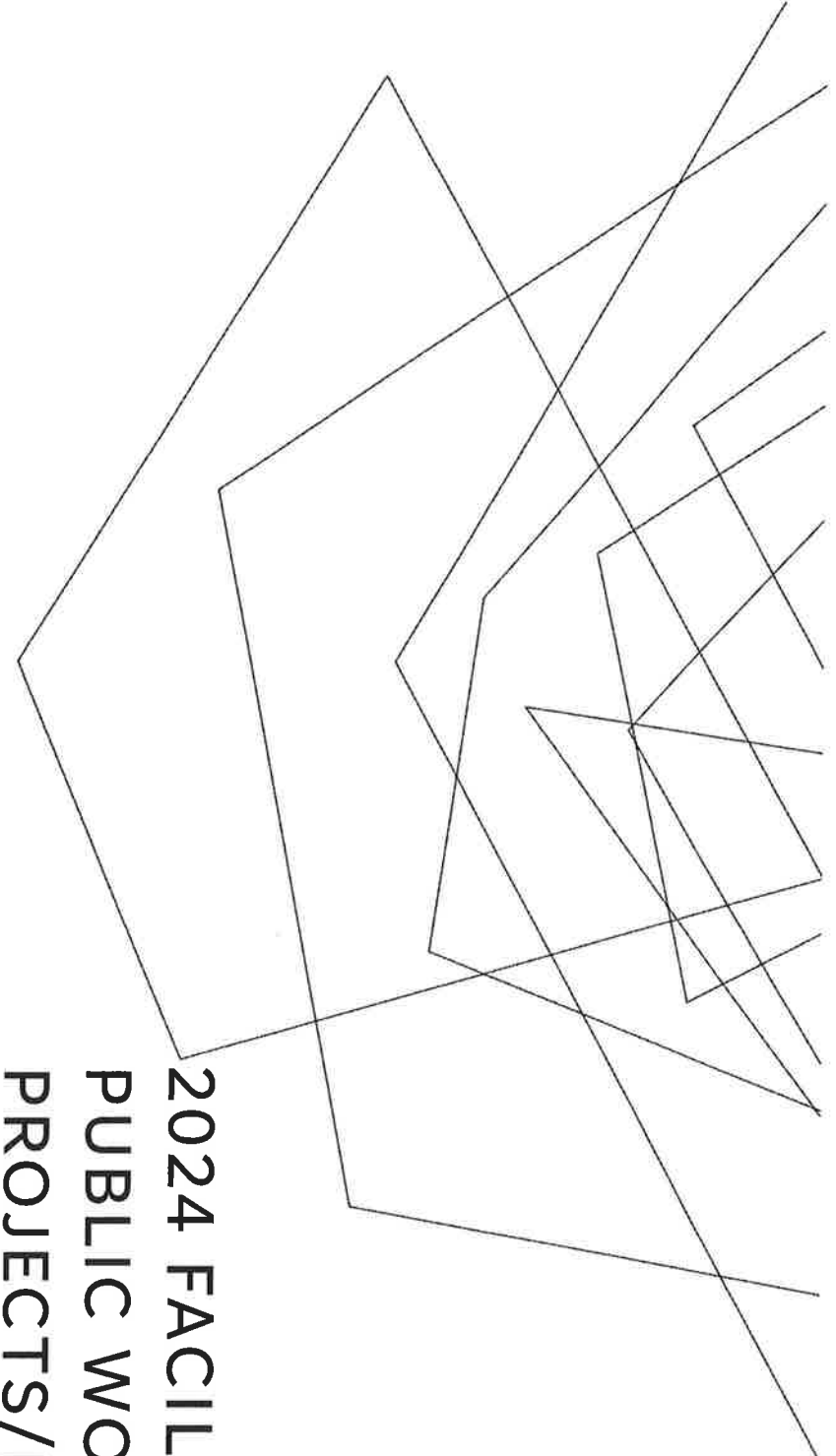
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Councilperson Nancy Teksten

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Councilperson Trent Leisy

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An abstract graphic consisting of several overlapping, irregular black lines that form a complex, multi-sided shape. The lines intersect to create various internal polygons and open spaces, resembling a stylized architectural plan or a network diagram. The overall shape is roughly triangular but with many jagged edges and internal divisions.

**2024 FACILITIES AND  
PUBLIC WORKS  
PROJECTS/MAINTENANCE  
NEEDS**

# AGENDA

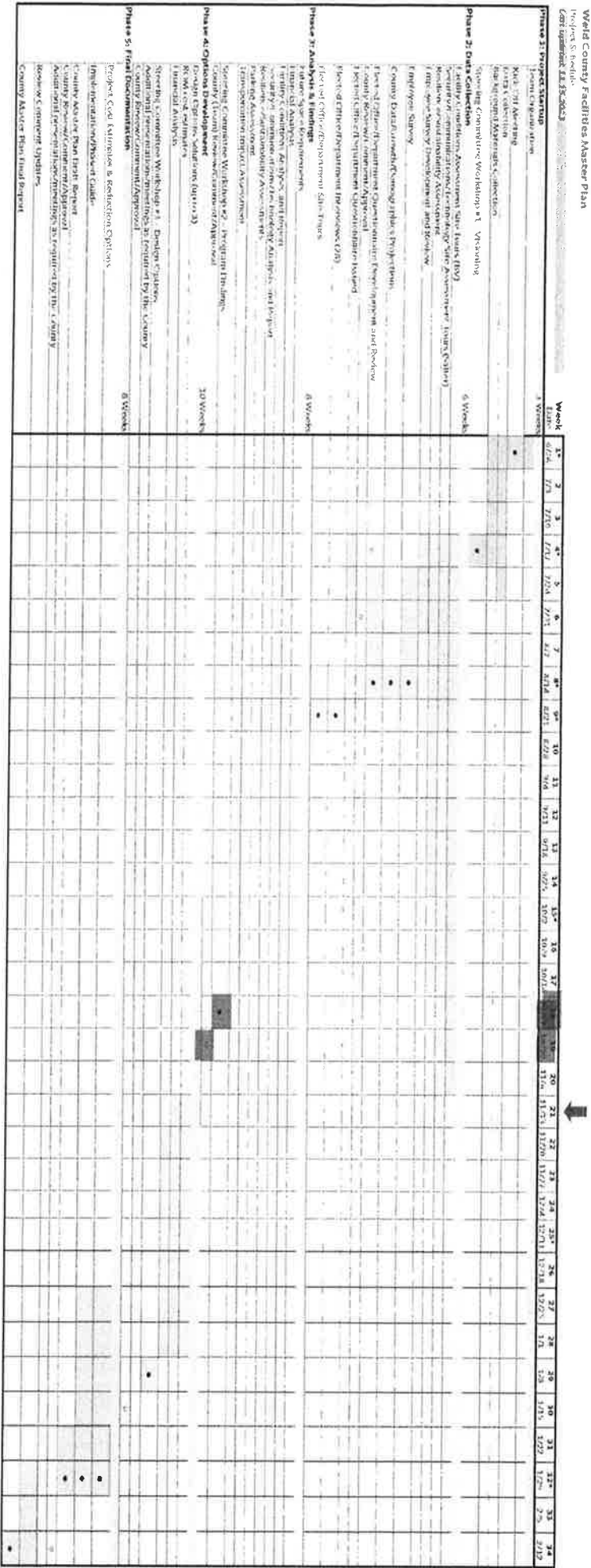
Review Immediate Needs

Overview of Mill Levy

Questions



# FACILITIES MASTER PLAN TIMELINE



# WHAT THE COUNTY NEEDS

## Facilities Needs

- Immediate maintenance needs (2023- 2028) – 43 facilities - \$29M
- Estimate of additional immediate maintenance needs (2023-2028) for remaining 62 Facilities - \$42M

## Public Works Needs

- Address road projects and road safety concerns - \$3.4M
- Invest in infrastructure - \$14.3M
  - Gravel Mine Investment
  - Right-of-way Acquisition WCR 66 Corridor

**Immediate maintenance needs – \$88.7M**  
**Capital Improvement needs – TBD with Facilities Master Plan**

# FACILITIES MASTER PLAN

\* See attachments A and B

1400 Assessor & Treasurer
1401 Information Technology
1402 Planning/Oil & Gas
1551 Admin
906 10th
918 Admin
Alternative Programs
Centennial Center
Courthouse
Courthouse Annex
Facilities Department Building
Grader Shed - Gill
Grader Shed - Kersey
Grader Shed - Kiowa
Grader Shed - Rockport
Household Hazardous Waste (North)
Impound - Johnston
Jorgensen Law
Missile Site Park
Plaza West
Public Health
Public Works Building #1
Public Works Building #2
Public Works Building #3
Public Works Building #4
Public Works Building #5
Public Works Building #6
Public Works Building #7
Salt Shed - Fort Lupton
Salt Shed - Grover
Tower - Greeley's West Water Tower
Tower - Grover
Tower - Niwot
Tower - Southwest Service Center
Tower - Timnath/CR15
Tower - Tri-Town
Tower-35th
Tower-Gilcrest/Lasalle
Tower--Nunn
Training Center
Trophy Building
Veterans Services
West Annex

# PUBLIC WORKS NEEDS

## Infrastructure Investment(s)

Gravel Mine – Investment in property for future mining operations to address rapid growth in northern Weld County - \$10.8M

Right-of-Way Acquisition – (CIP #20) Advance right-of-way acquisition for WCR 66 Corridor - \$3.5M

## Road and Safety Projects Design Services – \$3.4M

(CIP #25) WCR 54 between WCR 43 and WCR 45 Realignment

(CIP #26) Bracewell Curves Realignment

(CIP #27) O St and 83rd Ave Intersection Improvements

(CIP #29) WCR 44 Corridor from US 85 to WCR 49

(CIP #33) WCR 34 and WCR17 Roundabout

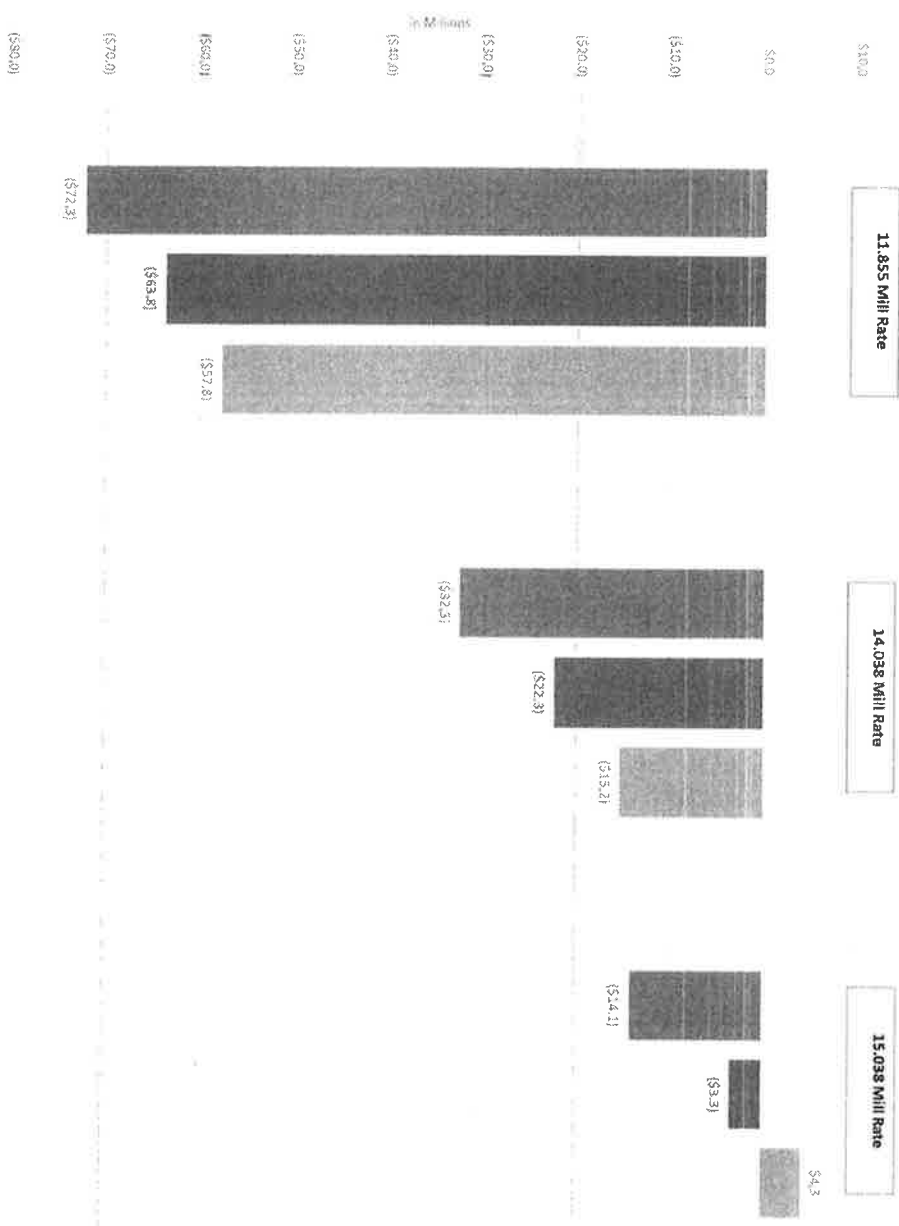
(CIP #41) WCR 17 and WCR 50 Realignment

(CIP #42) WCR 37 and WCR 66 (AA St) Intersection Improvements

## 2024 PROPERTY TAX FUNDING

Estimated Assessed Value @ 8/23/23	\$ 24,381,839,694
Current Mill Rate (22.038 less 7 Mill Credit)	15.038
2024 Estimated Property Taxes (2023 Tax Year) Based on Current Mill Rate	\$ 366,654,105
Proposed BOCC Mill Rate (22.038 less 8 Mill Credit)	14.038
2024 Estimated Property Taxes (2023 Tax Year) Based on Proposed Mill Rate	\$ 342,272,266
2024 Estimated 5% Charter Limit	\$ 289,043,174
<b>2024 Estimated Amount Above 5% Charter Limit Based on Proposed Mill Rate</b>	<b>\$ 53,229,092</b>
Calculated Mill Rate to Stay Within 5% Charter Limit	11.855

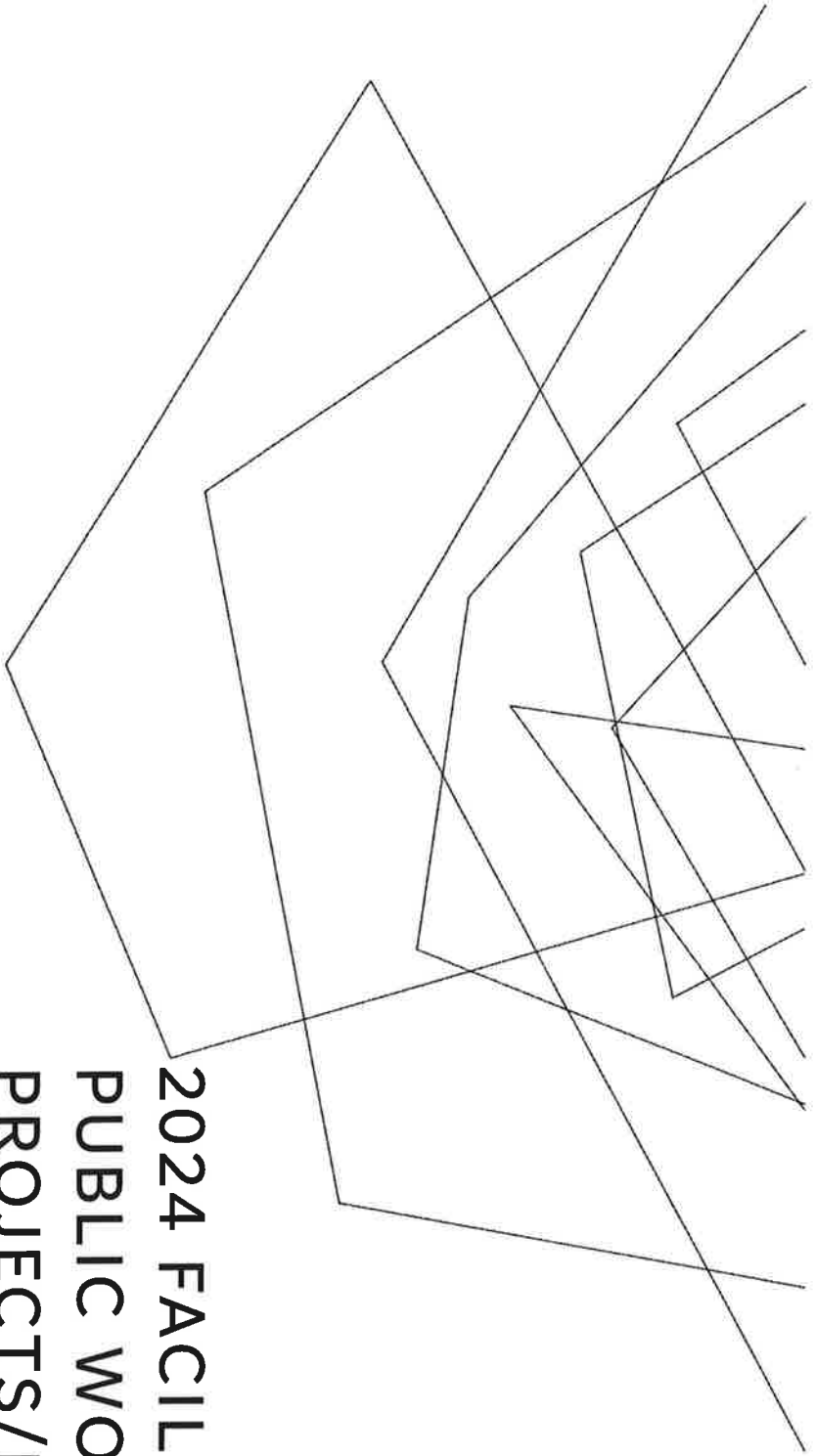
**2025 PROPERTY TAX OVER/(UNDER) 2024 PROPERTY TAX BUDGETED OPERATIONS (\$289MM)**



■ 2025 Reduction in Assessed Valuation  
 ■ 2025 Reduction in Assessed Valuation (Estimate)  
 ■ 2025 Reduction in Assessed Valuation

# THANK YOU

Questions/Comments

An abstract geometric drawing consisting of several overlapping, irregular polygons and lines. The lines are thin and black, creating a complex, layered structure. The shapes are mostly rectangular and trapezoidal, with some lines extending outwards, giving it a sense of depth and movement. The overall composition is dynamic and non-representational.

**2024 FACILITIES AND  
PUBLIC WORKS  
PROJECTS/MAINTENANCE  
NEEDS**



# AGENDA

Review Immediate Needs

Overview of Mill Levy

Questions

# FACILITIES MASTER PLAN TIMELINE

Weld County Facilities Master Plan		Project Schedule	
Phase	Task	Week	Date
		1	2
Phase 1: Project Start-Up	1. Conduct initial site visits to all facilities	1	2
	2. Develop baseline data collection forms	1	2
	3. Prepare Countywide Workshop #1	1	2
	4. Conduct baseline data collection	1	2
	5. Prepare Countywide Workshop #2	1	2
	6. Complete baseline data collection	1	2
	7. Prepare Countywide Workshop #3	1	2
	8. Complete baseline data collection	1	2
	9. Prepare Countywide Workshop #4	1	2
	10. Complete baseline data collection	1	2
	11. Prepare Countywide Workshop #5	1	2
	12. Complete baseline data collection	1	2
Phase 2: Data Collection	1. Identify/Classify/Group/Specify Programs	3	4
	2. Identify/Classify/Group/Specify Programs	3	4
	3. Identify/Classify/Group/Specify Programs	3	4
	4. Identify/Classify/Group/Specify Programs	3	4
	5. Identify/Classify/Group/Specify Programs	3	4
	6. Identify/Classify/Group/Specify Programs	3	4
	7. Identify/Classify/Group/Specify Programs	3	4
	8. Identify/Classify/Group/Specify Programs	3	4
	9. Identify/Classify/Group/Specify Programs	3	4
	10. Identify/Classify/Group/Specify Programs	3	4
	11. Identify/Classify/Group/Specify Programs	3	4
	12. Identify/Classify/Group/Specify Programs	3	4
Phase 3: Analysis & Design	1. Review/Revise/Develop/Implement System	5	6
	2. Review/Revise/Develop/Implement System	5	6
	3. Review/Revise/Develop/Implement System	5	6
	4. Review/Revise/Develop/Implement System	5	6
	5. Review/Revise/Develop/Implement System	5	6
	6. Review/Revise/Develop/Implement System	5	6
	7. Review/Revise/Develop/Implement System	5	6
	8. Review/Revise/Develop/Implement System	5	6
	9. Review/Revise/Develop/Implement System	5	6
	10. Review/Revise/Develop/Implement System	5	6
	11. Review/Revise/Develop/Implement System	5	6
	12. Review/Revise/Develop/Implement System	5	6
Phase 4: Capital Development	1. Prepare/Review/Develop/Implement System	17	18
	2. Prepare/Review/Develop/Implement System	17	18
	3. Prepare/Review/Develop/Implement System	17	18
	4. Prepare/Review/Develop/Implement System	17	18
	5. Prepare/Review/Develop/Implement System	17	18
	6. Prepare/Review/Develop/Implement System	17	18
	7. Prepare/Review/Develop/Implement System	17	18
	8. Prepare/Review/Develop/Implement System	17	18
	9. Prepare/Review/Develop/Implement System	17	18
	10. Prepare/Review/Develop/Implement System	17	18
	11. Prepare/Review/Develop/Implement System	17	18
	12. Prepare/Review/Develop/Implement System	17	18
Phase 5: Final Governmental Review	1. Final Review/Implementation	23	24
	2. Final Review/Implementation	23	24
	3. Final Review/Implementation	23	24
	4. Final Review/Implementation	23	24
	5. Final Review/Implementation	23	24
	6. Final Review/Implementation	23	24
	7. Final Review/Implementation	23	24
	8. Final Review/Implementation	23	24
	9. Final Review/Implementation	23	24
	10. Final Review/Implementation	23	24
	11. Final Review/Implementation	23	24
	12. Final Review/Implementation	23	24



# WHAT THE COUNTY NEEDS

## Facilities Needs

- Immediate maintenance needs (2023 - 2028) – 43 facilities - \$29M
- Estimate of additional immediate maintenance needs (2023-2028) for remaining 62 Facilities - \$42M

## Public Works Needs

- Address road projects and road safety concerns - \$3.4M
- Invest in infrastructure - \$14.3M
  - Gravel Mine Investment
  - Right-of-way Acquisition WCR 66 Corridor

**Immediate maintenance needs – \$88.7M**  
**Capital Improvement needs – TBD with Facilities Master Plan**

# FACILITIES MASTER PLAN

\* See attachments A and B

1400 Assessor & Treasurer
1401 Information Technology
1402 Planning/Oil & Gas
1551 Admin
906 10th
918 Admin
Alternative Programs
Centennial Center
Courthouse
Courthouse Annex
Facilities Department Building
Grader Shed - Gill
Grader Shed - Kersey
Grader Shed - Kiowa
Grader Shed - Rockport
Household Hazardous Waste (North)
Impound - Johnston
Jorgensen Law
Missile Site Park
Plaza West
Public Health
Public Works Building #1
Public Works Building #2
Public Works Building #3
Public Works Building #4
Public Works Building #5
Public Works Building #6
Public Works Building #7
Salt Shed - Fort Lupton
Salt Shed - Grover
Tower - Greeley's West Water Tower
Tower - Grover
Tower - Niwot
Tower - Southwest Service Center
Tower - Timnath/CR15
Tower - Tri-Town
Tower-35th
Tower--Glicrest/Lasalle
Tower--Nunn
Training Center
Trophy Building
Veterans Services
West Annex



Attachment A

\*Certain Sections are still DRAFT and are still being reviewed by the BOCC

Weld County

# Facilities Master Plan Key Findings

OCTOBER 30, 2023

WELCOME

## Today's Engagement

### Purpose

Over the last several months, numerous engagements were held in an effort to collect multiple points of data on current conditions across Weld County - from facilities at the macro level, all the way down to the employees at the micro level.

Today will be spent unpacking what was learned from these efforts, and laying the groundwork for key areas of opportunity in the future.

### Agenda

#### WELCOME

#### INTRODUCTION

#### KEY FINDINGS

- 01** Location
- 02** Employees
- 03** Customers
- 04** Low-Voltage
- 05** Facility Conditions
- 06** Sustainability

#### NEXT STEPS

# Project Team

## LEADERSHIP TEAM

Gensler



**Paul Natzke**  
Project Director



**Michael Adams**  
Project Lead/Manager  
Strategy Director

## CORE TEAM

Gensler



**Lindsey Salazar**  
Lead Strategist



**Kelly Floyd**  
Strategist



**Mithila Kedambadi**  
Strategist



**Mickeyla Wilson**  
Strategist



**Smriti Jain**  
Sustainability

## CONSULTANT TEAM



**Andrew Ratchford**  
Gruen Gruen + Associates  
Senior Economist



**Ken Graven**  
Salter Inc.  
Systems Engineer



**Michael Chaney**  
Bureau Veritas  
Senior Project Manager

## WEILD COUNTY TEAM



**Toby Taylor**  
Facilities  
Director



**Curtis Nalbauer**  
Project  
Manager



**Ryan Rose**  
CIO / Admin.  
Director



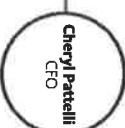
**Curtis Hall**  
Public Works  
Director



**Tami Grant**  
Deputy Director  
Human Services



**Charles Eggers**  
Sheriff  
Director



**Cheryl Patwell**  
CFO

WELCOME

# Project Process & Methodology

TODAY

JUN

JUL

AUG

SEP

OCT

NOV

DEC

JAN

FEB

## Project Start-Up

## Data Collection

## Analysis + Findings

## Options Development

## Final Documentation



Team Organization



Background Material Collection



Demographic Analysis



Develop Design Solutions



Implementation Guide



Kick-Off Meeting



Workplace Performance Survey



Future Space Requirements



Low-Voltage Recommendations



Financial Analysis



Visioning Workshop



Department Questionnaires



Demand & Supply Gap Analysis



Workplace Guidelines Development



Construction Cost Estimates



Department Interviews



Facility Conditions Reports



Financial Analysis Development



Draft Facilities Master Plan Report



Department Site Tours & Observations



Low-Voltage Assessments



Options Development Workshop



Final Facilities Master Plan Report



Facility Site Assessments



Sustainability Opportunities



Final Workplace Guidelines



Low-Voltage Assessments



Key Findings Workshop

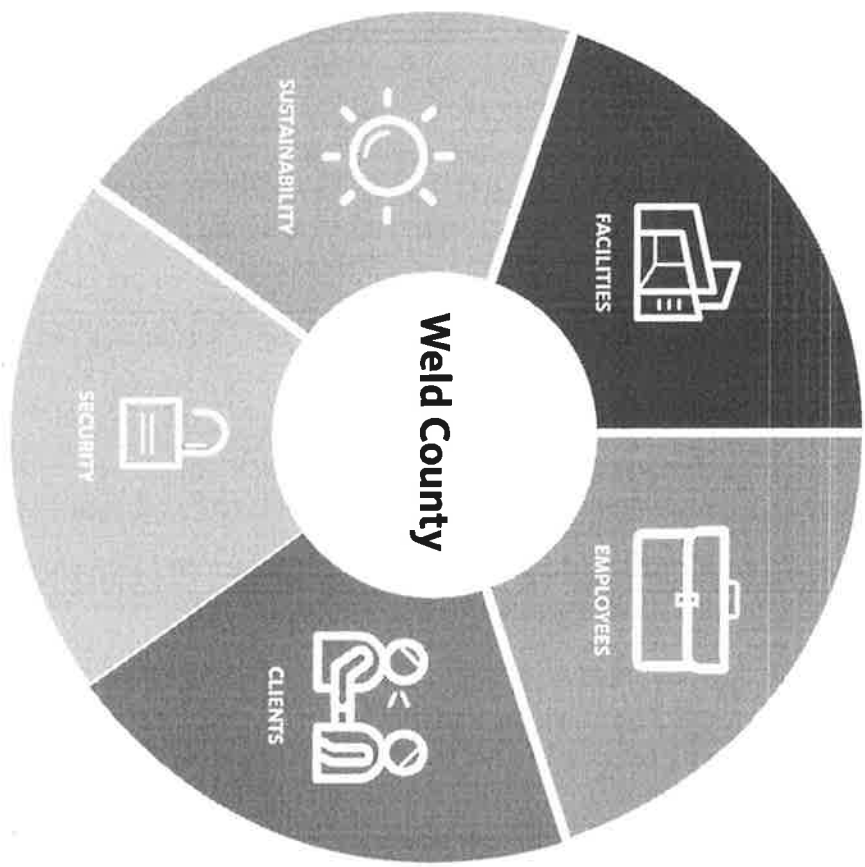


# Introduction

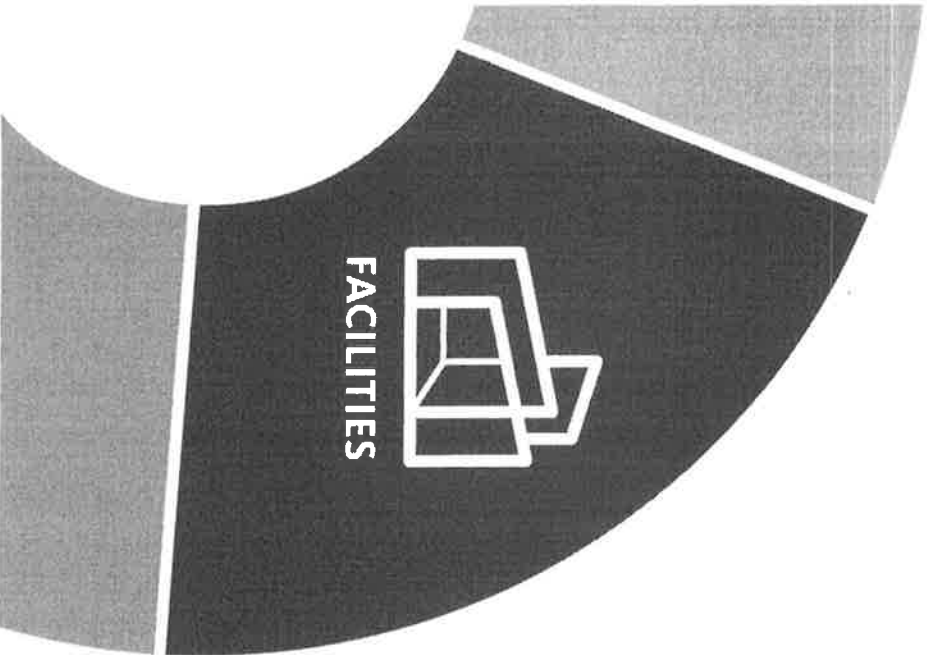
## Guiding Principles

Guiding principles serve as the foundation of the Facilities Master Plan. They will be revisited throughout the process to ensure that the core values and long-term objectives of the County are being met.

This approach ensures that the options, decisions, and recommendations foster a vision that is aligned with the aspirations of both the County and its residents.



## Guiding Principle : Facilities



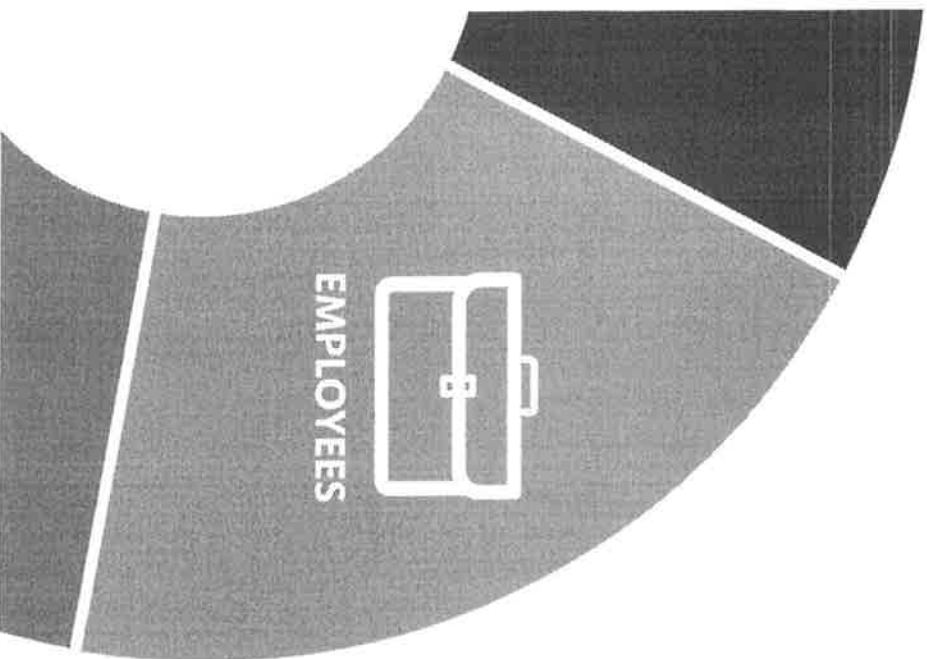
**Create infrastructure that is future-ready, ensuring it can support the evolving needs of the Weld County community for decades to come.**

### **BENEFITS**

- Up-to-date infrastructure ensures the delivery of improved and efficient services, enhancing the overall experience and interaction between resident and County employee.
- Future-ready infrastructure supports the growth of the County by accommodating increased population and economic development.
- Investing in infrastructure that can stand the test of time means reduced long-term maintenance and repair costs for the County.
- Future-ready infrastructure supports long-term planning, ensuring that Weld County remains prepared for evolving needs and challenges.

Source: Weld County Facility Master Plan Visioning Session

## Guiding Principles : Employees



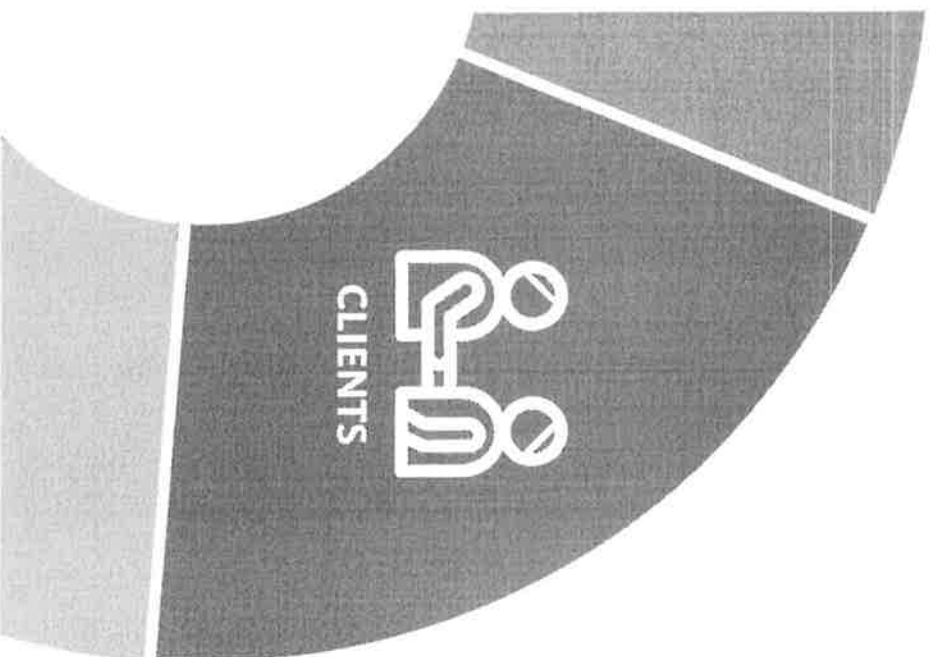
**Empower the Weld County workforce to deliver outstanding public service and drive positive change for residents.**

### **BENEFITS**

- A positive workplace experience can boost employee morale, motivation, and overall job satisfaction.
- Counties that prioritize workplace experience gain a competitive edge in attracting and retaining the best talent.
- A positive workplace experience makes the County more attractive to top talent, facilitating the recruitment of skilled professionals.
- A well-designed workplace optimizes resource allocation, reduces waste, and lowers operational costs.

Source: Weld County Facility Master Plan Visioning Session

## Guiding Principles : Clients



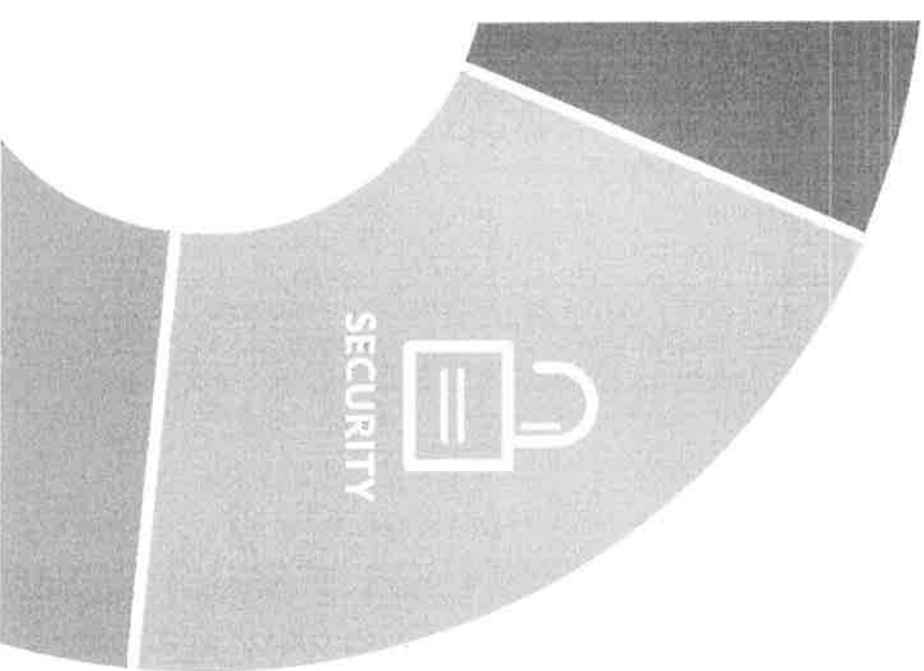
**Enhance the accessibility and efficiency of high-quality services that are provided to County residents, businesses, and visitors.**

### **BENEFITS**

- Improving accessibility ensures that services are available to all residents, promoting equity and inclusivity in the community.
- Streamlined processes and improved access to services save residents and businesses time, while also reducing the County's in-person interactions.
- An efficient and accessible service delivery system can better withstand disruptions, helping to provide uninterrupted essential services during emergencies or crises.

Source: Weld County Facility Master Plan Visioning Session

## Guiding Principles : Security



**Prioritize comprehensive security measures to safeguard County facilities, employees, and sensitive information.**

### **BENEFITS**

- Providing a secure work environment fosters morale and productivity for the county workforce.
- Comprehensive security measures safeguard public assets and infrastructure.
- Protecting sensitive information safeguards the privacy and confidentiality of residents, maintaining public trust in the county's operations.
- Security measures help ensure that essential services can continue in challenging circumstances by preventing potential disruptions.

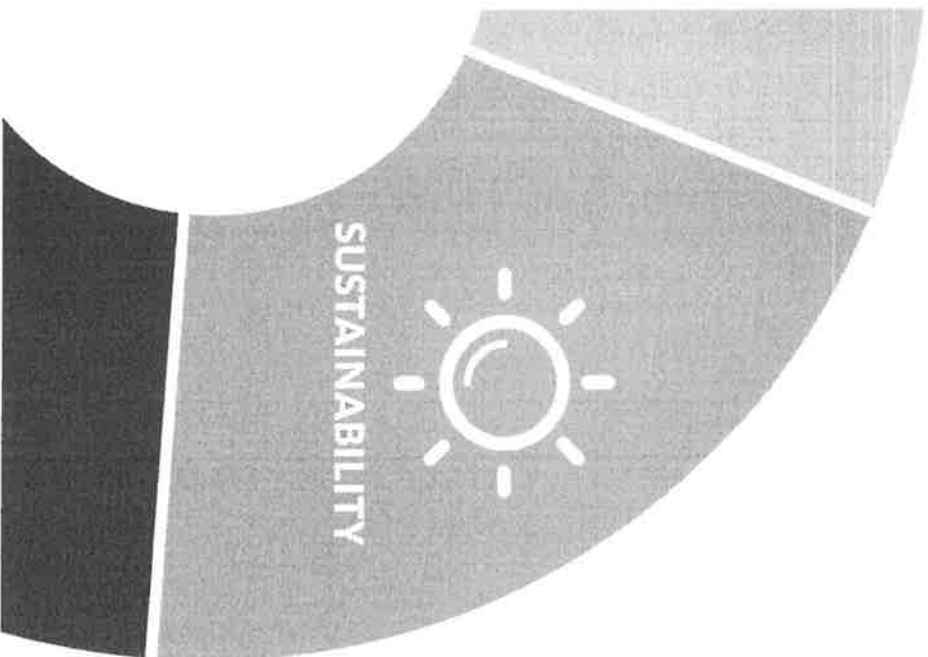
Source: Weld County Facility Master Plan Visioning Session

## Guiding Principles : Sustainability

**Weld County is committed to responsible stewardship of resources, and integrating sustainable practices into their facilities and culture.**

### **BENEFITS**

- Sustainability encourages long-term thinking and planning.
- Sustainable initiatives often lead to significant cost savings over time.
- Sustainable practices, such as climate resilience and disaster preparedness, can reduce the county's vulnerability to climate change and extreme weather events.
- Sustainability practices help protect and preserve the county's natural resources, including clean air, water, and green spaces.



Source: Weld County Facility Master Plan Visioning Session

01

# Location Findings



## **KEY FINDING**

Today's top service-demand areas have access to county services, but this will need to evolve to meet future needs.

# Regional Context

## GREELEY

- 1 Main Campus**  
The main campus is located north of downtown Greeley and is home to most County departments.
- 2 Island Grove Campus**  
A versatile event space that houses the CSU Extension office and is the main Human Services hub.
- 3 Lincoln Park Campus**  
This downtown Greeley campus serves as the judicial hub of the County, as well as the primary location for Child Welfare.

## DACONO

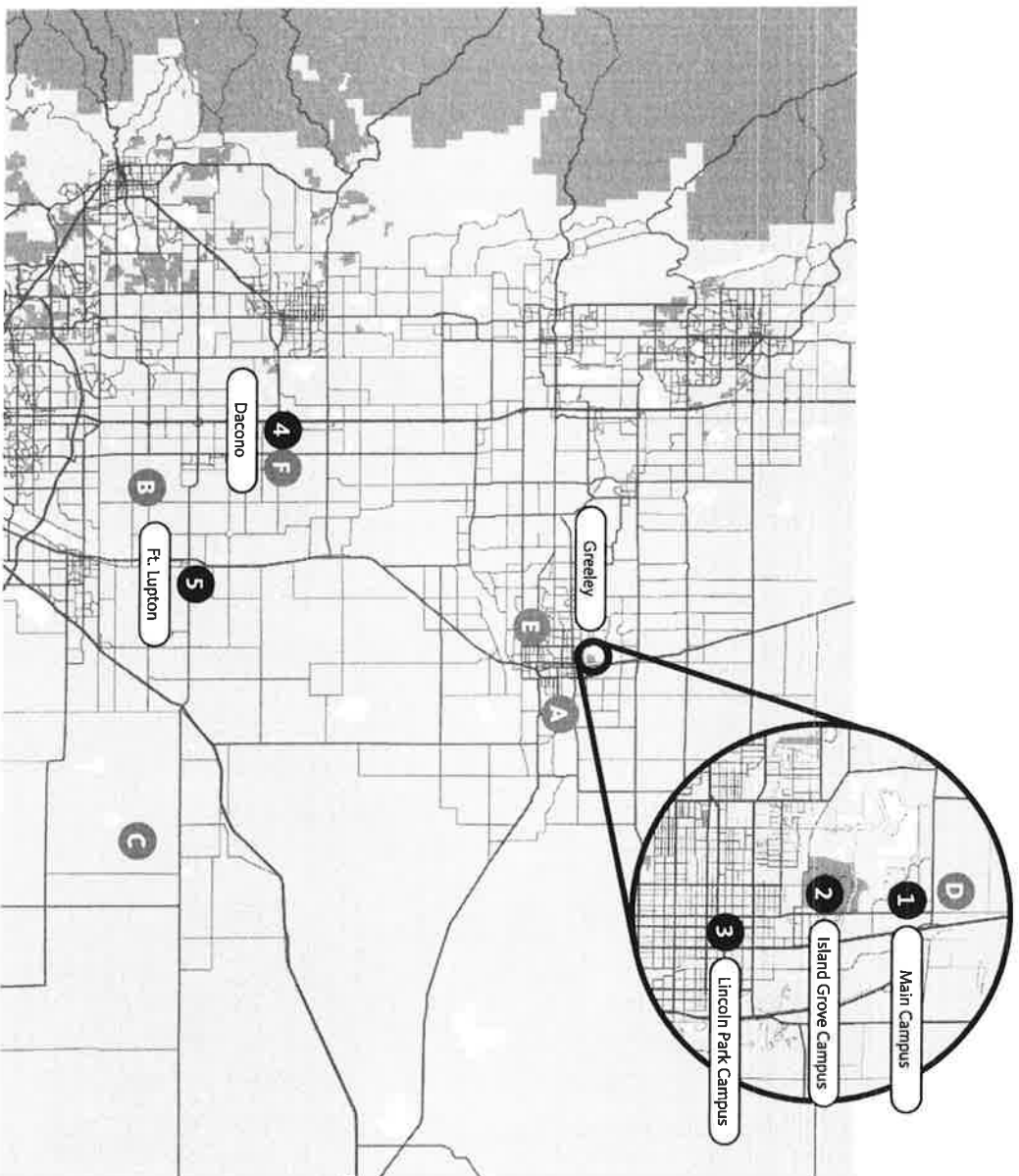
- 4 Southwest Service Center**  
The Southwest Service Center houses Clerk and Recorder, Public Health, and the Sheriff.

## FT. LUPTON

- 5 Southeast Service Center**  
The Southeast Service Center houses Clerk and Recorder, Employment Services, and Human Services.

## COUNTY-OWNED LAND

- A** Fleet Services & Public Works Trucking
- B** Dacono Grader Shed
- C** Keenesburg Grader Shed
- D** North O Street Business Park
- E** 35th Tower
- F** Firestone Property

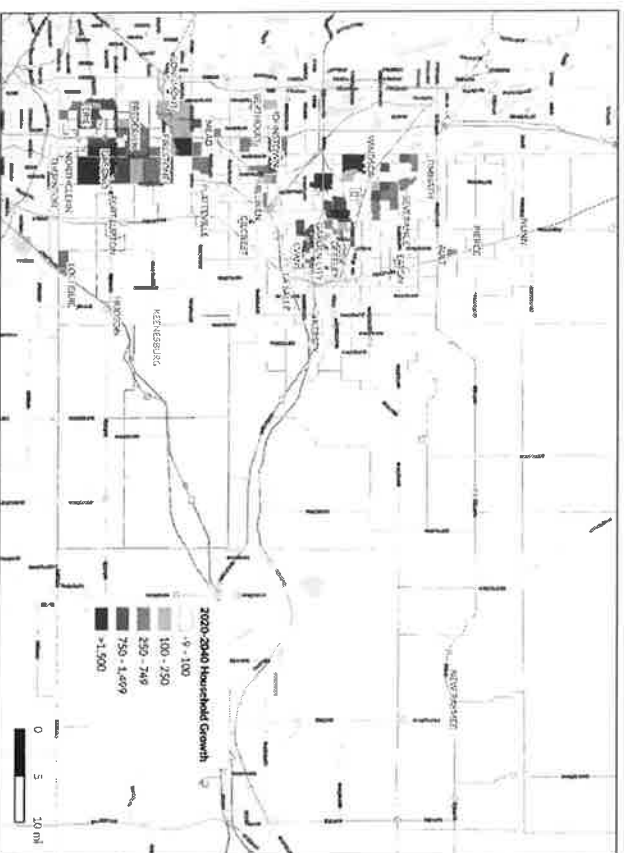


## Population Growth

The maps below show the fast-growing areas within Weld County. **Subarea 1 (Windsor/Severance/ Timmath) is expected to experience the highest rate of population growth (98%)** over the 2020-2040 period, with Subarea 4 (Docono/Frederick/Firestone) closely behind (at 93%).



**Socio-Economic Projection Subareas**

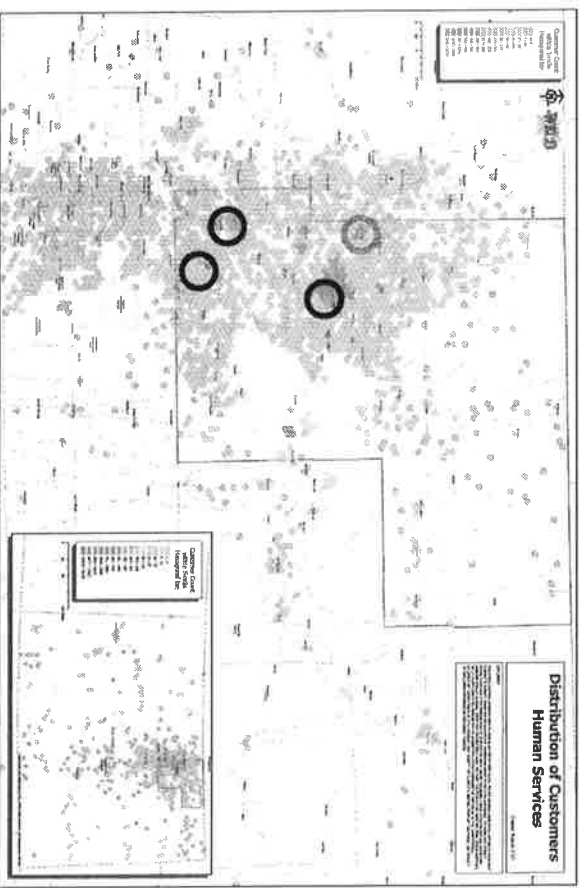
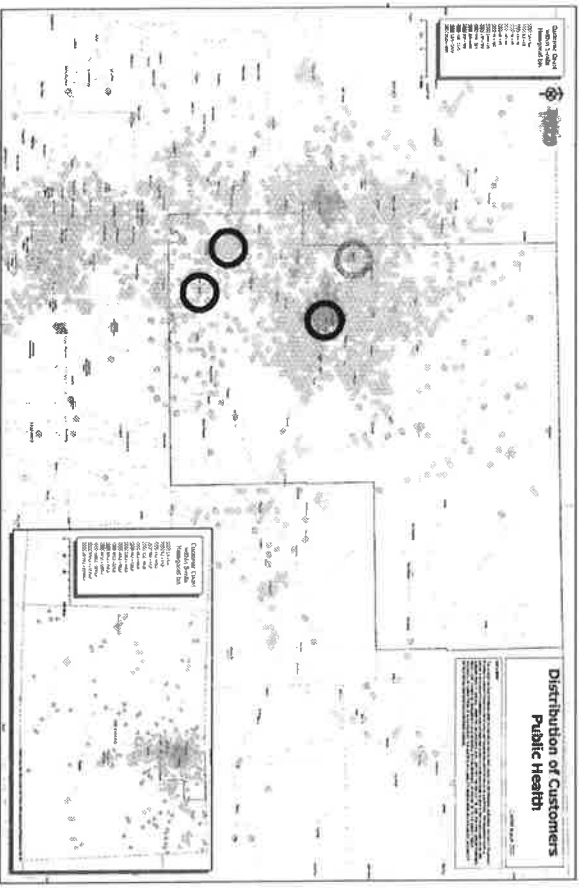


**Projected Household Growth (2020-2040) by Traffic Analysis Zone**

Source: North Front Range Metropolitan Planning Organization (NFRMPO) and Denver Regional Council of Governments (DRCOG)

### Service Locations

The heat maps below highlight where primary health & welfare customer bases are located across Weld County. The County's current service-providing presence aligns with top service-demand areas. However, **Windsor is an area of interest for expanding services** as the projected fastest growing area in the County.



- Indicates current County service-providing locations
- Indicates an area of interest for future service location(s)

Source: Weld County Customer Maps

02

# Employee Findings

## **KEY FINDING**

Weld County is one of the fastest growing counties, and space for their workforce will be a top priority for the future.

## Campus Planning

The County has historically **grown its real estate portfolio in a conservative manner, addressing departmental needs as they arise**. This has resulted in a collection of ad-hoc solutions that are disruptive to department functions and service delivery. This Facilities Master Plan will aid in planning for longer-term needs, helping to reduce financial commitments and departmental disruptions.

### Department moves in the past 5 years:

- Human Services
- Treasurer/Trustee
- Coroner
- Planning & Building
- Clerk & Recorder
- Oil & Gas
- Justice Services

### Upcoming Projects:

- HR Employee Medical Clinic
- Regional Communications
- Probation
- Facilities

To this point the plan has been a shell game — employees constantly move around and receive a patchwork of solutions.

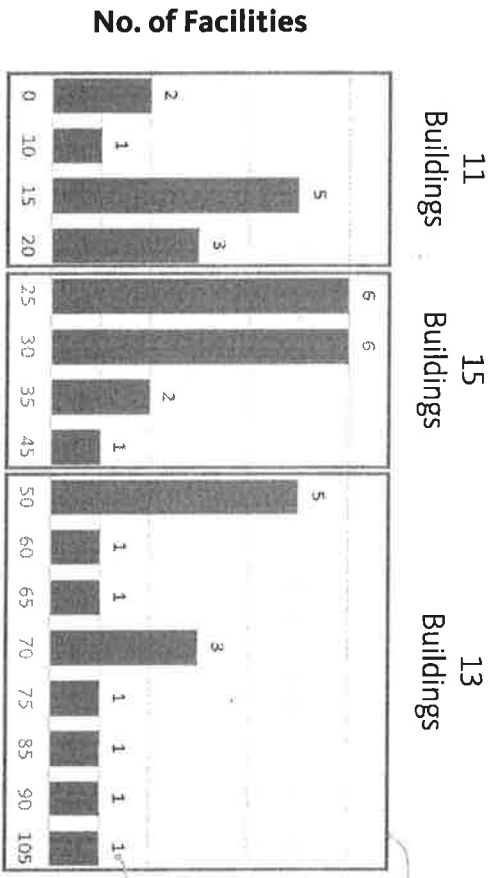
— IT Department

We have been told to do more with less and we're tired of piecing things together across the campus.

— Public Works Department

**Portfolio Age**

On an average, **the age of the County's facilities is 38.25 years**. The improvements in accessibility and wayfinding that have evolved over the last 30+ years are needed in many of these facilities to bring them up to modern practices and standards.

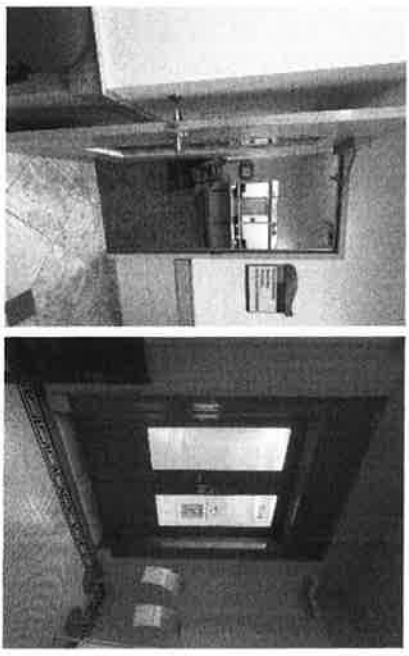


Above 50 years, facilities may be in need of more significant investments for general maintenance and upkeep.

Historic Courthouse Building in Greeley



Navigation experience in multi-department facilities is hard.



Doors need to be held open for wheelchair users.

Note: Only facilities with workplace functions are included.

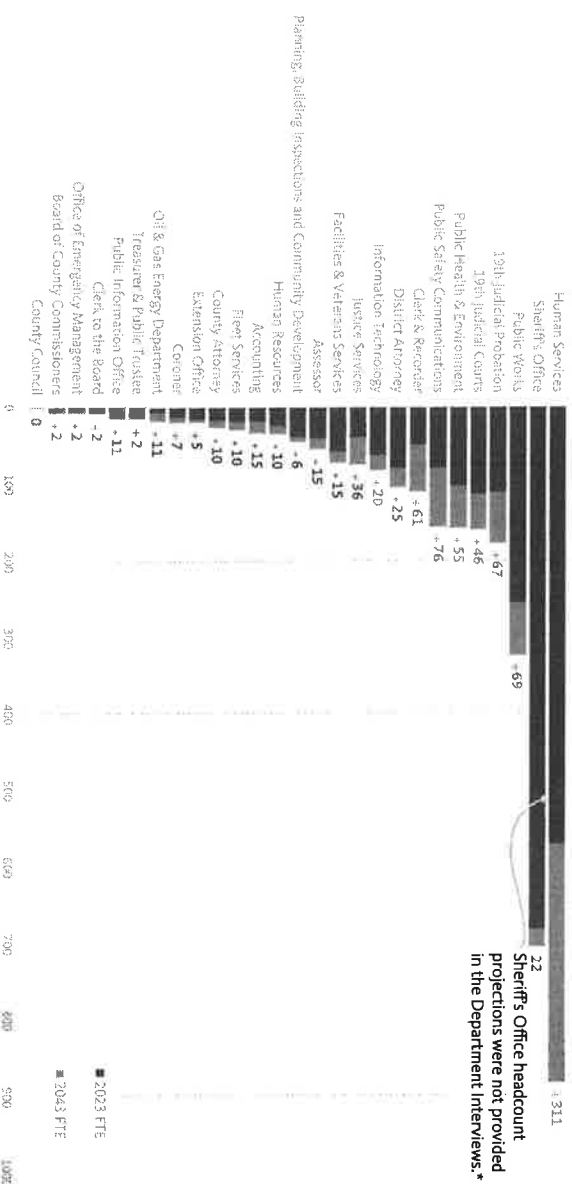


KEY FINDINGS

**Exponential Growth**

A majority of the County's departments reported the expectation of scaling up of operations in the future to meet the growing demand . Using department-reported projections, the **County government will see a 37% increase in FTE workers by 2043.**

**2043 Expected Growth: Department FTE Workers (Highest to Lowest)**



**Highest Expected Departmental Growth\***

Department	FTE Increase	% Increase
1. Human Services	+ 311	54%
2. Public Safety Comm.	+ 76	95%
3. Public Works	+ 69	27%
4. 19th Judicial Probation	+ 67	60%
5. Clerk & Recorder	+ 61	124%

\*Note: The Sheriff's Department Questionnaires did not provide projected headcount for their department. However, Weld County Staffing Trends and Future Projection (provided by Gruen Gruen + Associates) projects that Public Safety will grow by 59.5% by 2043.

Source: Weld County Department Questionnaires

## Exponential Growth

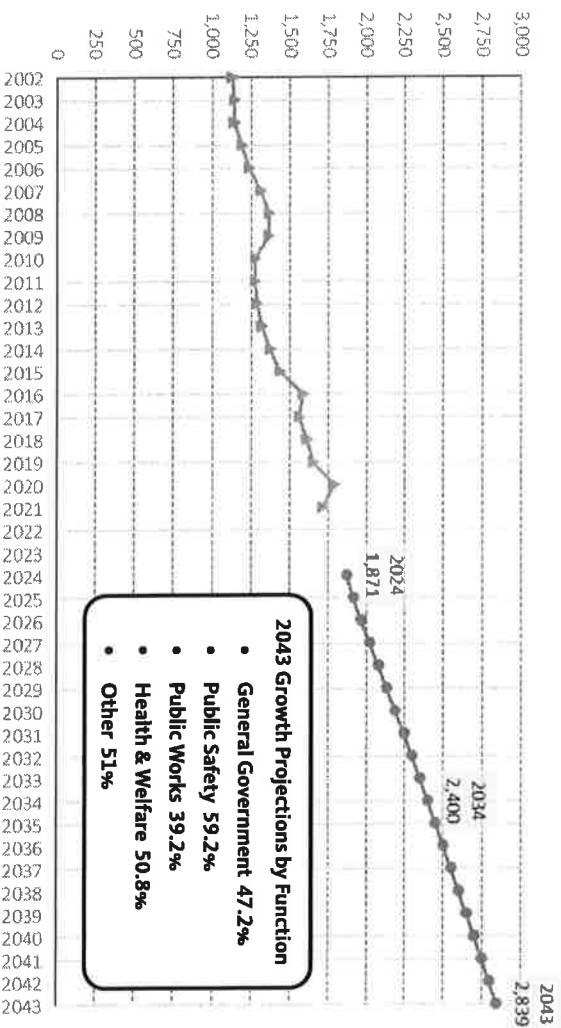
The demographic analysis that was performed, based on historical growth and budgetary reporting, projects a 970 FTE increase in County staffing levels over the next 20 years. Using these projections, **Weld County is expected to see a 51.8% increase in FTE workers by 2043.**

### Staffing Trends and Future Projection Highlights

- Weld County was one of the fastest growing counties in the country, with a 71% population increase over the last 20 years (2002-2021).
- The County workforce grew by 52% or approximately 580 FTE positions in the same period — Public Safety and Health & Welfare were the fastest growing functions, growing more than 80%.
- County staffing levels ranged from 4.5 FTE per 1000 service population to 5.2 FTE per 1000 in the early 2000's.
- Department-projected headcounts are as follows:
  - 2023: 2,444 FTE Workers
  - 2033: 3,165\* FTE Workers
  - 2043: 3,733\* FTE Workers

\* Undersheriff division growth was not provided and was assumed at 59.2\* for 20 years as per the GG+A report.

### Summary of Projected Overall Headcount Growth

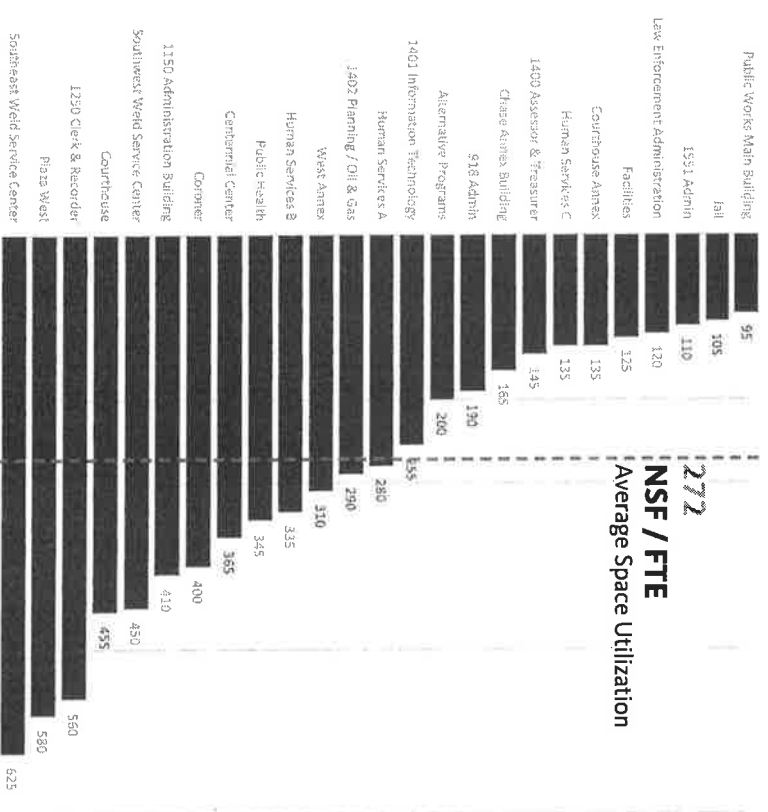


Source: Weld County Staffing Trends and Future Projection, Gruen Gruen + Associates  
 Note: Baseline of 1871 FTE workers in 2024 is adopted from the 2023 County Budget that includes 1867.95 authorized FTE positions.

KEY FINDINGS

**Varied Utilization**

Space utilization varies widely across Weld County facilities, ranging from **95 to 625** net square-feet (NSF) per FTE. The current average space utilization across the portfolio is **272 NSF / FTE**.



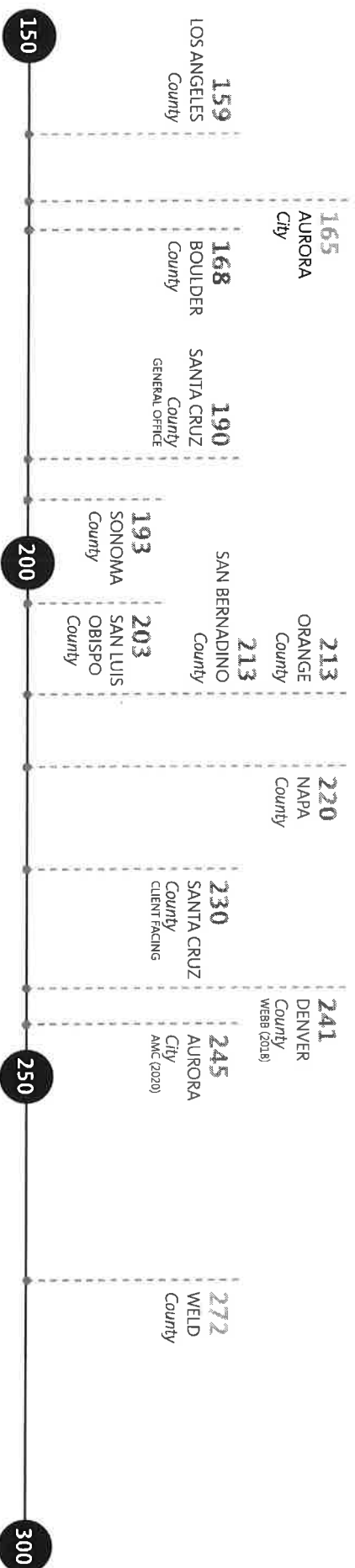
*NOTE: The NSF calculated is only related to workplace areas. Specialty spaces (e.g. shared training spaces, laboratory spaces, Shooting Range, Crime Lab, Motor Pool etc.) were not included in these calculations.*

*The following facilities will be added to the chart on the left once floor plans are provided: 1301 Oil & Gas, 300 8th Avenue, Chase Main Building, Greeley Building.*

*Future expansion projects were not included in calculating the current-state NSF/FTE.*

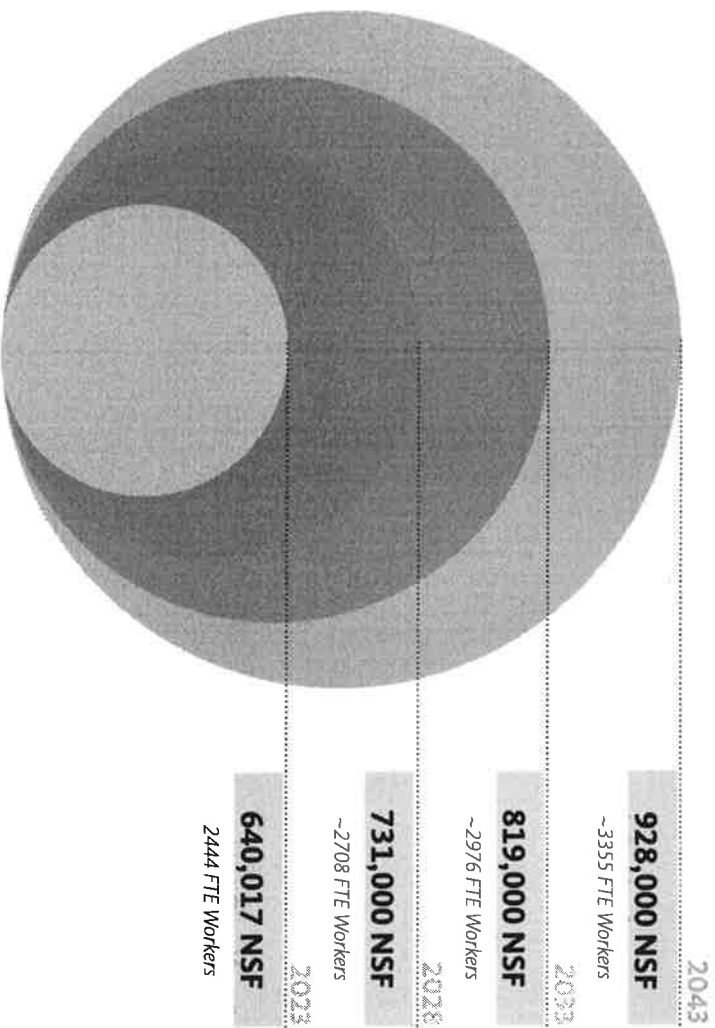
### Comparison to Other Organizations

Compared to other counties, **Weld County is on the higher end of space utilization for government organizations.** Typical government utilization rates often fall within the range of 200 - 250 NSF / FTE.



**Space Demand**

If the County were to continue to grow at the current average utilization rate of 272 NSF / FTE, **the County would need ~928,000 NSF of space by 2043** to accommodate County's projected growth across all departments included in this study.



NOTE: The NSF calculated is only related to workplace areas. Specialty spaces (e.g. shared training spaces, laboratory spaces, Shooting Range, Crime Lab, Motor Pool etc.) were not included in these calculations.

Informed assumptions were made in cases where NSF was not currently available and the Greeley Building and Community Corrections facilities are not included in this calculation

## Department Adjacencies

**In general, the County has prioritized desirable physical adjacencies and co-locations across departments.**

New space assignments or consolidations could optimize space adjacencies and workflows for a handful of departments.

- ESSENTIAL ADJACENCIES
- CONVENIENT ADJACENCIES
- SEPARATIONS REQUIRED
- ADJACENCIES OR SEPARATIONS MET
- ADJACENCIES OR SEPARATIONS SOMEWHAT MET
- ADJACENCIES OR SEPARATIONS NOT MET

Source: Weld County Department Questionnaires

1999 Judicial Courts	1999 Judicial Probation	Accounting	Assessor	Board of County Commissioners	Clerk & Recorder	Clerk to the Board	Coroner	County Attorney	County Council	Director Attorney	Extension Office	Facilities & Veterans Services	Finance and Administration	Fire Services	Human Resources	IT/IT Administration Support	DHS - Area Agency on Aging	DHS - Assistance Payments	DHS - Child Support	DHS - Child Welfare	DHS - Employment Services Workforce	Human Services - Family Resource	DHS - Fiscal Office	DHS - Organization Integrity	Information Technology	Justice Services	Office of Emergency Management	Oil & Gas Energy Department	Planning, Building Inspections and Com	Public Health	Public Information Office	Public Safety Communications	Public Works	Sheriff's Office	Treasurer & Public Trustee	
1999 Judicial Courts	1999 Judicial Probation																																			
Accounting																																				
Assessor																																				
Board of County Commissioners																																				
Clerk & Recorder																																				
Clerk to the Board																																				
Coroner																																				
County Attorney																																				
County Council																																				
Director Attorney																																				
Extension Office																																				
Facilities & Veterans Services																																				
Finance and Administration																																				
Fire Services																																				
Human Resources																																				
IT/IT Administration Support																																				
DHS - Area Agency on Aging																																				
DHS - Assistance Payments																																				
DHS - Child Support																																				
DHS - Child Welfare																																				
DHS - Employment Services Workforce																																				
Human Services - Family Resource																																				
DHS - Fiscal Office																																				
DHS - Organization Integrity																																				
Information Technology																																				
Justice Services																																				
Office of Emergency Management																																				
Oil & Gas Energy Department																																				
Planning, Building Inspections and Com																																				
Public Health																																				
Public Information Office																																				
Public Safety Communications																																				
Public Works																																				
Sheriff's Office																																				
Treasurer & Public Trustee																																				

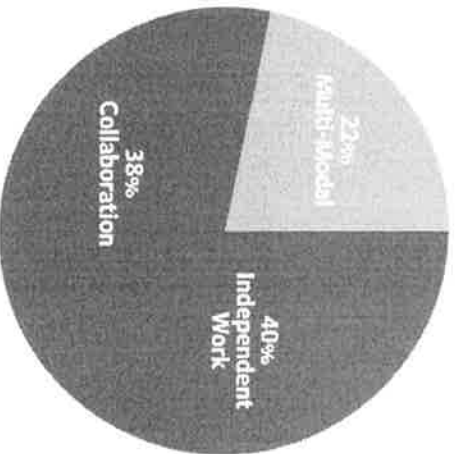
## **KEY FINDING**

Employee data emphasizes the need for workplaces that support all work modes.

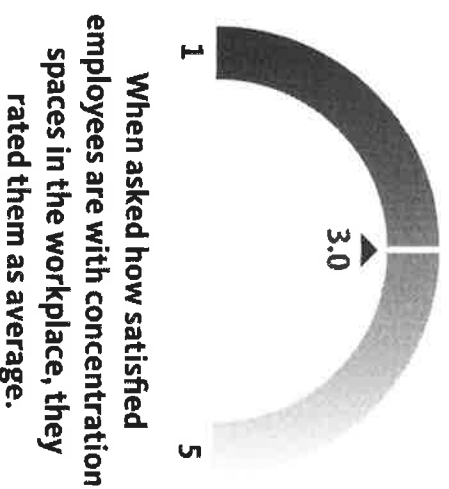
## Individual Work Modes

Employees reported dedicating almost half of their weekly hours working independently, with **84% of their independent work being highly focused.**

As organizations pivot to meet the changing needs of employees, it's critical to understand how employees are working so that they can provide spaces to support these work modes. **Weld County employees spend almost half of their work week working independently.**



Employees indicated that a majority of their independent work demands high concentration - but the spaces to perform those functions had average ratings. **This underscores the need for the workplace to offer quiet, distraction-free spaces to support employees when they are in the office.**



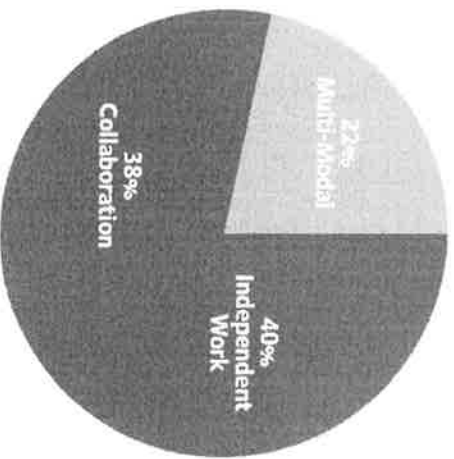
Source: Weld County Workplace Performance Index (WPI) Survey



## Collaborative Work Modes

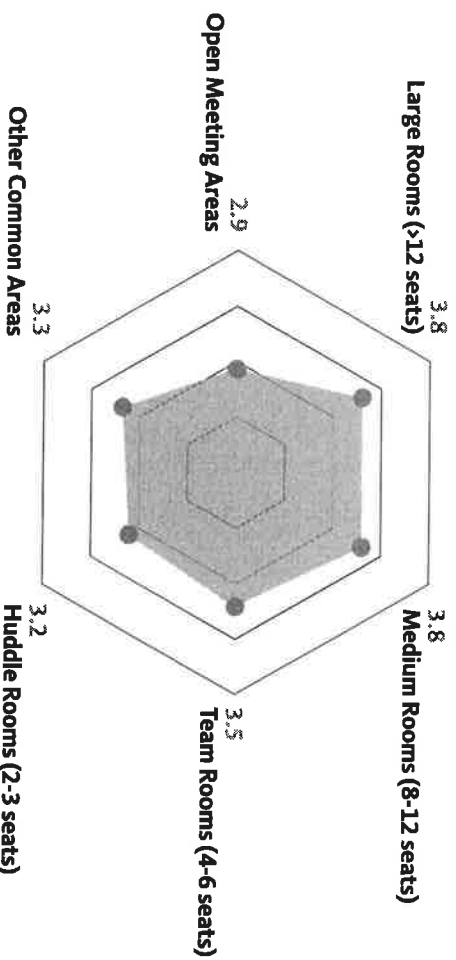
Employees report dedicating almost half of their weekly hours collaborating with colleagues, yet **the workplace doesn't adequately support collaboration.**

Collaboration plays a critical role in the workplace, supporting engagement, learning, culture, and communication. **Weld County employees spend half of their work week working with others (42%)** - in-person and virtual - during a typical work week.



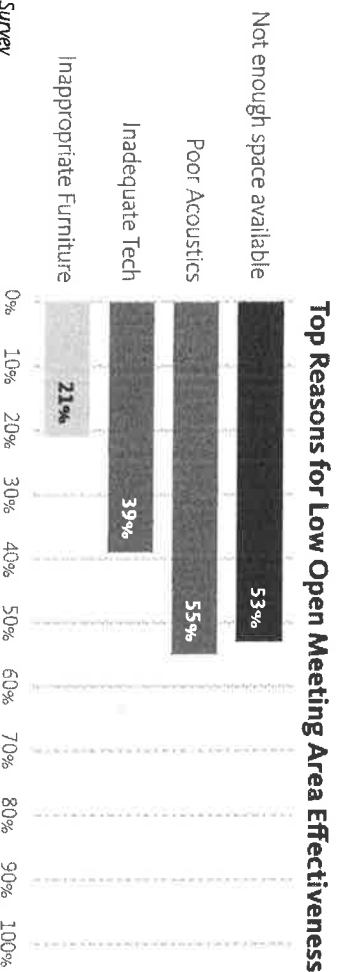
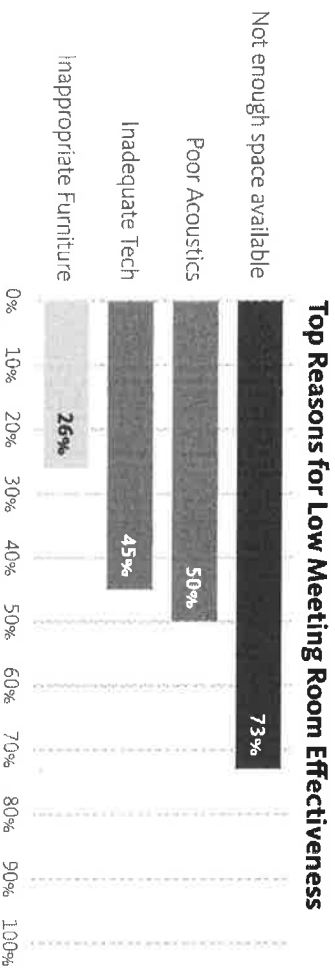
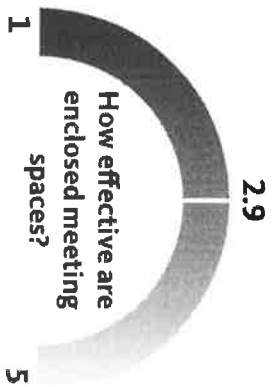
Source: Weld County Workplace Performance Index (WPI) Survey

**Collaboration spaces are under-serving the needs of employees, with the lowest rated spaces being open meeting areas.** Some spaces have been reduced or eliminated to accommodate employee growth, some spaces are not appropriately sized, and some spaces are difficult for virtual connection due to unreliable technology.



## Collaborative Work Modes

Weld County employees evaluated the effectiveness of meeting spaces and provided insights into why these rooms fall short in promoting collaboration and connectivity. The workplace guidelines will tackle these shortcomings and **set uniform standards for meeting spaces to enhance collaboration.**



Source: Weld County Workplace Performance Index (WPI) Survey

**Our building lacks meeting space and privacy.**  
— Clerk to the Board  
Department

**KEY FINDING**

There is a high desire for a prioritization of wellness among employees.

## Wellness in the Workplace

Wellness in the workplace emphasizes the physical, mental, and emotional well-being of staff. **Prioritizing wellness boosts productivity, and fosters a positive work culture, benefiting both employees and service recipients.** Employees report that the Weld County workplace negatively affectst their mental and physical health.

**71%**  
OF EMPLOYEES REPORT THE  
WORKPLACE DOES NOT  
POSITIVELY IMPACT THEIR  
PERSONAL HEALTH



### Amenities

Amenities that promote movement and exercise are crucial for the workplace as they enhance employee well-being, productivity and overall job satisfaction.



### Trauma-Informed Design

Trauma-informed design is vital for the workplace as it establishes a nurturing space that recognizes and addresses emotional experiences, ensuring a feeling of security and well-being for all employees.



### Comfort

Comfort and ergonomics are essential for the workplace because they enhance employee well-being, reduce the risk of physical strain, and foster sustained productivity and job satisfaction.

Weld County needs  
to put more emphasis  
on employee well-  
being and comfort.

— Accounting  
Department

Source: Weld County Department Questionnaires and Workplace Performance Index (WPI) Survey

## KEY FINDING

Some departments exhibit a greater capacity for flexibility in operations and scheduling compared to others.

## Flexibility in the Workplace

Workplace flexibility is the ability for employees to modify their work settings and schedules to align more closely with their individual preferences and situations. Flexibility can relate to scheduling, work location, or even varying where they work within the workplace. The data indicates that **employees, on average, come in to the office more often than what's necessary for their best productivity.**

We asked employees about the frequency with which they come to the office and how often they need to be present for optimal productivity:

**Employees Reported  
THEY CURRENTLY  
Come Into the Office:**



**Employees Believe  
THEY ONLY NEED  
to Come Into the Office:**



Our departments  
needs a flexible and  
reconfigurable space.

— Public Information  
Department

We're concerned  
about retention and  
losing staff to other  
counties due to  
hybrid policy.

— Human Services  
Department

Source: Weld County Department Questionnaires and Workplace Performance Index (WPI) Survey

03

# Customer Findings

## KEY FINDING

There are noticeable disparities in visitor experiences across County facilities, highlighting inequities in accessibility, intuitive navigation, and comfort.



## Equitable Experience

In interviews and surveys, Weld County employees spoke to the inequitable employee and customer experiences across the County's facilities:

**Lack of entry experience and security at front door does not create a friendly or safe environment.**

— OEM Employee

**Customer service counters and lobby are too small to accommodate more than three people.**

— Assessor Employee

**Building looks similar to other nearby buildings - better wayfinding would be helpful.**

— Accounting Employee

**Acoustics and egress are not great.**

— HR Employee

**Del Camino - Can't hear through glass at service counters.**

— Clerk & Recorder Employee

**Issue with Google maps taking them to the wrong locations.**

— Sheriff Office Employee

Source: Weld County Department Interviews

## Equitable Experience

Some facilities in Weld County provide amplified experiences for visitors, while others require improvement. Below are some positive attributes that help create a comfortable visitor experience



### Accessibility

- Facilities are accessible via public transportation
- Facilities have clear exterior signage
- Facilities have an obvious entry point
- There is ample parking
- Facilities meet ADA requirements



### Comfort

- Facilities have spaces for respite and privacy
- Facilities have comfortable lighting, acoustic measures to minimize distractions, and comfortable temperature settings
- Facilities feel professional and modern



### Hospitality

- There is a reception or lobby to accommodate all guests
- Signage in multiple languages
- Clear delineation between client and employee spaces
- Appropriate employee to client ratios

**Southern Service Locations**

The Southern Service Centers are actively working towards enhancing equity in customer service experiences to ensure fairness and satisfaction for all customers. Below are some examples of what was shared or observed while on site at each facility.



No public transportation serves the Southern County facilities, potentially preventing some residents from accessing services.

Accessibility	Comfort	Hospitality	Observations
<ul style="list-style-type: none"> <li>• Near Public Transit</li> <li>• Clear Entry Point</li> <li>• Ample Parking</li> <li>• Meets ADA Requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Privacy and Respite</li> <li>• Comfortable lighting, acoustics and temperature</li> <li>• Feels professional and modern</li> </ul>	<ul style="list-style-type: none"> <li>• Ample Lobby Space</li> <li>• Delimitation Between Client &amp; Employee Space</li> <li>• Ratio of Employees to Clients</li> </ul>	<p>It is awkward to walk clients through the DMV lobby.</p> <p>— Human Services Employee</p> <p>At Del Cammino, the waiting area is in a corridor.</p> <p>— Clerk &amp; Recorder Employee</p>

04

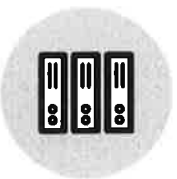
**Low-Voltage Findings**

## Low-Voltage Technology



### Security

- Video surveillance
- Access control and intrusion detection
- Physical Security



### Telecommunications

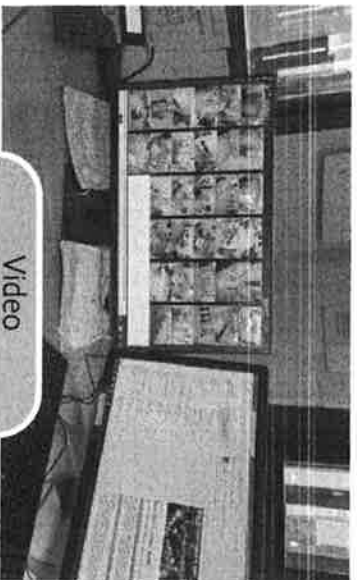
- Outside plant cabling
- IT equipment rooms
- Inside plant cabling



### Audio Visual

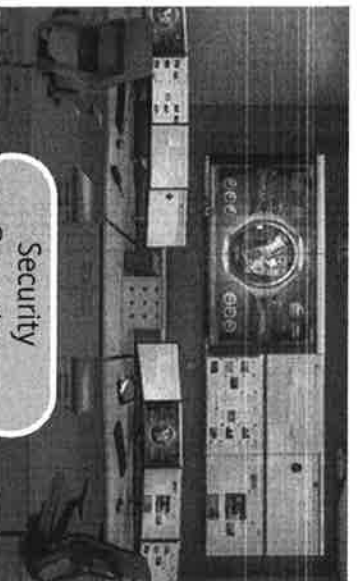
- Projection and display
- AV integration with MS Teams
- Lessons learned

## Security Findings



### Video Surveillance

- Video storage is limited to 15-day capacity
- Video is stored at low resolution and frame rates that can miss critical details
- Video does not support advanced artificial intelligence (AI) analytics



### Security Operations

- There is a lack of 24/7 monitoring
- Alarm and fault conditions that are not currently monitored include:
  - Dispatch responders to prevent crime
  - After-hours video intercom and emergency calls



### Access Control

- Proprietary hardware and dated technology is being used
- Proximity cards, which can be susceptible to spoofing and cyber-security attacks, are being updated to RFID technology
- The Courthouse and Annex parking garage is accessible to the public, posing safety vulnerabilities

## Security Findings



Visitor  
Vetting

- Facilities near post-incarceration support facilities expressed safety concerns and issues with uncontrolled access to County buildings



Perimeter  
Security

- Fencing is easily scaled
- Gates are secured with padlocks that can easily be copied and shared, compromising accountability of access
- Keys don't provide an audit trail of who and when someone has entered a facility



Mission  
Critical

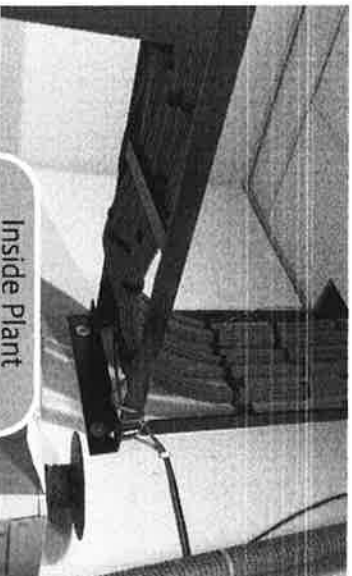
- Mission-critical facilities - such as data centers, 911 centers, radio towers, crime lab, and evidence storage facilities - all require a higher level of security

## Telecommunications Findings



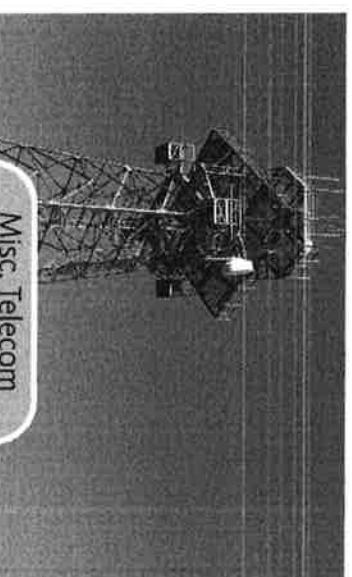
Outside Plant

- Fiberoptic and copper backbone cabling between buildings and Data Centers
- Data Centers have redundant backbone cables between them
- 10-gig backbone cabling to each building from Data Center
- Data centers share a 160-gig link



Inside Plant Cabling

- Mix of older multi-mode fiberoptic and newer single-mode cabling being used
- Single-mode cabling and switch equipment being transitioned in newer facilities + network upgrades
- Proper labeling and lack of fire-stopping seen



Misc. Telecom Observations

- Microwave back-haul between distant site building reported as “spotty” and unreliable during fog and rain
- The 911 Emergency equipment room shares a training space with responder personnel, resulting in sensitive equipment vulnerability



## Audio Visual Findings



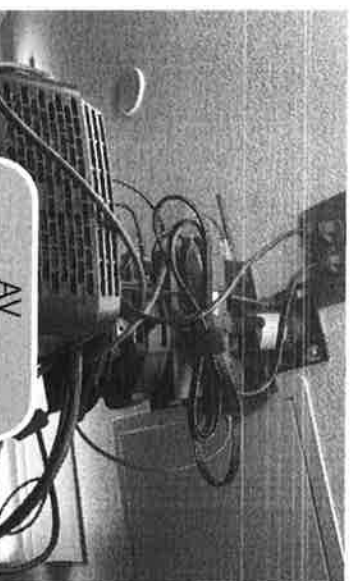
Projection & Displays

- Older format (4:3) projection screens are being used
- Displays are undersized for size/depth of rooms
- Some pole-mounted displays are missing ceiling escutcheons



AV + Teams Integration

- All-in-one (microphone, camera and speaker) video soundbars in use
- Video soundbars not intended for use in larger rooms are above projectors instead of at eye-level



AV Cabling

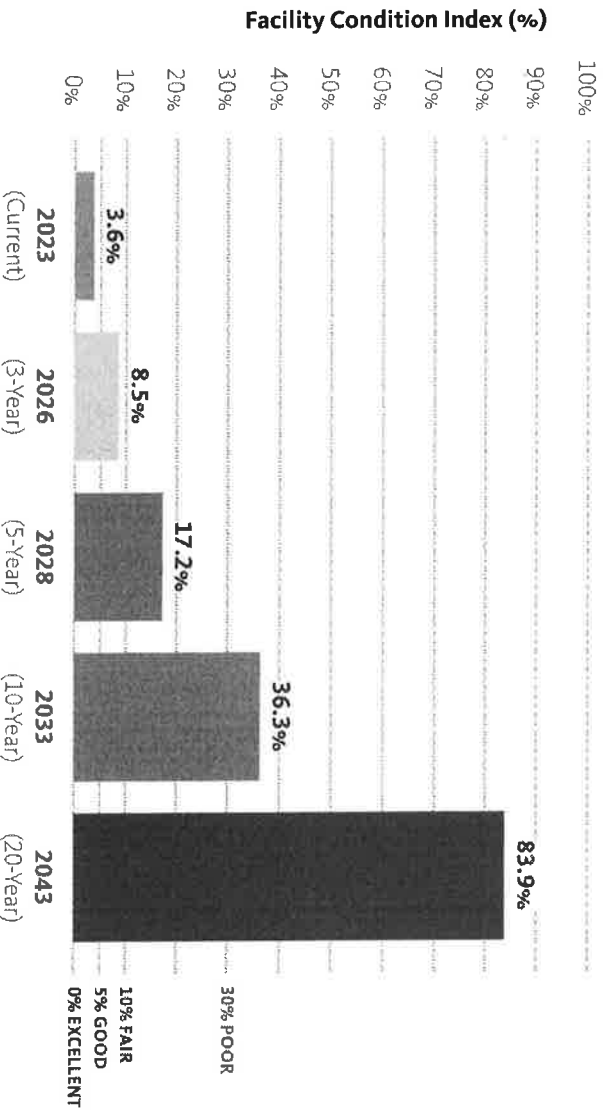
- Cables hang from projectors
- Excessive equipment is strapped on projectors
- Over-carpet raceways are being utilized
- Equipment controls can be tampered with

05

# Facility Conditions Findings

**Facility Conditions Assessments**

Using the currently completed facility assessments (~30%), the average Facility Condition Index (3.6%) shows that **Weld County's buildings are currently in good condition**. Within the next 10 years, investments will need to be made to maintain fair functioning conditions.



**Facilities Needing Immediate (3-Yr) Improvements**

- 906 10th
- Courthouse
- Missile Site Park
- Training Center
- Trophy Building

**Buildings Needing Near-Term (5-Yr) Improvements**

- 1400 Assessor & Treasurer
- 1401 Information Technology
- Jorgensen Law
- Tower 35th
- Veterans Services

*Note: The Facility Condition Assessments are about 30% complete. This information only reflects the information completed at this time. A full summary will be shared when all assessments are completed.*

## Immediate (3-Year) Improvements Needed

Detailed key findings and condition assessment reports are being provided for every building that was surveyed. Below are the **Top 3 issues for each facility needing immediate improvements.**

906 10th	Courthouse	Missile Site Park	Training Center	Trophy Building
<b>Exterior Walls</b> <ul style="list-style-type: none"> <li>• Priority Score: 88.7</li> <li>• Replace in 2025</li> <li>• Cost: \$\$</li> </ul>	<b>Windows</b> <ul style="list-style-type: none"> <li>• Priority Score: 87.7</li> <li>• Replace in 2025</li> <li>• Cost: \$\$\$\$</li> </ul>	<b>HVAC System</b> <ul style="list-style-type: none"> <li>• Priority Score: 81.9</li> <li>• Replace in 2023</li> <li>• Cost: \$\$\$\$</li> </ul>	<b>Parking</b> <ul style="list-style-type: none"> <li>• Priority Score: 86.8</li> <li>• Replace in 2024</li> <li>• Cost: \$\$</li> </ul>	<b>Roof Sheathing</b> <ul style="list-style-type: none"> <li>• Priority Score: 89.7</li> <li>• Replace in 2025</li> <li>• Cost: \$\$\$</li> </ul>
<b>Windows</b> <ul style="list-style-type: none"> <li>• Priority Score: 87.7</li> <li>• Replace in 2025</li> <li>• Cost: \$\$</li> </ul>	<b>Electrical System</b> <ul style="list-style-type: none"> <li>• Priority Score: 81.9</li> <li>• Replace in 2023</li> <li>• Cost: \$\$\$\$</li> </ul>	<b>Overhead/Dock Door</b> <ul style="list-style-type: none"> <li>• Priority Score: 81.7</li> <li>• Replace in 2025</li> <li>• Cost: \$\$\$</li> </ul>		<b>Exterior Walls</b> <ul style="list-style-type: none"> <li>• Priority Score: 89.6</li> <li>• Replace in 2025</li> <li>• Cost: \$\$</li> </ul>
<b>Furnace</b> <ul style="list-style-type: none"> <li>• Priority Score: 86.9</li> <li>• Replace in 2023</li> <li>• Cost: \$\$\$</li> </ul>	<b>Electrical, General Design</b> <ul style="list-style-type: none"> <li>• Priority Score: 81.8</li> <li>• Replace in 2024</li> <li>• Cost: \$\$\$</li> </ul>	<b>Ceiling Finishes</b> <ul style="list-style-type: none"> <li>• Priority Score: 81.7</li> <li>• Replace in 2025</li> <li>• Cost: \$\$\$</li> </ul>		<b>Roofing</b> <ul style="list-style-type: none"> <li>• Priority Score: 88.9</li> <li>• Replace in 2023</li> <li>• Cost: \$\$</li> </ul>

Note: The Facility Condition Assessments are about 30% complete. This information only reflects the information completed at this time. A full summary will be shared when all assessments are completed.

## Near-Term (5-Year) Improvements Needed

Detailed key findings and condition assessment reports are being provided for every building that was surveyed. Below are the **Top 3 issues for each facility needing near-term improvements.**

Assessor & Treasurer	Information Technology	Jorgensen Law	Tower 35th	Veterans Services
<p><b>Exterior Walls</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 89.8</li> <li>• Replace in 2024</li> <li>• Cost: <b>\$\$\$</b></li> </ul>	<p><b>Sidewalks</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 85.7</li> <li>• Replace in 2025</li> <li>• Cost: <b>\$\$</b></li> </ul>	<p><b>Electrical System</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 84.9</li> <li>• Replace in 2023</li> <li>• Cost: <b>\$\$\$</b></li> </ul>	<p><b>Structural Elements</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 88.8</li> <li>• Replace in 2024</li> <li>• Cost: <b>\$\$</b></li> </ul>	<p><b>Sidewalk</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 85.7</li> <li>• Replace in 2025</li> <li>• Cost: <b>\$\$</b></li> </ul>
<p><b>Parking Lots</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 84.8</li> <li>• Replace in 2024</li> <li>• Cost: <b>\$\$\$</b></li> </ul>	<p><b>Caulking</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 81.9</li> <li>• Replace in 2023</li> <li>• Cost: <b>\$\$</b></li> </ul>	<p><b>Plumbing System</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 84.9</li> <li>• Replace in 2023</li> <li>• Cost: <b>\$\$\$</b></li> </ul>	<p><b>Roadways</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 84.9</li> <li>• Replace in 2023</li> <li>• Cost: <b>\$\$</b></li> </ul>	<p><b>Parking Lots</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 84.9</li> <li>• Replace in 2023</li> <li>• Cost: <b>\$\$</b></li> </ul>
<p><b>Caulking</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 81.8</li> <li>• Replace in 2024</li> <li>• Cost: <b>\$\$</b></li> </ul>	<p><b>Retaining Wall</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 81.8</li> <li>• Replace in 2024</li> <li>• Cost: <b>\$\$\$</b></li> </ul>	<p><b>Electrical, General Design</b></p> <ul style="list-style-type: none"> <li>• Priority Score: 81.9</li> <li>• Replace in 2023</li> <li>• Cost: <b>\$\$\$</b></li> </ul>		

Note: The Facility Condition Assessments are about 30% complete. This information only reflects the information completed at this time. A full summary will be shared when all assessments are completed.

06

# Sustainability Findings

## Sustainability In a Single Approach

### Sites Certification

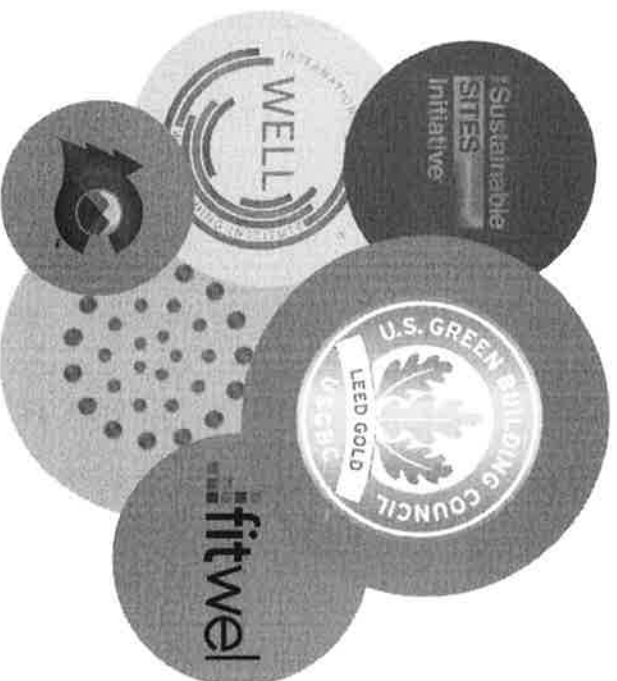
Enhances biodiversity and mitigate climate change, while conserving resources, improving public health and protecting critical ecosystems.

### WELL Certification

A performance-based system for human health and wellbeing, through air, water, nourishment, light, fitness, comfort, and mind.

### Code Requirements

Regulates the design and construction of new buildings to prepare for solar photo-voltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems.



### LEED Neighborhood

Helps create responsible, sustainable and specific plans for natural systems, energy, water, waste, transportation and many other factors that contribute to quality of life.

### FITWEL Certification

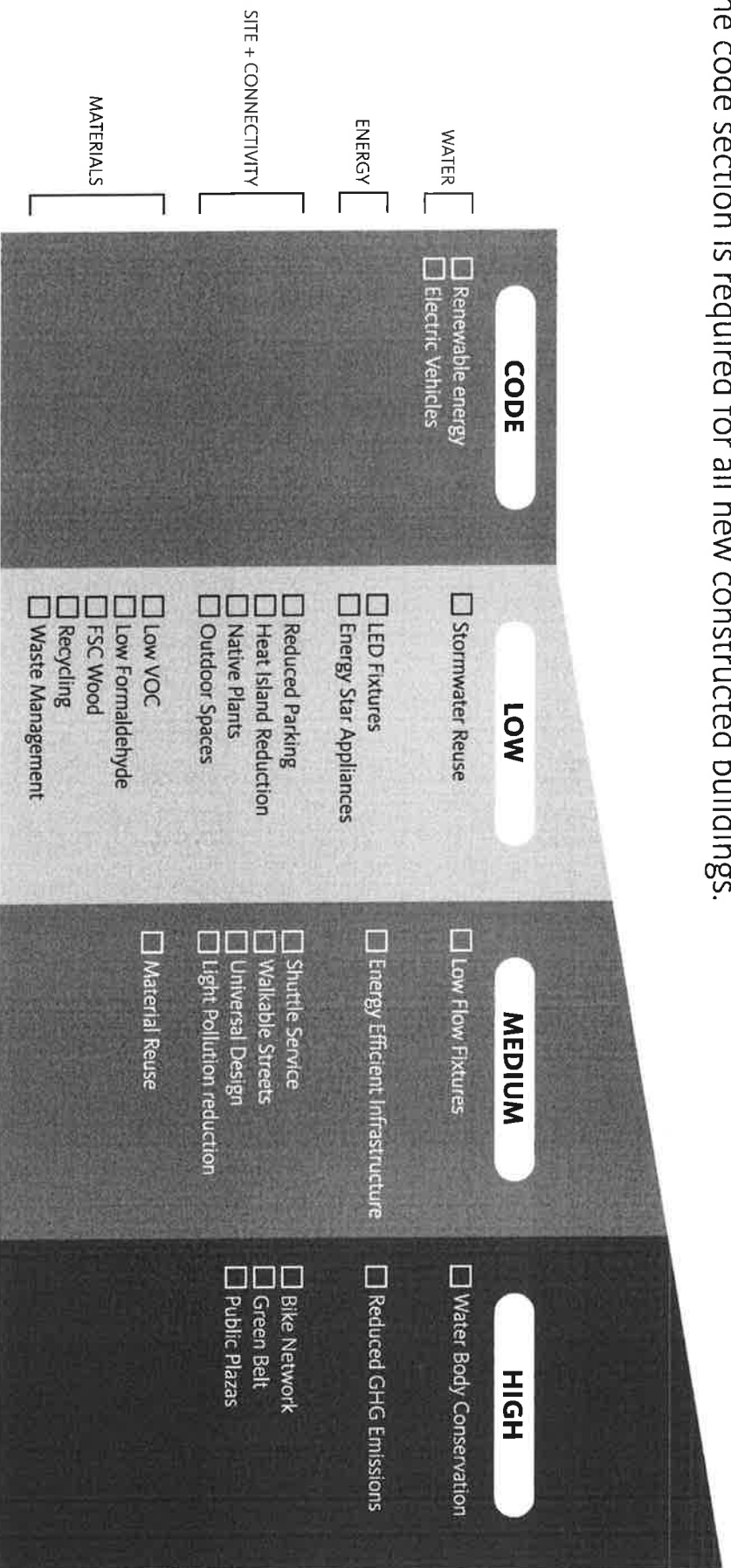
Focuses on improving, enhancing, and safeguarding the health and wellbeing of tenants

### EcoDistricts Certification

Has three main objectives: to limit their environmental impact, to promote social cohesion, and to develop economically.

## Mapping the Route to Sustainability

Strategies have been divided into four buckets, based on the level of effort required. The code section is required for all new constructed buildings.





## Climate Target Examples

A comprehensive list of climate targets from nearby cities and counties:

### FT. COLLINS

- Reduce 2030 greenhouse gas emissions by 80% below 2005 baseline levels.
- 100% renewable electricity by 2030 with grid & local sources.
- Zero waste or 100% landfill diversion, by 2030.

### BOULDER

- Reduce emissions 70% by 2030 against a 2018 baseline.
- Become net-zero city by 2035.
- Become a carbon positive city by 2040

### DENVER

- Optimize energy efficiency in buildings.
- De-carbonizing the electricity grid.
- Enabling next generation mobility.
- Improving waste management

### ADAMS

- Energy efficient buildings & renewable energy.
- Waste reduction and diversion.
- Water use reduction and reuse.
- Electric vehicles & alternative modes of transportation

**Questions?**

THANK YOU

## Next Steps

# THANK YOU!

### NEXT STEPS : Options Development



Develop Design Solutions



Low-Voltage  
Recommendations



Workplace Guidelines  
Development



Financial Analysis Options  
Development

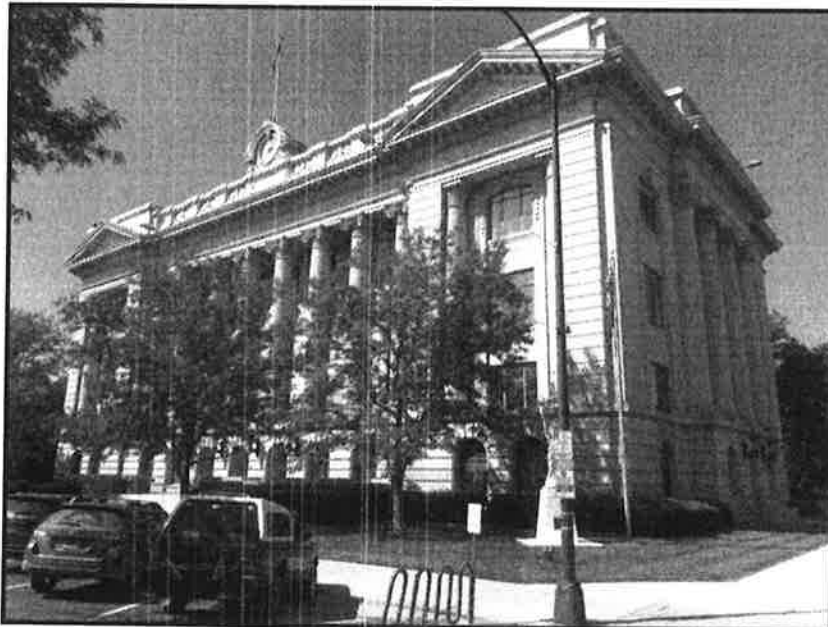


Options Development  
Workshop

## FACILITY CONDITION ASSESSMENT

*prepared for*

**Gensler**  
500 South Figueroa Street  
Los Angeles, California 90071  
Michael Adkins



Courthouse  
901 9<sup>th</sup> Avenue  
Greeley, Colorado 80631

### PREPARED BY:

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### BV PROJECT #:

*162945.23R000-053.017*

### DATE OF REPORT:

*October 2, 2023*

### ON SITE DATE:

*August 24, 2023*

**Bureau Veritas**

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## 1. Executive Summary

### Property Overview and Assessment Details

General Information	
<b>Property Type</b>	Courthouse
<b>Main Address</b>	901 9 <sup>th</sup> Avenue, Greeley Colorado 80631
<b>Site Developed</b>	1919
<b>Site Area</b>	1.9 acres (county assessor), shared with centennial west building
<b>Parking Spaces</b>	Parking in subterranean garage shared with centennial center. Street side accessible parking stalls shared with other facilities. Additional parking and accessible parking are available in city-maintained parking lots and street parking
<b>Building Area</b>	58,298 SF, includes basement
<b>Number of Stories</b>	Four above grades with one below grade level
<b>Outside Occupants/Leased Spaces</b>	None
<b>Date(s) of Visit</b>	August 24, 2023
<b>Management Point of Contact</b>	Dan Ganskow, Electrician 970.815.1651
<b>On-site Point of Contact (POC)</b>	same as above
<b>Assessment and Report Prepared By</b>	Deborah Whitham
<b>Reviewed By</b>	Michael Chaney Program Manager <a href="mailto:Michael.chaney@bureauveritas.com">Michael.chaney@bureauveritas.com</a> 800.733.0660 x7294442
<b>AssetCalc Link</b>	Full dataset for this assessment can be found at: <a href="https://www.assetcalc.net/">https://www.assetcalc.net/</a>

## Significant/Systemic Findings and Deficiencies

### Historical Summary

The Historic Courthouse was constructed in 1919 according to the PSQ. The building is at the same site as the East Plaza and Centennial Center buildings, which are not included in this report. The building was substantially restored and renovated in 1965. No other major renovations have been completed.

### Architectural

The four-story Historic Courthouse was restored in 1965, has undergone significant modernizations since construction. The single-ply roofing was replaced in approximately 2010, while the doors, windows, and limestone facade are original to the building. The interior finishes have been periodically replaced and are generally in fair condition. Only typical lifecycle interior finishes, exterior historic replacement doors and windows, and roof membrane replacements are budgeted and anticipated.

### Mechanical, Electrical, Plumbing and Fire (MEPF)

The MEPF systems and components vary in age and condition. Some equipment appears to be from the 1965 restoration and have been well-maintained since that time. Heating and cooling are provided by a central plant located in the Centennial Center facility. The electrical infrastructure is significantly aged and does not provide enough connections in the right locations necessary for the current equipment requirements. The electrical infrastructure requires renovation. Additionally, the aged duct system reportedly is a chronic contributor of air quality complaints by staff. The MEPF infrastructure itself is significantly aged and limited and is recommended for replacement.

The air handlers appear original to the 1965 restoration construction and appear to be functioning adequately. However, many of the fan motors are also original and as-needed replacements are anticipated. High-efficiency motor replacements are recommended as part of a refurbishment.

The vast majority of electrical components within the building, including the circuit breaker panels, switchboards, and wiring, are original to the 1965 restoration construction. A full modernization/upgrade is recommended to the aging interior electrical infrastructure. In addition to the component-by-component replacements listed above, an additional overall budgetary allowance is included to account for some corresponding wiring and sub-feed replacements and upgrades.

### Site

Overall, the site has been well maintained. The sites' landscaping and plaza are shared with the west building and the Centennial Center. The heavy landscaping is served by in-ground irrigation systems. Parking is provided in city-maintained lots and curbside in addition to the parking garage located under the centennial center.

### Recommended Additional Studies

The electrical infrastructure is aged and inadequate for the building current needs. A professional engineer must be retained to analyze the existing condition, provide recommendations and, if necessary, estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. A budgetary cost allowance to renovate the electrical system is also included.

## Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

### FCI Ranges and Description

<b>0 – 5%</b>	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
<b>5 – 10%</b>	Subjected to wear but is still in a serviceable and functioning condition.
<b>10 – 30%</b>	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
<b>30% and above</b>	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

### FCI Analysis | Courthouse(1919)

	Replacement Value	Total SF	Cost/SF		Est Reserve Cost	FCI
	\$ 13,816,700	58,298	\$ 237			
<b>Current</b>					\$ 1,888,900	<b>13.7 %</b>
3-Year					\$ 4,112,700	29.8 %
5-Year					\$ 5,311,400	38.4 %
10-Year					\$ 7,909,200	57.2 %



The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

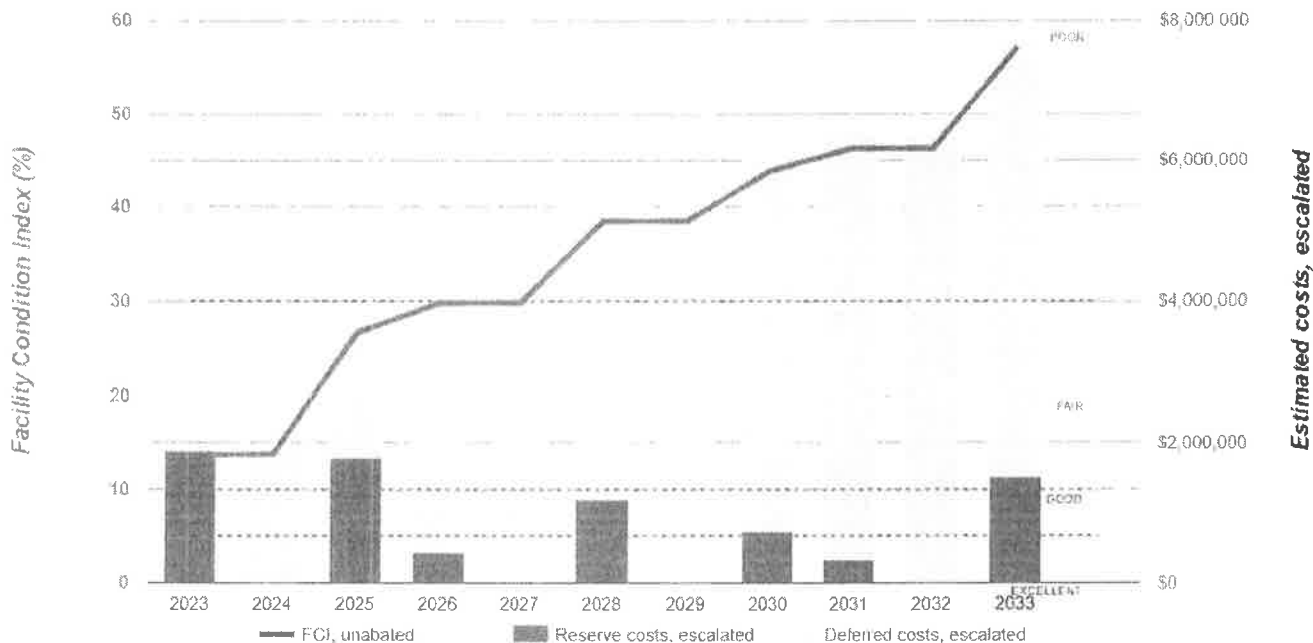
### Needs by Year with Unaddressed FCI Over Time

#### FCI Analysis: Courthouse

Replacement Value: \$13,815,700

Inflation Rate: 3.0%

Average Needs per Year: \$719,100



Immediate Needs

Facility/Building	Total Items	Total Cost
Courthouse	1	\$1,888,900
<b>Total</b>	<b>1</b>	<b>\$1,888,900</b>

Courthouse

ID	Location	Location Description	UF Code	Description	Condition	Plan Type	Cost
6960598	Courthouse	Throughout	D5020	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	Poor	Performance/Integrity	\$1,888,900
<b>Total (1 items)</b>							<b>\$1,888,900</b>



**Key Findings**



**Window in Poor condition.**

Wood Historical, up to 15 SF  
Courthouse Building exterior

Uniformat Code: B2020  
Recommendation: **in 2025**

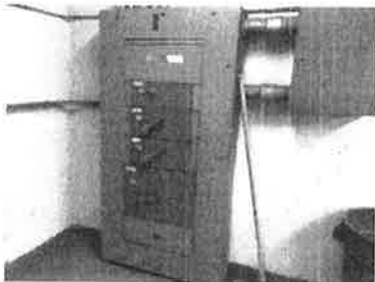
Priority Score: **87.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$496,800

**\$\$\$\$**

The windows are historic, energy-inefficient units with single-pane glazing. Many of the windows are difficult to open and close. Plexi-glass has been installed in many windows on the interior side. Window replacement is recommended. - AssetCALC ID: 6960629



**Electrical System in Poor condition.**

Full System Renovation/Upgrade, Medium  
Density/Complexity  
Courthouse Throughout

Uniformat Code: D5020  
Recommendation: **Replace in 2023**

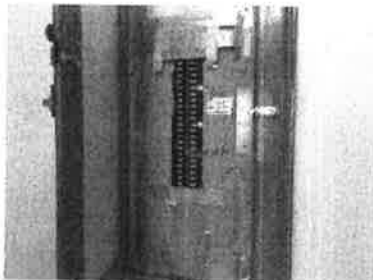
Priority Score: **81.9**

Plan Type:  
Performance/Integrity

Cost Estimate: \$1,888,900

**\$\$\$\$**

The electrical infrastructure is significantly aged and does not provide enough connections in the right locations necessary for the current equipment requirements. - AssetCALC ID: 6960598



**Recommended Follow-up Study:  
Electrical, General Design**

Electrical, General Design  
Courthouse Throughout

Uniformat Code: P2030  
Recommendation: **Replace in 2024**

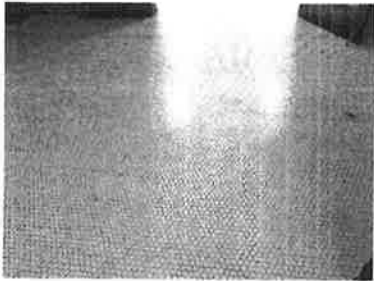
Priority Score: **81.8**

Plan Type:  
Performance/Integrity

Cost Estimate: \$12,600

**\$\$\$**

The vast majority of electrical components within the building could not be observed, thus the age cannot be confirmed. A full modernization/upgrade is recommended to the aging interior electrical infrastructure. In addition to the component-by-component replacements listed above, an additional overall budgetary allowance is included to account for some corresponding wiring and sub-feed replacements and upgrades. - AssetCALC ID: 6962281



**Flooring in Poor condition.**

Ceramic Tile  
Courthouse Corridors

Uniformat Code: C2030  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$421,200

**\$\$\$\$**

The tile flooring exhibits extensive cracking. The tile flooring requires replacement. - AssetCALC ID: 6960634



**Flooring in Poor condition.**

Marble  
Courthouse 2nd floor

Uniformat Code: C2030  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$342,000

**\$\$\$\$**

The flooring exhibits extensive cracking. The flooring requires replacement. - AssetCALC ID: 6960590



**HVAC System in Poor condition.**

Ductwork, Medium Density  
Courthouse Throughout

Uniformat Code: D3050  
Recommendation: **Replace in 2025**

Priority Score: **81.7**

Plan Type:  
Performance/Integrity

Cost Estimate: \$419,700

**\$\$\$\$**

Additionally, the aged duct system reportedly is a chronic contributor of air quality complaints by staff. The aged duct system requires replacement. - AssetCALC ID: 6986768

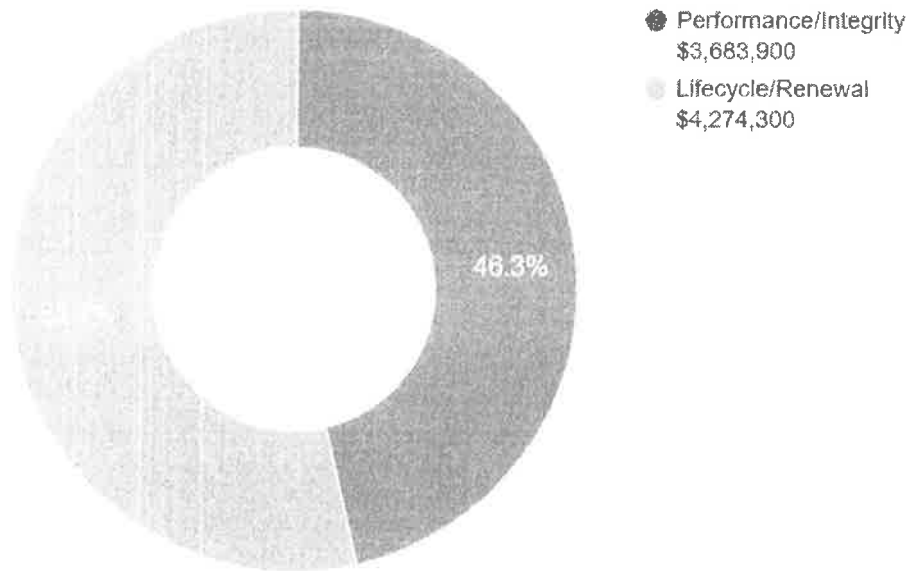
## Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance.

### Plan Type Descriptions

<b>Safety</b>	■	An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
<b>Performance/Integrity</b>	●	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
<b>Accessibility</b>	■	Does not meet ADA, UFAS, and/or other accessibility requirements.
<b>Environmental</b>	■	Improvements to air or water quality, including removal of hazardous materials from the building or site.
<b>Retrofit/Adaptation</b>	■	Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
<b>Lifecycle/Renewal</b>	●	Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

### Plan Type Distribution (by Cost)



**10-YEAR TOTAL: \$7,958,200**

## 2. Building and Site Information



### Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
<b>Structure</b>	Masonry bearing walls and columns with cast-in-place floors and concrete pad column footing foundation system	Fair
<b>Façade</b>	Primary Wall Finish: Limestone Secondary Wall Finish: None Windows: Steel framed	Fair
<b>Roof</b>	Primary: Hip construction with single-ply membrane roofing Secondary: None	Fair
<b>Interiors</b>	Walls: Painted gypsum board, lath and plaster Floors: Carpet, ceramic tile, VCT, marble, unfinished concrete Ceilings: ACT, Painted drywall, lath and plaster	Fair
<b>Elevators</b>	Passenger: One traction car serving all six floors including the basement and attic	Fair
<b>Plumbing</b>	Distribution: Copper or Galvanized iron supply and cast-iron waste & venting Hot Water: Gas domestic boiler Fixtures: Toilets, urinals and sinks in all restrooms	Fair
<b>HVAC</b>	Central System: Boilers, chillers and cooling tower (located in Centennial Center) and air handlers, feeding VAVs Supplemental components: suspended unit heaters	Poor
<b>Fire Suppression</b>	Fire extinguishers	Fair

<b>Systems Summary</b>		
<b>Electrical</b>	Source & Distribution: Main panel board with copper wiring	Poor
	Interior Lighting: Fluorescent tube and LED	Fair
	Emergency Power: None	
<b>Fire Alarm</b>	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
<b>Equipment/Special</b>	None	--
<b>Site Pavement</b>	Concrete sidewalks and stairs	Fair
<b>Site Development</b>	Building-mounted signage; no fencing; no dumpster enclosures	Fair
<b>Landscaping and Topography</b>	NA	--
<b>Utilities</b>	Municipal water and sewer	Fair
	Local utility-provided electric and natural gas	
<b>Site Lighting</b>	Pole-mounted: NA	Fair
	Building-mounted: Fluorescent	
<b>Ancillary Structures</b>	None	--
<b>Accessibility</b>	Presently it does not appear an accessibility study is needed for this property. See Appendix D.	
<b>Key Issues and Findings</b>	Broken and antiquated windows, antiquated HVAC components and infrastructure, building lacks fire suppression, aged electrical infrastructure and components	



### Systems Expenditure Forecast

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	\$527,100	-	\$104,500	-	\$631,600
Roofing	-	-	-	\$358,000	-	\$358,000
Interiors	-	\$809,700	\$1,397,100	\$782,700	\$2,752,400	\$5,741,800
Conveying	-	-	\$10,100	\$19,900	\$441,900	\$471,900
Plumbing	-	-	\$45,500	\$181,400	\$2,195,200	\$2,422,100
HVAC	-	\$445,300	\$118,000	\$180,000	-	\$743,300
Electrical	\$1,888,900	-	\$16,700	\$634,600	-	\$2,540,200
Fire Alarm & Electronic Systems	-	-	\$29,500	\$332,300	\$64,400	\$426,300
Equipment & Furnishings	-	-	\$10,600	\$4,400	\$4,200	\$19,200
Site Development	-	-	-	\$34,800	-	\$34,800
Site Utilities	-	-	\$14,200	-	-	\$14,200
Follow-up Studies	-	\$13,000	-	-	-	\$13,000
<b>TOTALS (3% inflation)</b>	<b>\$1,888,900</b>	<b>\$1,795,000</b>	<b>\$1,641,700</b>	<b>\$2,632,600</b>	<b>\$5,458,100</b>	<b>\$13,416,300</b>

\*Totals have been rounded to the nearest \$100.



### 3. Property Space Use and Observed Areas

---

#### Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the building, and roof.

#### Key Spaces Not Observed

All key areas of the property were accessible and observed.

## 4. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to barrier removal must be made.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

During the FCA, Bureau Veritas performed a limited high-level accessibility review of the facility non-specific to any local regulations or codes. The scope of the visual observation was limited to the same areas observed while performing the FCA and the categories set forth in the checklists that are included in the appendix. It is understood by the Client that the limited observations described herein do not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of this particular assessment. A full measured ADA survey would be required to identify any and all specific potential accessibility issues. Additional clarifications of this limited survey:

- This survey was visual in nature and actual measurements were not taken to verify compliance
- Only a representative sample of areas was observed
- Two overview photos were taken for each subsection regardless of perceived compliance or non-compliance
- Itemized costs for individual non-compliant items are included in the dataset
- For any "none" boxes checked or reference to "no issues" identified, that alone does not guarantee full compliance

The facility was originally constructed in 1919. The facility has undergone significant renovation with widespread accessibility improvements implemented.

No information about complaints or pending litigation associated with potential accessibility issues was provided during the interview process.

No detailed follow-up accessibility study is currently recommended since no major or moderate issues were identified at the subject site. Reference the appendix for specific data, photos, and tables or checklists associated with this limited accessibility survey.

## 5. Purpose and Scope

### Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

### Condition Ratings

<b>Excellent</b>	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Good</b>	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
<b>Fair</b>	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
<b>Poor</b>	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
<b>Failed</b>	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
<b>Not Applicable</b>	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

## Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

## 6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA. Soft costs are applied to each asset at a markup of 1.80 on the asset price. Soft cost markups include construction contingencies, construction management costs, design costs, regional cost factors, inflation to end of the current year, and general markup for unforeseen costs.

### Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

### Definitions

#### Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

## Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

## Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

## Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

## 7. Certification

Gensler (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Courthouse, 901 9th Avenue, Greeley Colorado 80631, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

**Prepared by:** Deborah Whitham  
Project Assessor

**Reviewed by:**



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Lia V. Kowner,  
Technical Report Reviewer for  
Michael Chaney  
Program Manager  
Michael.Chaney@bureauveritas.com  
800.733.0660 x7294222

## 8. Appendices

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- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Accessibility Review and Photos
- Appendix E: Component Condition Report
- Appendix F: Replacement Reserves



## **Appendix A:** Photographic Record

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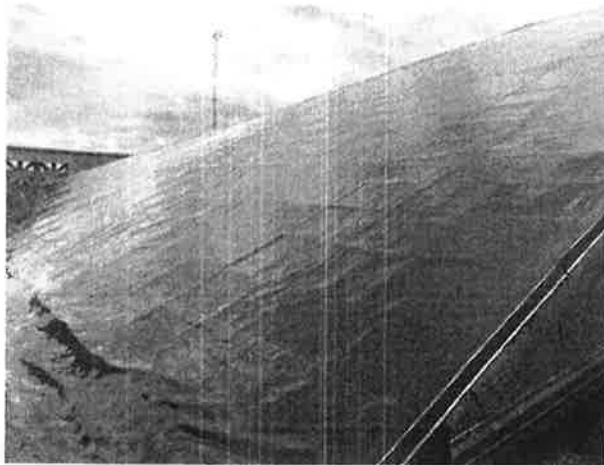
Photographic Overview



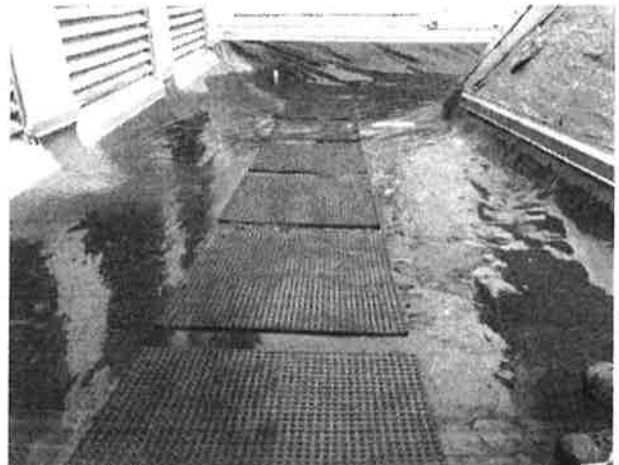
1 - FRONT ELEVATION



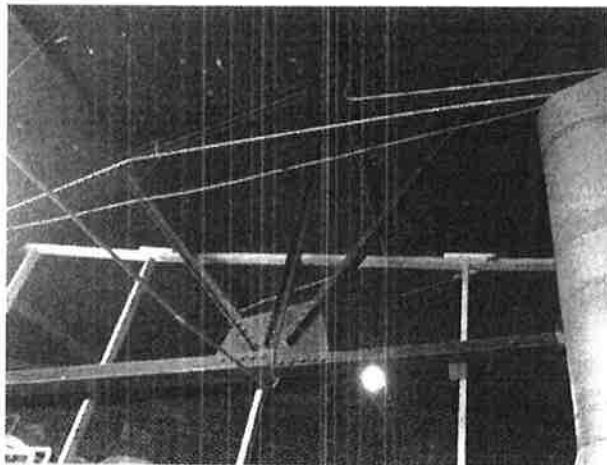
2 - RIGHT ELEVATION



3 - ROOFING OVERVIEW



4 - ROOFING OVERVIEW



5 - STRUCTURE



6 - STRUCTURE



Photographic Overview



7 - BASEMENT



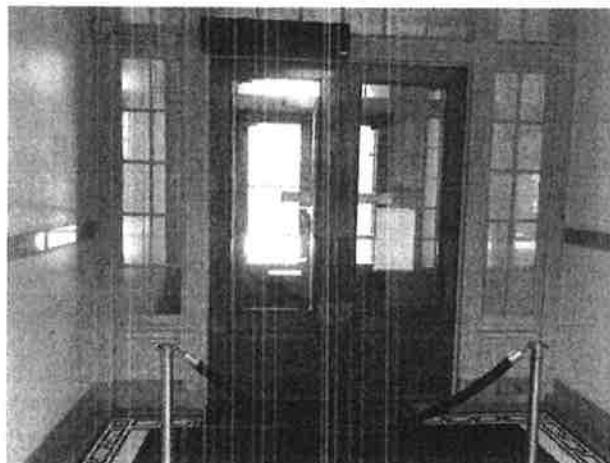
8 - UNDERGROUND GARAGE CONNECTION



9 - INTERIOR STAIRS



10 - ELEVATOR

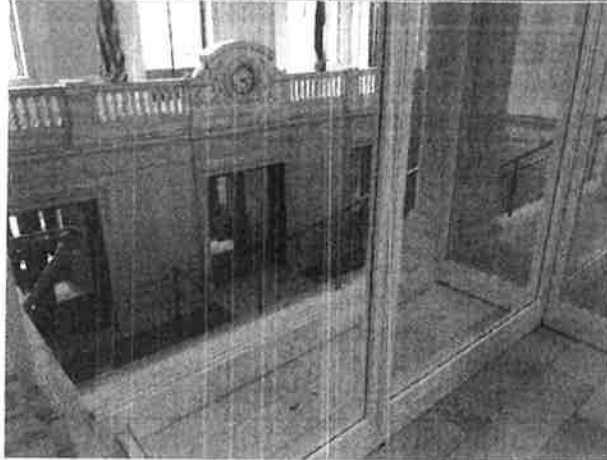


11 - EXTERIOR DOORS



12 - EXTERIOR WINDOWS

Photographic Overview



13 - LOBBY-FRONT DOORS CLOSED



14 - LOBBY



15 - COURTROOM



16 - JURY ROOM



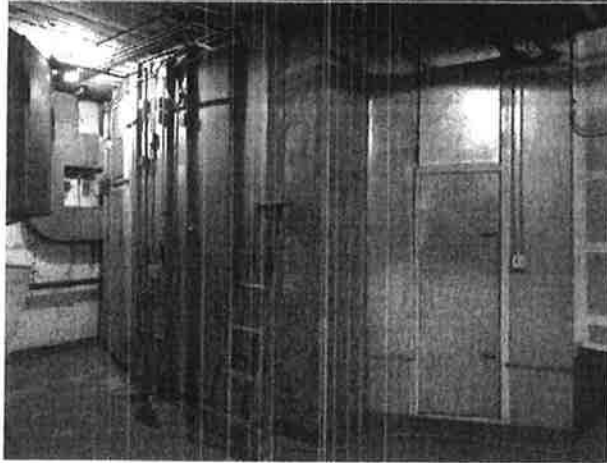
17 - MEETING ROOM



18 - OFFICE



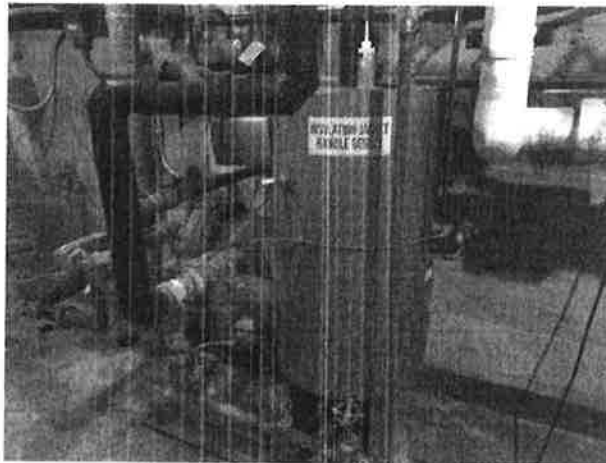
Photographic Overview



19 - AIR HANDLER



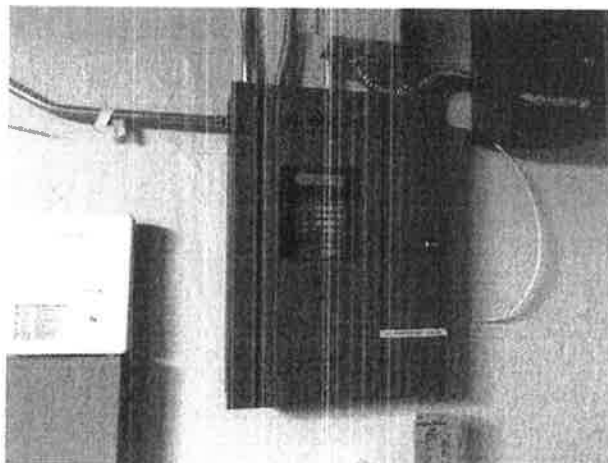
20 - HYDRONIC PIPING



21 - WATER HEATER



22 - D50 ELECTRICAL PLACEHOLDER



23 - ALARM PANEL

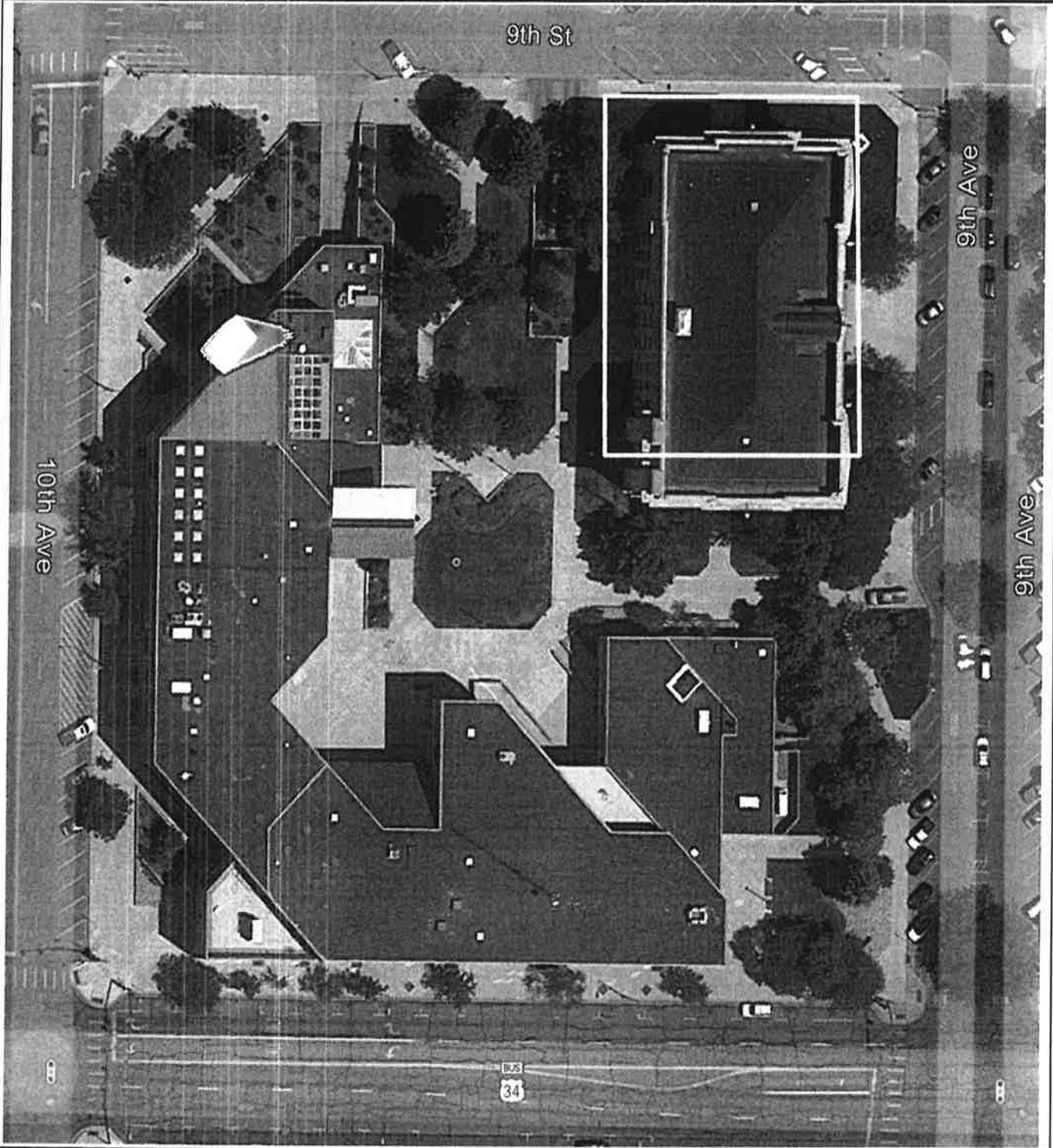


24 - LANDSCAPING

## **Appendix B:** Site Plan

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Site Plan



BUREAU  
VERITAS

**Project Number**

162945.23R000-053.017

**Source**

Google

**Project Name**

Courthouse

**On-Site Date**

August 24, 2023



## **Appendix C:** Pre-Survey Questionnaire

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## BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

**Building / Facility Name:** Courthouse

**Name of person completing form:** Amanda Manbeck

**Title / Association w/ property:** Administrative office manager

**Length of time associated w/ property:** 9 years

**Date Completed:** 8/19/2023

**Phone Number:** 970-475-2501

**Method of Completion:** INTERVIEW - verbally completed during interview

**Directions:** Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.


Data Overview		Response	
1	Year(s) constructed	Constructed	Renovated
2	Building size in SF	<b>SF</b>	
3	Major Renovation/Rehabilitation		Year
		Facade	
		Roof	
		Interiors	
		HVAC	
		Electrical	
		Site Pavement	
		Accessibility	
4	List other significant capital improvements (focus on recent years; provide approximate date).		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?	Doorknobs	
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.	Single pane windows	

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?	X				Water probate office ceiling diffuser-checked and it is not mold
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			Fixed as occurs. Really of pipes
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?					
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?				X	
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.	X				
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			Handle requests, location flexibility move courtrooms
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

## **Appendix D:** Accessibility Review and Photos

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**Visual Survey - 2010 ADA Standards for Accessible Design**

**Property Name:** Courthouse

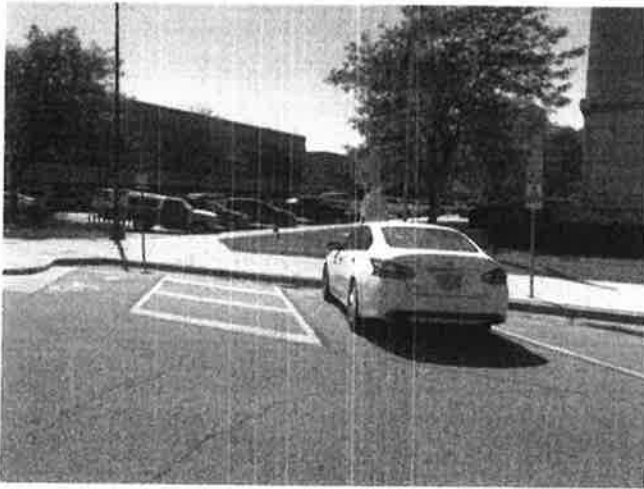
**BV Project Number:** 162945.23R000-053.017

Facility History & Interview					
Question		Yes	No	Unk	Comments
1	Has an accessibility study been previously performed? If so, when?			X	
2	Have any ADA improvements been made to the property since original construction? Describe.	X			
3	Has building management reported any accessibility-based complaints or litigation?		X		Handle requests, location flexibility move courtrooms

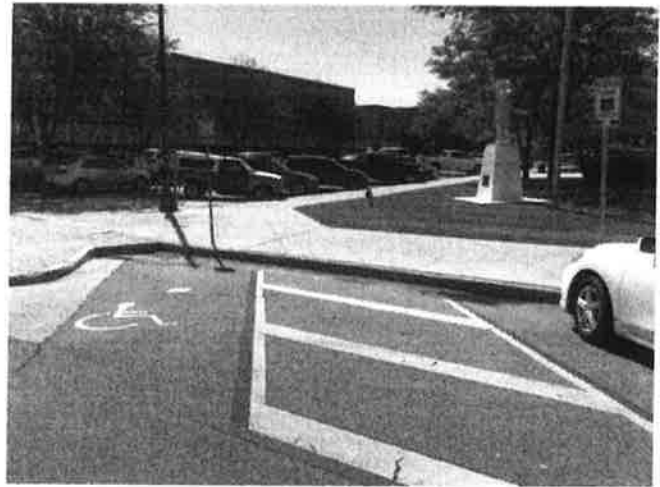
Courthouse: Accessibility Issues				
Category	Major Issues (ADA study recommended)	Moderate Issues (ADA study recommended)	Minor Issues	None*
Parking				X
Exterior Accessible Route				X
Building Entrances				X
Interior Accessible Route				X
Elevators				X
Public Restrooms				X
Kitchens/Kitchenettes				X
Playgrounds & Swimming Pools	NA			
Other	NA			

\*be cognizant that if the "None" box is checked that does not guarantee full compliance; this study is limited in nature

## Courthouse: Photographic Overview



OVERVIEW OF ACCESSIBLE PARKING AREA



CLOSE-UP OF STALL



ACCESSIBLE ENTRANCE



ACCESSIBLE ENTRANCE

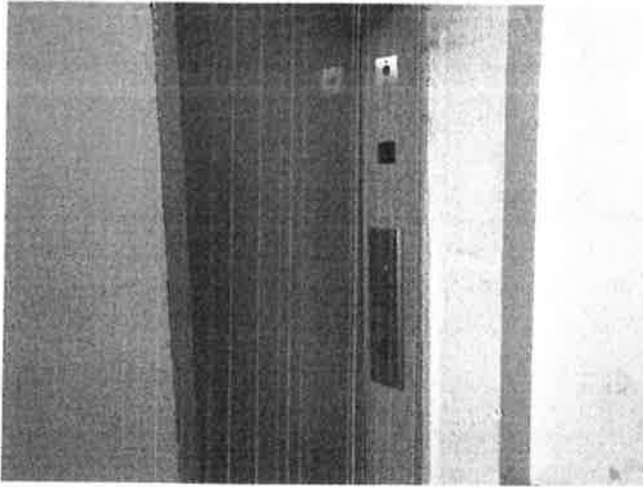


ACCESSIBLE INTERIOR PATH

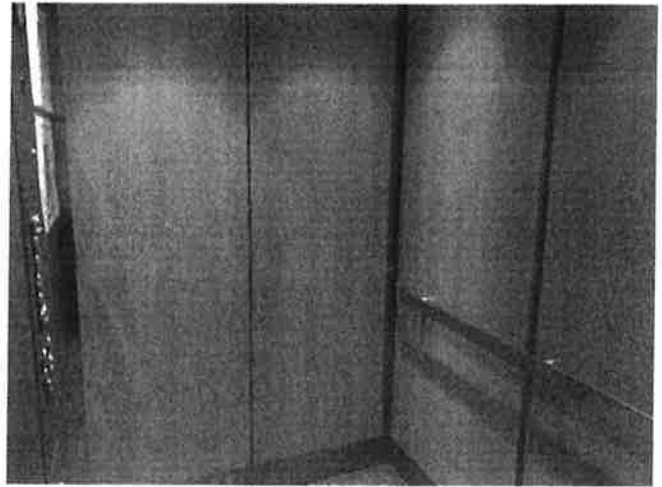


STAIR RAILS

**Courthouse: Photographic Overview**



**LOBBY LOOKING AT DOORS**



**IN-CAB**



**TOILET STALL OVERVIEW**



**SINK, FAUCET HANDLES AND ACCESSORIES**



**JURY ROOM**



**SINK CLEARANCE**

**Courthouse: Photographic Overview**



OVERVIEW OF JURY AREA



OVERVIEW OF WITNESS STAND

## **Appendix E:** Component Condition Report

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**Component Condition Report | Courthouse**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
<b>Facade</b>						
B2020	Building exterior	Poor	Window, Wood Historical, up to 15 SF	120	2	6990663
B2020	Building exterior	Fair	Door, Wood Historical, Glazed	12	10	6990661
<b>Roofing</b>						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, EPDM	14,700 SF	7	6990573
<b>Interiors</b>						
C1010	Jury room	Fair	Interior Wall Construction, Movable Partitions, Fabric 8 to 10' Height	12 LF	10	6990576
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	20	20	6990633
C1030	Throughout	Fair	Door Hardware, Office, per Door	80	3	6990584
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	20	10	6990596
C1030	Throughout	Fair	Interior Door, Wood, Solid-Core Decorative High-End w/ Glazing	40	20	6990632
C1070	4th floor	Fair	Suspended Ceilings, Hard ACT Tile	9,000 SF	13	6990654
C1070	1st floor, Lobby	Fair	Suspended Ceilings, Acoustical Tile (ACT)	5,000 SF	10	6990597
C1070	Throughout building	Fair	Hard Ceilings, Hard Tile, ACT	29,000 SF	10	6990657
C1090	Restroom-2nd floor, common	Fair	Toilet Partitions, Metal	3	10	6990609
C1090	Restrooms-1st floor, common	Fair	Toilet Partitions, Plastic/Laminate	6	5	6990600
C1090	Restrooms-4th floor, single user	Fair	Toilet Partitions, Marble	3	10	6990607
C2010	Restrooms, throughout	Fair	Wall Finishes, Ceramic Tile	150 SF	20	6990646
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	170,400 SF	5	6990625
C2010	Throughout	Fair	Wall Finishes, any surface, Prep & Paint	145,745 SF	5	6990642
C2010	Restroom-2nd floor, common	Fair	Wall Finishes, Ceramic Tile	400 SF	20	6990645
C2010	Restrooms-1st floor, common	Fair	Wall Finishes, Ceramic Tile	400 SF	10	6990647
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	13,000 SF	3	6990592
C2030	Throughout	Fair	Flooring, Vinyl Tile (VCT)	13,000 SF	7	6992238

Component Condition Report | Courthouse

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
C2030	2nd floor	Poor	Flooring, Marble	2,500 SF	2	6960590
C2030	Throughout	Fair	Flooring, Carpet, Commercial Standard	13,000 SF	7	6960659
C2030	Restrooms-common	Fair	Flooring, Ceramic Tile	2,500 SF	20	6960687
C2030	Corridors	Poor	Flooring, Ceramic Tile	13,000 SF	2	6960694
C2050	Throughout	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	29,000 SF	5	6960641
<b>Conveying</b>						
D1010	Attic	Fair	Passenger Elevator, Overhead Traction, 2-5 Floors, 2000 to 5000 LB, Renovate	1	19	6960539
D1010	Elevator	Fair	Elevator Cab Finishes, Standard	1	7	6960592
D1010	Elevator	Fair	Elevator Controls, Automatic, 1 Car	1	4	6961361
<b>Plumbing</b>						
D2010	4th floor	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	15	6960636
D2010	Restrooms-4th floor, single user	Fair	Toilet, Commercial Water Closet	7	10	6960610
D2010	Restrooms-1st floor, common	Fair	Toilet, Commercial Water Closet	9	10	6960650
D2010	Restroom-2nd floor, single user	Fair	Toilet, Commercial Water Closet	4	10	6960655
D2010	Throughout	Fair	Drinking Fountain, Wall-Mounted, Single-Level	3	8	6960572
D2010	Restroom-3rd floor, single use	Fair	Toilet, Commercial Water Closet	1	5	6960610
D2010	Throughout	Fair	Drinking Fountain, Floor-Mounted, Interior Basic	4	3	6960624
D2010	Restrooms-1st floor, common	Fair	Sink/Lavatory, Pedestal, Vitreous China	2	5	6960637
D2010	Restrooms-1st floor, common	Fair	Urinal, Standard	2	15	6960606
D2010	Restrooms-2nd floor, common	Fair	Sink/Lavatory, Drop-In Style, Vitreous China	2	15	6960677
D2010	Restroom, 2nd floor, common	Fair	Sink/Lavatory, Integral, Solid Surface	3	15	6960653
D2010	Mechanical room	Fair	Boiler, Gas, Domestic, 260 to 500 MBH	1	10	6960694
D2010	4th restroom	Fair	Shower, Marble	2	10	6960622
D2010	Restroom-3rd floor, single use	Fair	Sink/Lavatory, Pedestal, Vitreous China	1	10	6960603
D2010	Restroom, 2nd floor, common	Fair	Urinal, Standard	1	10	6960599

**Component Condition Report | Courthouse**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Restrooms-4th floor, single user	Fair	Urinal, Standard	3	3	6930527
D2010	Restrooms-1st floor, common	Fair	Sink/Lavatory, Drop-In Style, Vitreous China	4	15	6930570
D2010	Restroom-2nd floor, common	Fair	Toilet, Commercial Water Closet	3	15	6930588
D2010	Restroom-2nd floor, single use	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	4	15	6930589
D2010	Restrooms-4th floor, single user	Fair	Sink/Lavatory, Pedestal, Vitreous China	7	10	6930592
D2010	Janitors closet	Fair	Sink/Lavatory, Service Sink, Floor	2	20	6930616
D2010	Jury room	Fair	Sink/Lavatory, Drop-In Style, Enameled Steel	1	15	6930621
D2010	Restrooms, judge 105	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	15	6930578
D2010	2nd floor	Fair	Sink/Lavatory, Drop-In Style, Stainless Steel	2	15	6930606
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	58,298 SF	20	6930679
D2060	Basement	Fair	Air Compressor, Tank-Style, 5 HP	1	3	6930621
<b>HVAC</b>						
D3020	Garage connector	Fair	Unit Heater, Electric, 6 to 10 KW	1	10	6930651
D3050	Throughout	Poor	HVAC System, Ductwork, Medium Density	58,298 SF	2	6930678
D3050	Basement, mechanical room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP	2	10	6930599
D3050	Attic	Fair	Air Handler, Interior AHU, Integral to Building or Difficult Access, 25001 to 30000 CFM	1	3	6930543
D3050	Mechanical room, basement	Fair	Air Handler, Interior AHU, Integral to Building or Difficult Access, 25001 to 30000 CFM	1	10	6930608
D3050	Throughout	Fair	HVAC System, Hydronic Piping, 4-Pipe	58,298 SF	33	6930574
<b>Electrical</b>						
D5020	Throughout	Poor	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	58,298 SF	0	6930598
D5020	Garage connector	Fair	Distribution Panel, 120/208 V, 800 AMP	1	5	6930581
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	58,298 SF	10	6930377
<b>Fire Alarm &amp; Electronic Systems</b>						
D7030	Lobby	Good	Security Panel, Alarm & Control, Main Panel	1	12	6930589
D7050	Lobby	Fair	Fire Alarm Panel, Fully Addressable	1	3	6930526

**Component Condition Report | Courthouse**

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade	58,298 SF	8	69000602
<b>Equipment &amp; Furnishings</b>						
E1040	Lobby	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted	1	5	69000614
E2010	Jury room, 1st floor	Fair	Casework, Cabinetry, Standard	6 LF	10	69000620
E2010	4th floor	Fair	Casework, Cabinetry, Standard	12 LF	5	69000602
<b>Sitework</b>						
G2080	Site	Fair	Irrigation System, Pop-Up Spray Heads, Commercial	14,400 SF	10	69000671
G4050	Building exterior	Fair	Exterior Fixture w/ Lamp, any type, w/ LED Replacement, 250 W	12	3	69000610
<b>Follow-up Studies</b>						
P2030	Throughout	Poor	Engineering Study, Electrical, General Design	1	0	690006251

## **Appendix F:** Replacement Reserves

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Replacement Reserves Report

Courthouse

10/27/2023

Work Item Code	Location Description	ID	Cost Description	Life Span (EUL)	Edge	RUL	Quantity/Unit	Unit Cost	Subtotal	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	Delinquency Repair Estimate		
D2010	2nd floor	6960096	ShikLambory, Drop-In Style, Stainless Steel, Replace	30	15	15	2	EA	\$2,160.00	\$4,320																					\$4,320		
D2010	Reinforce 2nd floor, single use	6960589	ShikLambory, Well-Hang, Vitreous China, Replace	30	15	15	4	EA	\$2,700.00	\$10,800																						\$10,800	
D2010	Reinforce 2nd floor, common	6960577	ShikLambory, Drop-In Style, Vitreous China, Replace	30	15	15	2	EA	\$1,800.00	\$3,600																						\$3,600	
D2010	Reinforce, Judge 105	6960578	ShikLambory, Well-Hang, Vitreous China, Replace	30	15	15	1	EA	\$2,700.00	\$2,700																						\$2,700	
D2010	Janitor closet	6960616	ShikLambory, Service Sinks, Floor, Replace	30	15	20	2	EA	\$1,440.00	\$2,880																						\$2,880	
D2060	Basement	6960631	Air Compressor, Tank-Style, 5 HP, Replace	20	17	3	1	EA	\$18,000.00	\$18,000																						\$18,000	
D3020	Garage connector	6960651	Unit Heater, Electric, 8 to 10 KW, Replace	20	10	10	1	EA	\$3,860.00	\$3,860																						\$3,860	
D6050	Basement, mechanical room	6960559	pump, Distribution, HVAC Chilled or Condenser Water, 4 to 5 HP, Replace	25	15	10	2	EA	\$10,860.00	\$21,660																						\$21,660	
D6050	Throughout	6960768	HVAC System, Ductwork, Medium Density, Replace	30	28	2	58298	SF	\$7.20	\$418,746																						\$418,746	
D6050	Attic	6960849	Air Handler, Interior AHU, Integral to Building or District Access, 25001 to 30000 CFM, Replace	20	17	3	1	EA	\$108,000.00	\$108,000																							\$108,000
D6050	Mechanical room, basement	6960808	Air Handler, Interior AHU, Integral to Building or District Access, 25001 to 30000 CFM, Replace	20	10	10	1	EA	\$108,000.00	\$108,000																							\$108,000
D6020	Throughout	6960598	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	43	0	50298	SF	\$32.40	\$1,638,855	\$1,638,855																						\$1,638,855
D6020	Garage connector	6960591	Distribution Panel, 120/208 V, 600 AMP, Replace	30	25	5	1	EA	\$14,400.00	\$14,400																							\$14,400
D6040	Throughout	6960277	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	10	10	50298	SF	\$8.10	\$472,214																							\$472,214
D7030	Lobby	6960598	Security Panel, Alarm & Control, Main Panel, Replace	15	3	12	1	EA	\$12,860.00	\$12,860																							\$12,860
D7050	Lobby	6960628	Fire Alarm Panel, Fully Addressable, Replace	15	12	3	1	EA	\$27,000.00	\$27,000																							\$27,000
D8010	Throughout	6960658	BASHVAC Control, Basic System or Legacy Upgrades, Upgrade	15	7	8	54268	SF	\$4.50	\$245,341																						\$245,341	
E1040	Lobby	6960644	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	5	5	1	EA	\$2,700.00	\$2,700																						\$2,700	
E2010	4th floor	6960602	Cumercity, Cabinet, Standard, Replace	20	15	5	12	LF	\$540.00	\$6,480																						\$6,480	
E2010	Jury room, 1st floor	6960620	Cumercity, Cabinet, Standard, Replace	20	10	10	6	LF	\$540.00	\$3,240																							\$3,240
G2060	Stls	6960571	Ingration System, Pop-Up Spray Heads, Commercial, Replace	20	10	10	14,400	SF	\$1.80	\$25,920																							\$25,920
G4050	Building exterior	6960618	Exterior Fixtures w/ Lamp, any type, w/ LED Replacement, 250 W, Replace	20	17	3	12	EA	\$1,080.00	\$12,860																							\$12,860
P0030	Throughout	6962287	Engineering Study, Electrical, General Design, Replace	0	0	0	1	EA	\$12,860.00	\$12,860																							\$12,860
Totals, Unencumbered											\$1,888,855	\$12,860	\$1,878,748	\$4,405,389	\$3,000	\$1,025,312	\$0	\$599,780	\$268,821	\$0	\$11,566,898	\$0	\$12,860	\$232,200	\$0	\$1,047,272	\$0	\$175,500	\$33,400	\$252,000	\$1,482,800	\$10,282,334	
Totals, Encumbered (3-yr, inflation, compounded annually)											\$1,888,855	\$12,860	\$1,782,842	\$4,402,348	\$10,138	\$1,053,817	\$0	\$737,828	\$240,534	\$0	\$11,554,408	\$0	\$12,860	\$232,200	\$0	\$1,051,815	\$0	\$290,075	\$56,887	\$441,884	\$2,678,102	\$13,618,544	

## **WELD COUNTY COUNCIL RESOLUTION 229**

### **RE: APPROVAL OF 2024 INCREASED LEVY**

WHEREAS, Section 14-7(2) of the Weld County Home Rule Charter states that if the Board of Weld County Commissioners be of the opinion, the amount of tax limited by the five percent (5%) limitation of Section 14-7(1) will be insufficient for County needs for the current year, it may submit the question of an increased levy to the County Council, and the County Council shall examine the needs of the County and ascertain from such examination the financial condition thereof, and if in the opinion of a majority of the County Council that the County is in need of additional funds, the Council may grant an increased levy for the County in such amount as it deems appropriate, and the County is authorized to make such increased levy. However, no such excess levy shall be granted which will allow a greater revenue than would be produced by applying the previous year mill levy to the current year's assessed valuation, and

WHEREAS, due to the Ukrainian War oil and gas prices worldwide have increased significantly. Since over two-thirds of the assessed valuation for Weld County is from oil and gas production the sharp increase in oil and gas prices has create a short-term spike in Weld County's assessed valuation. This means for the 2024 budget the property tax revenue from the current mill levy of 22.038 less a 7 mill temporary credit for a net mill levy of 15.038 will exceed the Weld County Home Rule 5% property tax limit. The two options proposed by the County Commissioners to deal with the one-time spike in property tax revenues are to increase the temporary property tax credit to lower property tax collections or with the County Council's approval per Home Rule Charter Section 14-7 to retain the excess funds and retain the current mill levy to make additional prudent investments in the future of Weld County by constructing needed Island Grove facilities, and

WHEREAS, the Board of Weld County Commissioners has submitted the question of levying total county property taxes in the amount of approximately \$366 million by applying the current mill levy of 22.038 less a 7 mill temporary credit for a net mill levy of 15.038 to the estimated current year's assessed valuation of \$24.4 billion for the 2024 budget, and

WHEREAS, an additional amount of \$78.560 million above the Weld County Home Rule five percent limitation, would be budgeted solely for the purposes of investments in the future of Weld County by constructing needed Island Grove facilities, and

WHEREAS, the levy of approximately \$366 million would be under the TABOR limitation, but still allow the retention of the current mill levy of 22.038 less a 7 mill temporary credit for a net mill levy of 15.038 and equal the revenue that would be produces by applying the previous year levy to the current year's assessed valuation per Section 14-7(2) of the Weld County Home Rule Charter.

WHEREAS, in accordance Section 14-7(2) of the Weld County Home Rule Charter the County Council has examined the financial condition of the county and the 2024 budget request.



NOW, THEREFORE, BE IT RESOLVED that the majority of the County Council in accordance with Section 14-7(2) has determined that the County is in need of additional funds for investments in the future of Weld County by constructing needed Island Grove facilities and hereby grants the approval from an increased levy above the Weld County Home Rule 5% property tax limit for the County in the amount of approximately \$78.560 million with the exact amount being determined in December when the current mill levy of 22.038 less a 7 mill temporary credit for a net mill levy of 15.038 is applied to the final assessed valuation for fiscal year 2024. The motion expressed in the above Resolution was, duly made and seconded, and approved by the following vote on the 16th day of October, 2023.

**WELD COUNTY COUNCIL**

President James Welch

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Vice-President Cindy Beemer

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Councilperson Elijah Hatch

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Councilperson Nancy Teksten

---

Councilperson Trent Leisy

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# WELD COUNTY PHONE BILL

From 10/01/2023 To 10/31/2023

## Division: County Council

Department	Number Of Calls	Total Duration	Call Cost	Fixed Cost	Non-Fixed Cost	Total Cost
County Council	1	00:00:49	\$0.00	\$25.00	\$0.00	\$25.00
	1	00:00:49	\$0.00	\$25.00	\$0.00	\$25.00

Department	Number Of Calls	Total Duration	Call Cost	Fixed Cost	Non-Fixed Cost	Total Cost
County Council	1	00:00:49	\$0.00	\$25.00	\$0.00	\$25.00

## Department: County Council

User: Kane, Linda

	Number Of Calls	Total Duration	Call Cost	Fixed Cost	Non-Fixed Cost	Total Cost
_ Standard VoIP				\$25.00	\$0.00	\$25.00
Phone Number:	+19704004780					
Internal (in)	1	00:00:49	\$0.00			\$0.00
Extension:	4780					
Extension:	970/400-4780					
Login:	lkane					
Email:	lkane@weld.gov					
Email:	lkane@weldgov.com					
<b>Total Cost</b>	<b>1</b>	<b>00:00:49</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$0.00</b>	<b>\$25.00</b>