



Board of Directors Meeting

May 21, 2024 at 6:00 pm
3561 N Stagecoach Road, Longmont
Hybrid/Virtual: Zoom

AGENDA

- I. OPENING OF MEETING**
 - a. Call to Order
 - b. Roll Call
 - c. Pledge of Allegiance
 - d. Approval of Agenda
- II. PUBLIC/MEMBER PARTICIPATION**

3-minute time limit. Comments are for any item, on the agenda or not, unless they are set for a public hearing.
- III. CONSENT AGENDA**
 - a. April 16, 2024 Board of Directors Meeting Minutes
 - b. April 25, 2024 Special Board of Directors Meeting Minutes
- IV. REPORTS**
 - a. Local 3214 Report
 - b. Chief's Report
- V. NEW BUSINESS**
 - a. Erie I-25 Gateway URA Presentation
 - b. Monarch Park Place Remodel Budget
 - c. April District Financials
 - d. Collective Bargaining Resolution
- VI. OLD BUSINESS**
 - a. Construction Project Updates
- VII. BOARD MEMBER ITEMS**
 - a. Upcoming Board Items

VIII. EXECUTIVE SESSION

Section 24-6-402(4)(b), C.R.S., for purposes of receiving legal advice on executive session procedure.

IX. ADJOURNMENT

ATTACHMENTS

April 16, 2024 Board of Directors Meeting Minutes	Page 3
April 25, 2024 Special Board of Directors Meeting Minutes	Page 13
Local 3214 Report	Page 22
Chief’s Report	Page 23
Community Outreach Calendars – May and June	Page 28
April Incident Report	Page 30
Erie I-25 Gateway URA Documents	Page 65
Monarch Park Place Remodel Budget Documents	Page 120
April District Financials	Page 160
Resolution 2019-1 Collective Bargaining (current resolution)	Page 179
Resolution 2022-5 Negotiations Timeline (current resolution)	Page 186
Proposed Resolution Edits (District Administration Recommendation)	Page 187
Proposed Resolution Edits (Local 3214)	Page 196
Wember Monthly Project Update	Page 208
Upcoming Board Items	Page 217

Join Zoom Meeting

<https://us02web.zoom.us/j/85121175964?pwd=NzQyK2dub0M2WFZ5UVpreEtPZkQrUT09>

Meeting ID: 851 2117 5964

Passcode: 662387

Dial by your location

719 359 4580

Meeting ID: 851 2117 5964

Passcode: 662387

Find your local number: <https://us02web.zoom.us/j/kbc1uZc0qO>



**Board of Directors Regular Meeting
April 16, 2024,
Directly Following the Foundation Board Meeting
Hybrid/Virtual: Zoom**

Meeting Minutes

I. OPENING OF MEETING

a. Call to Order

The regular meeting of the Board of Directors of the Mountain View Fire Protection District was held on April 16, 2024, as an In-Person/Virtual Zoom meeting, and was called to order by Director McConnell at 6:15 p.m.

b. Roll Call

The following Board members attended the meeting:

President McConnell, Director DeVenny, Director Venrick, and Director Lathrop.

Director Lathrop moved to excuse Director Whitlow. The motion was seconded by Director Venrick and carried unanimously.

Other persons present were Fire Chief David Beebe, Deputy Chief Sterling Folden, Administrative Specialist Cindy Wible, Director of Finance Tonya Olson, Public Information Officer Rick Tillery, and Legal Counsel John Chmil.

c. Pledge of Allegiance

d. Approval of Agenda

Legal Counsel John Chmil asked the Board to add a late exclusion item for Meadow View Estates to the agenda. Director Lathrop moved to approve the agenda adding the exclusion item. The motion was seconded by Director DeVenny and carried unanimously.

II. PUBLIC/MEMBER PARTICIPATION

None

III. CONSENT AGENDA

Director DeVenny moved to approve the consent agenda, including the Regular Meeting Minutes from the March 19, 2024, meeting. The motion was seconded by Director Lathrop and was carried unanimously.

IV. REPORTS

a. Local 3214 Report

Local 3214's report was included in the packet. Director DeVenny asked what the L3214 meant by organizational health discussion in the Master Plan. L3214 President Carter said that the Local would like the District to include Frontline in the Master Plan.

b. Chief's Report

Chief Beebe's report was included in the packet. He had Community Outreach Coordinator Julia Dumond introduce Anna Christianson, our new Community Outreach Education Specialist. Anna was hired for a part-time position in November and was promoted to full-time as the Education Specialist.

Director DeVenny asked about the Kid's Academy that is planned for this summer. Ms. Dumond told her that there are two dates for the Kids Academy. The first one is June 24th -June 27th at Station 5 in Superior. The second one is July 8th-11th at the Longmont Training Center. The cost for Kids Academy is \$50.00 per participant. There will be a 10% discount for kids of employees. **Action:** Director McConnell asked to check and see if the Foundation could help offset the cost of any employee who is signing up for their kids.

Director Venrick asked what the timeline was for the new HazMat rig to go into service. Deputy Chief Folden said that the rig was going into service on May 16th.

V. NEW BUSINESS

a. City of Dacono Presentation

Jennifer Krieger with the Town of Dacono gave a presentation on the state of Dacono. She reviewed the new housing developments, and commercial development projects taking place or in the works. Bobby Redd (Public Works Director) presented an overview of all road improvement projects, pavement improvements projects, and the water tower improvement project.

b. March 2024 District Financials

Director of Finance Tonya Olson reviewed the financials for March 2024. Director DeVenny moved to approve the March 2024 Financials. The motion was seconded by Director Venrick and carried unanimously.

c. Master and Strategic Plan Consultant-ESCI

Chief Beebe updated the Board on the RFP that went out for the Master and Strategic Plan. He said we received 5 proposals and then interviewed the top two proposals and decided on the proposal from ESCI (Emergency Services Consultants International) The proposal was in the board packet. Chief Beebe said he just received the contract yesterday and legal counsel has not had a chance to review it. ESCI is ready to start the project and it should take about 6

months to complete. After discussion, **Motion:** Director Lathrop moved to permit Chief Beebe to move forward with the contract after approval from legal counsel. It was seconded by Director Venrick and carried unanimously.

VI. OLD BUSINESS

- a. Meadow View Exclusion (added to agenda at beginning of the meeting)
The Public Hearing for the Meadow View Exclusion will be at the Special Board of Directors Meeting on April 24, 2024.
- b. Construction Project Updates
Michelle Gutierrez with Wember reviewed the updates for all the projects. They have started design meetings for the admin building, the Meadow Sweet Station, and Stations 4 and 5. She also introduced Melissa Lanning with Infusion Architects who will be working on the Administration Building.

VII. BOARD MEMBER ITEMS

- a. Upcoming Board Items
Included in the packet. No questions

Director DeVenny updated the Board on the ride-along that she has participated in this month. She was able to watch the extrication training on one of the ride-along and has two more scheduled this month. She also attended the Pre-Burn visit for the Forsyth II Prescribed Burn put on by the US Forest Service.

Director Lathrop asked about the follow-up on the Frontline Survey. Deputy Chief Folden updated him that he is working with Eric Savickas with Convergent Impact on setting up a plan to go to the stations, do ride-along, and talk to the crews to verify the results of the Frontline survey and come up with solutions from that plan.

Director Lathrop wanted to recognize Lt Nathaniel Kelley and Captain Cody Bennett for their work on the groundbreaking research on the next generation of PFAS-free firefighting foam at the Clean Waterways Conference in Cincinnati, Ohio. The presentation, titled "Foam of the Future: Protecting Diverse Communities Across the USA," highlighted the transition from traditional AR-AFFF to advanced synthetic foams. This innovative approach not only enhances firefighting effectiveness but also prioritizes the health of our ecosystems and the well-being of communities nationwide.

Director McConnell thanked Chief Zick for taking her on a ride along. They went out to the academy, and she was able to meet some of the recruits and see the training going on there.

VIII. EXECUTIVE SESSION

Director McConnell moved to enter an executive session pursuant to § 24-6-402(4)(b), C.R.S. for purposes of consulting with our attorney on the issue of current employee litigation, pursuant to Section 24-6-402(4)(f) C.R.S. for purposes of discussing a personnel matter regarding the Fire Chief's Employment Agreement, and pursuant to Section. 24-6-402(4)(b) C.R.S. for purposes of consulting

with our attorney on the issue of succession plan for the Fire Chief position. It was seconded by Director Lathrop.

Session timing was:

Moved to the first session for employee litigation from 7:18 pm-7:41 pm

Moved to the second session on Fire Chief Agreement from 7:41 pm-7:46 pm

Moved to the third session Succession Plan for the Fire Chief from 7:46 pm-8:26 pm

Executive Session ended at 8:26 pm

IX. ADJOURNMENT

There being no further business to come before the meeting, Director Lathrop moved to adjourn the meeting at 8:27 p.m. It was seconded by Director DeVenny and carried unanimously.

The preceding minutes are approved by the Mountain View Fire Protection District Board of Directors and constitute the official minutes of the meeting held on the date stated above.

President, Laura McConnell Date

Board Secretary, Cole Lathrop Date

Action Items

January 16, 2024

None

February 20, 2024

Action: Chief Beebe will check in to see if anyone can be a Mountain View representative at the Colorado Division of Fire Prevention meeting regarding their strategic plan review on March 11, 2024. – Chief Beebe attended the strategic plan review meeting on the 11th.

March 19, 2024

Action: Deputy Chief Folden will reach out to Frontline about a mid-year follow-up.

April 16, 2024

Action: Director McConnell asked to check and see if the Foundation could help offset the cost of any employee who is signing up their kids for the Kids Academy.

Motions

January 16, 2024

Motion: Director DeVenny moved to approve the District to submit the application for the Peace Officers Grant. The motion was seconded by Director Whitlow and carried unanimously.

Motion: Director Lathrop moved to approve the 2024 Audit Engagement letter from Hayne & Company. The motion was seconded by Director DeVenny and carried unanimously.

Motion: Director Whitlow moved to set the Public Hearing for the Mendoza Minor Exclusion for the February 20th meeting. The motion was seconded by Director Venrick and carried unanimously.

Motion: Director Whitlow moved to approve the Tri Pointe Homes Exclusion. It was seconded by Director DeVenny and carried unanimously.

Motion: Director Venrick moved to approve the Third Amendment of the Fire Chief's Employment Agreement. It was seconded by Director Whitlow and carried unanimously.

Motion: Director Lathrop moved to approve Resolution 2024-1 Authorization for Monarch Place Transaction. It was seconded by Director Venrick and carried unanimously.

February 20, 2023

Motion: Director Whitlow moved to approve the Letter of Understanding with the Center of Public Safety Excellence. The motion was seconded by Director DeVenny and carried unanimously.

Motion: Director Venrick moved to approve the Mendoza Exclusion. The motion was seconded by Director Lathrop and carried unanimously.

Motion: Director Lathrop moved to approve the new Wember contract. The motion was seconded by Director Venrick and carried unanimously.

Motion: Director Whitlow moved to approve the Infusion Architects. The motion was seconded by Director Venrick and carried unanimously.

Motion: Director Whitlow moved to reject the current settlement offer and proceed as discussed in Executive Session. The motion was seconded by Director Venrick and carried unanimously.

March 19, 2024

Motion: Director Whitlow moved to ratify the ambulance donation to Boulder Valley Schools. The motion was seconded by Director Lathrop and carried unanimously.

Motion: Director DeVenny moved to approve the donation of the radio equipment to Boulder County. It was seconded by Director Lathrop and carried unanimously.

Motion: Director Whitlow moved to approve the RFP for CPS HR to begin the search for a Chief Human Resources Officer. It was seconded by Director Lathrop and carried unanimously.

Motion: Director DeVenny moved to approve the Westview Acres Exclusion. It was seconded by Director Lathrop and carried unanimously.

Motion: Director Whitlow moved to approve Elder Construction as the General Contractor for the Monarch Park Place Building. It was seconded by Director DeVenny and carried unanimously.

Motion: Director Lathrop moved to approve Fransen Pittman as the General Contractor for the Meadow Sweet Station. It was seconded by Director Whitlow and carried unanimously.

April 16, 2024

Motion: Director Lathrop moved to permit Chief Beebe to move forward with the contract after approval from legal counsel. It was seconded by Director Venrick and carried unanimously.

Glossary

A

ADA – Americans with Disabilities Act

AFG – Assistance to Firefighters Grant

Alpha Side – Front side of a structure

B

BCSO – Boulder County Sheriff's Office

Bravo Side – Left side of a structure

BVFC – Boulder Valley Fire Consortium

BVSD – Boulder Valley School District

C

CBA – Collective Bargaining Agreement

CDOT – Colorado Department of Transportation

Charlie Side – Back side of a structure

CO – Certificate of Occupancy

CORA – Colorado Open Records Act

CWPP – Community Wildfire Protection Plan

D

Delta Side – Right side of a structure

DiSC Assessments - DiSC is an acronym that stands for the four main personality profiles described in the DiSC model: (D)ominance, (i)nfluence, (S)teadiness, and (C)onscientiousness.

DOLA – Department of Local Affairs

E

EMS – Emergency Medical Service

F

FMLA – Family Medical Leave Act

FPPA – Fire and Police Pension Association

G

GC – General Contractor

H

I

ISO – Insurance Rating Office

J

K

L

M

MAFIT – Multi-Agency Fire Investigation Team

MDT – Mobile Data Terminal

MVFR – Mountain View Fire Rescue

MVFPD – Mountain View Fire Protection District

N

NIST – National Institute of Standards and Technology

O

OSMP – Open Space and Mountain Parks

P

PERA – Public Employee’s Retirement Association

PIO – Public Information Officer

Q

R

RFP – Request for Proposal

RHS - Retiree Healthcare Savings

S

SDA - Special District Association

SSO - Single Sign On

SWAT - Special Weapons and Tactics

T

TCO – Temporary Certificate of Occupancy

U

V

W

WC – Workers Compensation

X

Y

Z



**Board of Directors Special Meeting
April 25, 2024,
4:00 pm
Hybrid/Virtual: Zoom**

Meeting Minutes

I. OPENING OF MEETING

a. Call to Order

The special meeting of the Board of Directors of the Mountain View Fire Protection District was held on April 25, 2024, as an In-Person/Virtual Zoom meeting, and was called to order by Director McConnell at 4:00 p.m.

b. Roll Call

The following Board members attended the meeting:

President McConnell, Director DeVenny, Director Venrick, Director Whitlow, and Director Lathrop.

Other persons present were Fire Chief David Beebe, Deputy Chief Sterling Folden, Director of Administration Pam Owens, PIO Rick Tillery, and Legal Counsel John Chmil.

c. Pledge of Allegiance

d. Approval of Agenda

Director Whitlow moved to approve the agenda as written. The motion was seconded by Director DeVenny and carried unanimously.

II. PUBLIC/MEMBER PARTICIPATION

L3214 President Ben Carter read a statement from the Local.

III. CONSENT AGENDA

None

IV. NEW BUSINESS

a. Public Hearing on the Meadow View Estates Exclusion

Director Whitlow moved to open the Public Hearing on the Meadow View Estates at 4:04 pm.

Legal Counsel John Chmil updated the Board that these properties were annexed into the City of

Longmont in 2007. There are 11 properties currently included in the petition and there will be about 12 or 13 more properties turning in exclusions. Director Whitlow moved to close the Public Hearing at 4:05 pm. The motion was seconded by Director DeVenny and carried unanimously. **Motion:** Director Lathrop moved to approve the Meadow View Estates Exclusion. It was seconded by Director Whitlow and carried unanimously.

b. Fire Chief's Employment Agreement

Director McConnell reviewed with the Board the discussion from the last meeting regarding the Fire Chief's Employment Agreement and they all received information from legal counsel. No discussion was had. **Motion:** Director Whitlow moved to approve the Fire Chief's Employment Agreement as submitted by Legal Counsel. It was seconded by Director Venrick and carried unanimously.

c. Collective Bargaining Resolution Discussion

All discussions will be had in the Executive Session

V. BOARD MEMBER ITEMS

Director McConnell asked PIO Rick Tillery to update the Board on the upcoming Carbon Valley Board of Directors Awards Dinner. Rick said that Director DeVenny had accepted the invitation and he had room for one more board member if they wanted to attend. Director McConnell said that she would like to attend.

VI. EXECUTIVE SESSION

Director Whitlow moved to enter an executive session at 4:15 p.m. pursuant to § 24-6-402(4)(e), C.R.S., for purposes of discussing the District Collective Bargaining Resolution to determine our position in negotiations, developing strategies, and instructing our negotiators., and for legal advice pursuant to 24-6-204(4)(b) regarding the same.

The Board took a recess from the executive session at 5:43 p.m. and resumed the executive session at 5:56 p.m. The executive session concluded at 6:37 p.m.

VII. ADJOURNMENT

There being no further business to come before the meeting, Director Whitlow moved to adjourn the meeting at 6:39 p.m. It was seconded by Director Lathrop and carried unanimously.

The preceding minutes are approved by the Mountain View Fire Protection District Board of Directors and constitute the official minutes of the meeting held on the date stated above.

President, Laura McConnell Date

Board Secretary, Cole Lathrop Date

Action Items

January 16, 2024

None

February 20, 2024

Action: Chief Beebe will check in to see if anyone can be a Mountain View representative at the Colorado Division of Fire Prevention meeting regarding their strategic plan review on March 11, 2024. – Chief Beebe attended the strategic plan review meeting on the 11th.

March 19, 2024

Action: Deputy Chief Folden will reach out to Frontline about a mid-year follow-up.

April 16, 2024

Action: Director McConnell asked to check and see if the Foundation could help offset the cost of any employee who is signing up their kids for the Kids Academy.

April 25, 2024

None

Motions

January 16, 2024

Motion: Director DeVenny moved to approve the District to submit the application for the Peace Officers Grant. The motion was seconded by Director Whitlow and carried unanimously.

Motion: Director Lathrop moved to approve the 2024 Audit Engagement letter from Hayne & Company. The motion was seconded by Director DeVenny and carried unanimously.

Motion: Director Whitlow moved to set the Public Hearing for the Mendoza Minor Exclusion for the February 20th meeting. The motion was seconded by Director Venrick and carried unanimously.

Motion: Director Whitlow moved to approve the Tri Pointe Homes Exclusion. It was seconded by Director DeVenny and carried unanimously.

Motion: Director Venrick moved to approve the Third Amendment of the Fire Chief's Employment Agreement. It was seconded by Director Whitlow and carried unanimously.

Motion: Director Lathrop moved to approve Resolution 2024-1 Authorization for Monarch Place Transaction. It was seconded by Director Venrick and carried unanimously.

February 20, 2023

Motion: Director Whitlow moved to approve the Letter of Understanding with the Center of Public Safety Excellence. The motion was seconded by Director DeVenny and carried unanimously.

Motion: Director Venrick moved to approve the Mendoza Exclusion. The motion was seconded by Director Lathrop and carried unanimously.

Motion: Director Lathrop moved to approve the new Wember contract. The motion was seconded by Director Venrick and carried unanimously.

Motion: Director Whitlow moved to approve the Infusion Architects. The motion was seconded by Director Venrick and carried unanimously.

Motion: Director Whitlow moved to reject the current settlement offer and proceed as discussed in Executive Session. The motion was seconded by Director Venrick and carried unanimously.

March 19, 2024

Motion: Director Whitlow moved to ratify the ambulance donation to Boulder Valley Schools. The motion was seconded by Director Lathrop and carried unanimously.

Motion: Director DeVenny moved to approve the donation of the radio equipment to Boulder County. It was seconded by Director Lathrop and carried unanimously.

Motion: Director Whitlow moved to approve the RFP for CPS HR to begin the search for a Chief Human Resources Officer. It was seconded by Director Lathrop and carried unanimously.

Motion: Director DeVenny moved to approve the Westview Acres Exclusion. It was seconded by Director Lathrop and carried unanimously.

Motion: Director Whitlow moved to approve Elder Construction as the General Contractor for the Monarch Park Place Building. It was seconded by Director DeVenny and carried unanimously.

Motion: Director Lathrop moved to approve Fransen Pittman as the General Contractor for the Meadow Sweet Station. It was seconded by Director Whitlow and carried unanimously.

April 16, 2024

Motion: Director Lathrop moved to permit Chief Beebe to move forward with the contract after approval from legal counsel. It was seconded by Director Venrick and carried unanimously.

April 25, 2024

Motion: Director Lathrop moved to approve the Meadow View Estates Exclusion. It was seconded by Director Whitlow and carried unanimously.

Motion: Director Whitlow moved to approve the Fire Chief's Employment Agreement as submitted by Legal Counsel. It was seconded by Director Venrick and carried unanimously.

Glossary

A

ADA – Americans with Disabilities Act

AFG – Assistance to Firefighters Grant

Alpha Side – Front side of a structure

B

BCSO – Boulder County Sheriff's Office

Bravo Side – Left side of a structure

BVFC – Boulder Valley Fire Consortium

BVSD – Boulder Valley School District

C

CBA – Collective Bargaining Agreement

CDOT – Colorado Department of Transportation

Charlie Side – Back side of a structure

CO – Certificate of Occupancy

CORA – Colorado Open Records Act

CWPP – Community Wildfire Protection Plan

D

Delta Side – Right side of a structure

DiSC Assessments - DiSC is an acronym that stands for the four main personality profiles described in the DiSC model: (D)ominance, (i)nfluence, (S)teadiness, and (C)onscientiousness.

DOLA – Department of Local Affairs

E

EMS – Emergency Medical Service

F

FMLA – Family Medical Leave Act

FPPA – Fire and Police Pension Association

G

GC – General Contractor

H

I

ISO – Insurance Rating Office

J

K

L

M

MAFIT – Multi-Agency Fire Investigation Team

MDT – Mobile Data Terminal

MVFR – Mountain View Fire Rescue

MVFPD – Mountain View Fire Protection District

N

NIST – National Institute of Standards and Technology

O

OSMP – Open Space and Mountain Parks

P

PERA – Public Employee’s Retirement Association

PIO – Public Information Officer

Q

R

RFP – Request for Proposal

RHS - Retiree Healthcare Savings

S

SDA - Special District Association

SSO - Single Sign On

SWAT - Special Weapons and Tactics

T

TCO – Temporary Certificate of Occupancy

U

V

W

WC – Workers Compensation

X

Y

Z



Subject: Report of IAFF L3214

From: Mountain View Professional Firefighters IAFF L3214

To: Mountain View Fire Protection District Board of Directors

Date: May 10th, 2024

Dear Directors,

The L3214 Executive Board has been actively engaged in fostering connections with elected officials who represent the areas where our members provide assistance. Our aim is to cultivate robust partnerships that will further enhance the well-being of MVFPD and its constituents.

In late April IAFF L3214 President Ben Carter was selected to attend the IAFF Political Training Academy. This elite political bootcamp trains IAFF members on how to effectively implement political action at a local and national level. This helps Mountain View be more politically effective for items like ballot initiatives and local elections.

L3214 collaborated with Deputy Chief Folden to facilitate cooperation with many of Boulder Counties Fire Departments by leveraging our union connections, resulting in a preliminary agreement to revamp the county's apparatus identification system. This successful collaboration sets the stage for ongoing cooperation, aiming to foster future multi-agency agreements in emergency operations for the benefit of all involved parties.

We express our gratitude for the district's efforts in providing our members with alternative safety gear, in addition to our structural firefighting gear, for situations where full structure fire protection is unnecessary. This will help us reduce our exposure to PFAS and mitigate the associated health risks. Additionally, we appreciate the district's commitment to gradually replacing our current PFAS-containing structural firefighting gear with non-PFAS gear as part of the routine replacement process.

We have previously voiced our members' unease in responding to the Frontline survey, citing worries about confidentiality and potential negative consequences. The Union appreciates the board's efforts in exploring alternative channels for feedback, such as consulting with the Lead with Vision group for organizational assessments.

We remain optimistic that the district's bargaining resolution can be modified or substituted to facilitate more comprehensive conversations on matters of significant importance to our members. Specifically, we seek to have greater influence on fair and safe working conditions in addition to salary and benefits. Ultimately, we believe this would make a positive difference for both the citizens of the district and our members who protect them.

We look forward to continued discussion with the board on these concerns.

Respectfully Submitted,

IAFF L3214 - Executive Board



MOUNTAIN VIEW FIRE RESCUE

FROM THE OFFICE OF DAVE BEEBE, FIRE CHIEF

To: MVFPD Board of Directors
From: Dave Beebe
Date: May 1, 2024

Re: May Chief's Report

Directors,

Please accept this report on activities, progress, and concerns that have occurred or are ongoing.

- The district has its kick-off meeting with ESCI to start the process for the Strategic and Master Plan project.
- The Chief Human Resource Officer (CHRO) position will close on May 15.
- Participated in the Battalion Chief and Captain promotional processes.

Administrative Services

- The District currently has six employees on modified duty.
- Chief Beebe and Deputy Chief Folden completed the Chief's interviews for the Battalion Chief and Captain promotional processes. Join us in congratulating our three new Battalion Chief's; Anthony Scott, Ed Seibert, Tim Mallon, and our two new Captains, Annalisa Laube, and Luke Hawkins.
- Reminder of the pinning and promotional ceremony on June 6th.

Finance

- The Finance Director was part of the panel to grade proposals and interview consultants for the strategic plan.
- Finance staff assisted in onboarding two new employees in April; a Wildland Specialist and Community Outreach Assistant.
- The district's Accountant was interviewed by Spokane Valley Fire and Sun River Fire in Oregon about Mountain View Fire's experience with ADP and CrewSense.
- The Deputy Chiefs and Finance met to map out a plan to better the process of purchasing and budget for new and replacement apparatus. Possible solutions and follow-up tasks were discussed.

- The Finance Director, EMS Division Chief, and Maintenance Manager met to discuss the requirements of the Medicare Data Survey due at the end of May.
- Software update:
 - All 2023 detail transactions and budgets from the old system were imported into Sage Intacct after completion of the audit.
 - Live training sessions continued into April. Seven more sessions were held with designated trainers from JMT Consulting on various aspects of the software.
 - Staff completed a ninety-item list for user acceptance training with Sage Intacct. A few items needed further clarification with the vendor, but overall, the testing went well.
 - The final sign-off of the testing in the sandbox environment happened on April 25th. The vendor had to follow up on one fix with the software developer for go-live.

Operations

- House fire in Erie. The fire was contained to the home of origin, and no injuries were reported. When crews arrived, the garage and single vehicle were fully involved. The home did have significant damage. Assistance from Lafayette FD.
- House fire in Dacono. The fire was contained to the home of origin, and no injuries were reported. When crews arrived, they found smoke and fire from the backside of the house. The home did have damage. Crews did a good job of extinguishing the fire.
- House fire in Brownsville. The fire was contained to the home of origin. Injuries were reported, but the homeowners self-transported to the hospital. When crews arrived, the house was fully involved, and it was reported that people may have been inside. They were not and had left to go to the hospital. The home did have significant damage. Assistance from Lafayette FD.

EMS:

- Working with NIST Public Safety Communications Research Lab on a research program as well as a transfer of an ambulance for continued research.

Training:

- We completed the use of the acquired structure in Erie; it was a great partnership with the town and a good use of a house that is soon to be deconstructed.
- Our new recruits continue to perform well at the Front Range Fire Academy; additionally, we remain to present with several people from the Line with academy instructional assistance.

Wildland:

- The annual wildland refresher took place.
- New type VI engines are equipped and in service.

Life Safety

- 109 plans reviewed in April.
- Mead
 - 234 Main Street is under construction after 3 years of sitting idle.
 - QuikTrip opened at Highway 66 and I-25.
 - Working with the town to complete plans for the Turion Subdivision.
- Erie
 - We are doing about four rough sprinkler inspections a week because of the new Erie sprinkler ordinance.
- Superior
 - Tenant finish of a commercial space at 2250 Main Street.
 - Community space will be part of this building as well.
 - A new restaurant will go vertical soon in Block 4 of downtown Superior.

Fire Investigations:

- Residential garage structure fire in south downtown Erie
- Residential structure fire in Brownsville

Community Outreach:

- Anna Christianson started full-time as Community Outreach Education Specialist and has already started working on the video projects for our team.
- Julia Dumond successfully completed the Erie Police Department Community Academy and learned all about what our partners at the police department do daily, as well as how we can work together in the future.
- Superior Arbor Day event was canceled but we look forward to being there next year.
- Anna and Julia are taking the Fire and Life Safety Educator Course at South Metro during the first week of May and will attend the Community Risk Reduction Leadership conference in Glendale, AZ in a couple of weeks.

Information Technology:

- Worked with Comcast to get fiber Internet working at the new admin building. Installed all networking equipment. Finishing the wireless setup this week, so anyone working there during the remodel phase has reliable Internet access.
- Working on remediating our website (PDF files, closed captioning, etc.) for accessibility laws going into effect on July 1.
- Outfitting new Hazmat trailer with IT computers, monitors, TVs, etc.

Fleet/Facilities:

Facilities:

- Wember report will be included in the board report.

- Wember has generated work orders to manage the Station 4 remodel, the Station 5 remodel, the Station 10 septic field installation, and the Marshall Mesa Cistern replacement.
- Station 8:
 - No updates on the ditch. We're still waiting for others.
- Monarch Park Building.
 - Working with the project team to generate floor plans and programming.
- The programming and design process for West Mead is ongoing.
 - Still working through the Town of Mead processes.
- The programming and design process for the Meadow Sweet site in Erie is ongoing.
- The project to finish the bathroom and bedroom setup at Station 5 has been started.
 - Hoping to have the project wrapped up before the end of May.
- Additional bedrooms at Station 4.
 - Infusion has submitted an initial floor plan design we're working through.

Fleet:

- The Braun ambulances have been placed in service.
- The new Type-VI rigs have been placed in service.
- 2257/HM 207.
 - Working with an external vendor to complete additional equipment installation.
- No production updates from Braun on the two ambulances we have on order.
- Per Rosenbauer, we should take delivery of the new engine 201/2201 by late May.
- The mid-build point for the other two Rosenbauer pumpers we have on order is estimated to occur in July or August.

Communications

- Coordinated a film shoot with the Smithsonian Channel at Station 5 utilizing the ropes course.
- Represented MVFR at the Boulder County Strategic Fuels Mitigation Grant seminar.
- Attended the FDIC trade show as part of a research group to learn about equipment and apparatus.
- Represented MVFR at the St. Vrain School District Career Elevation and Technology Career Day.
- Interviewed by Boulder Daily Camera reporter Nicole Dorfman regarding two separate house fires Flatiron Road and Homestead Road.

- Responded to an overnight structure fire in Erie at the request of the Battalion Chief.
- Participated in the Boulder County Emergency Operations Center activation for the High Wind Event which resulted in planned and unplanned power outages across our district.

Respectfully,

Dave Beebe

Fire Chief

MAY

/ 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	1 Fire and Life Safety Educator I Class	2 Fire and Life Safety Educator I Class 11:00 AM Senior BP Checks Erie & Mead	3 Fire and Life Safety Educator I Class 9a-11a Car Seat Checks Station 6	4
5	6	7 6p-8p Monthly Outreach Assistant Meeting	8	9 3:30p-7:30p BVSD TEC Fest Boulder TEC	10	11
12	13	14 CRR Leadership Conference - AZ 8a-4p Hands Only CPR Niwot High	15 CRR Leadership Conference - AZ 8a-4p Hands Only CPR Niwot High	16 CRR Leadership Conference - AZ	17	18 Erie Town Fair
19 9a-4p Babysitter Class @ Admin	20	21 6:00p-8:00p Board of Directors Monthly Meeting	22 4:30p Touch a Truck Meadowlark School	23	24	25 Erie High School 2024 Graduation
26	27	28	29	30	31	1

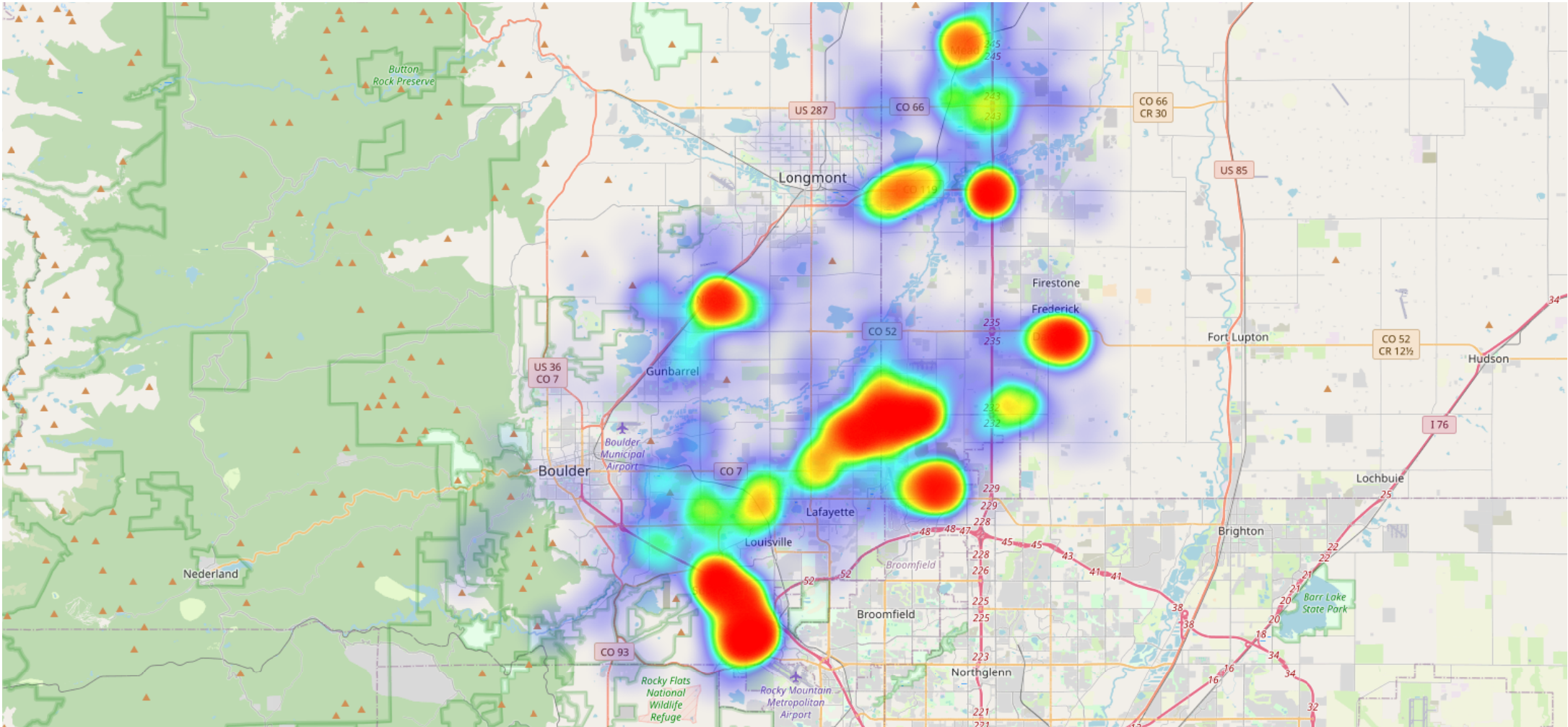
JUNE

/ 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	31	1
2	3	4 6p-8p Monthly Outreach Assistant Meeting	5	6 11:00 AM Senior BP Checks Erie & Mead 1p MVFR Promotion/ Swearing In	7 9a-11a Car Seat Checks Station 6	8
9	10	11	12	13	14	15
16	17 NFPA Conference & Expo - Florida	18 NFPA Conference & Expo - Florida 6:00p-8:00p Board of Directors Monthly Meeting	19 NFPA Conference & Expo - Florida	20	21	22
23	24 Kid's Academy #1 Station 5 Superior	25 Kid's Academy #1 Station 5 Superior	26 Kid's Academy #1 Station 5 Superior	27 Kid's Academy #1 Station 5 Superior	28	29
30	1	2	3	4	5	6

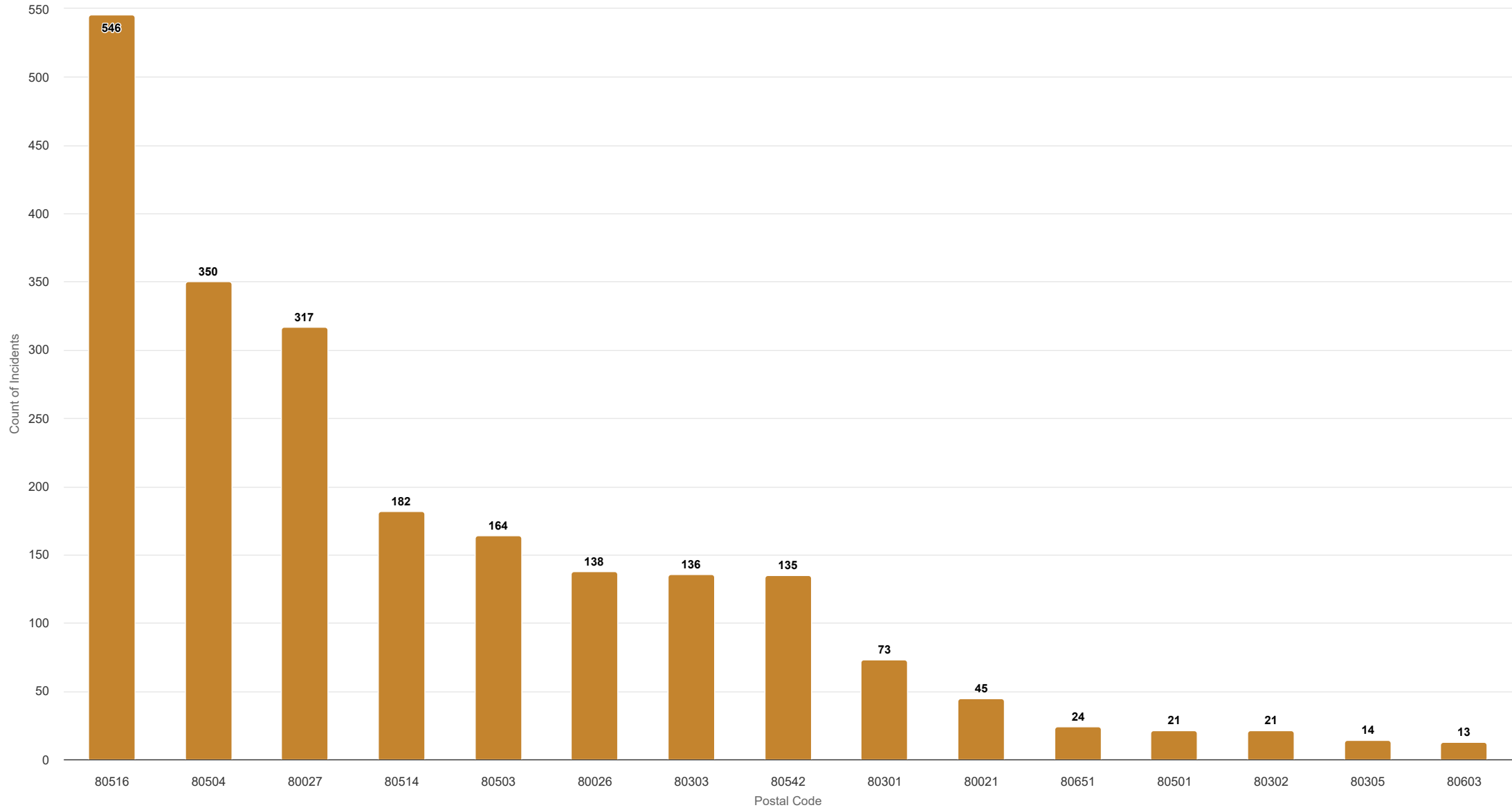
Scene Locations of Fire Incidents

N = 2,202 Jan 01, 2024 to Dec 31, 2024



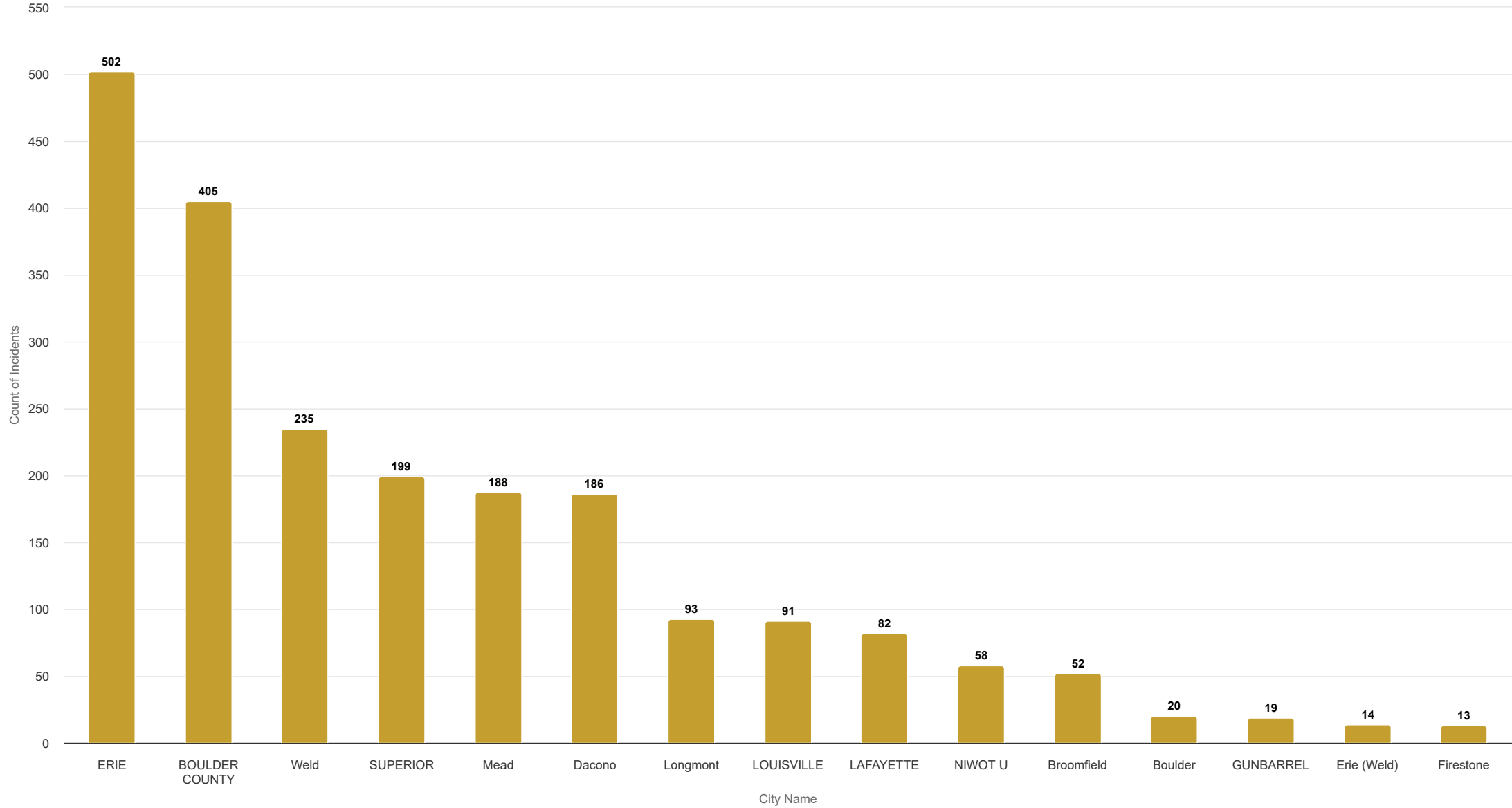
Incidents by Postal Code

Jan 01, 2024 to Dec 31, 2024



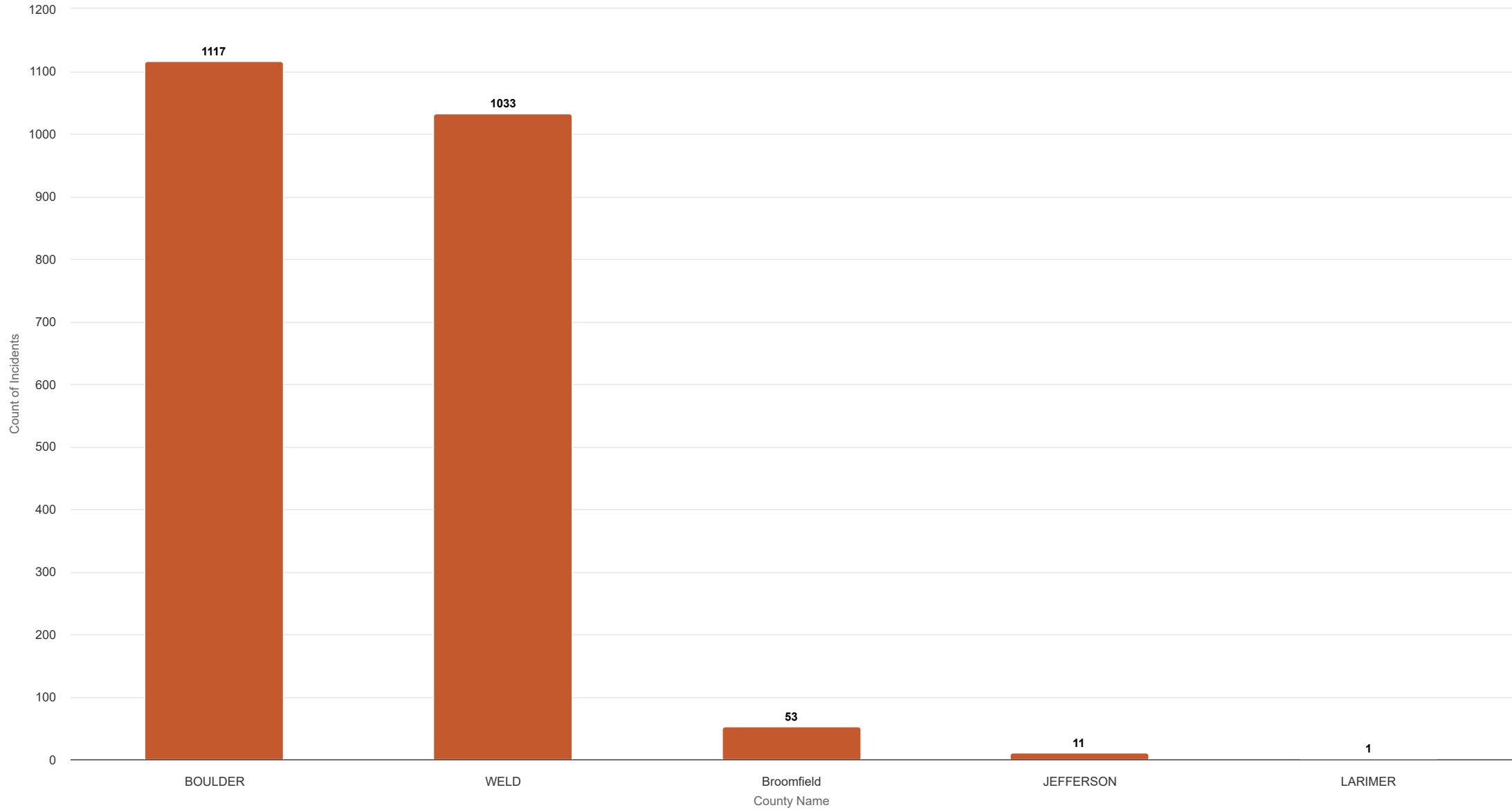
Incidents by City Name (Top 15)

Jan 01, 2024 to Dec 31, 2024



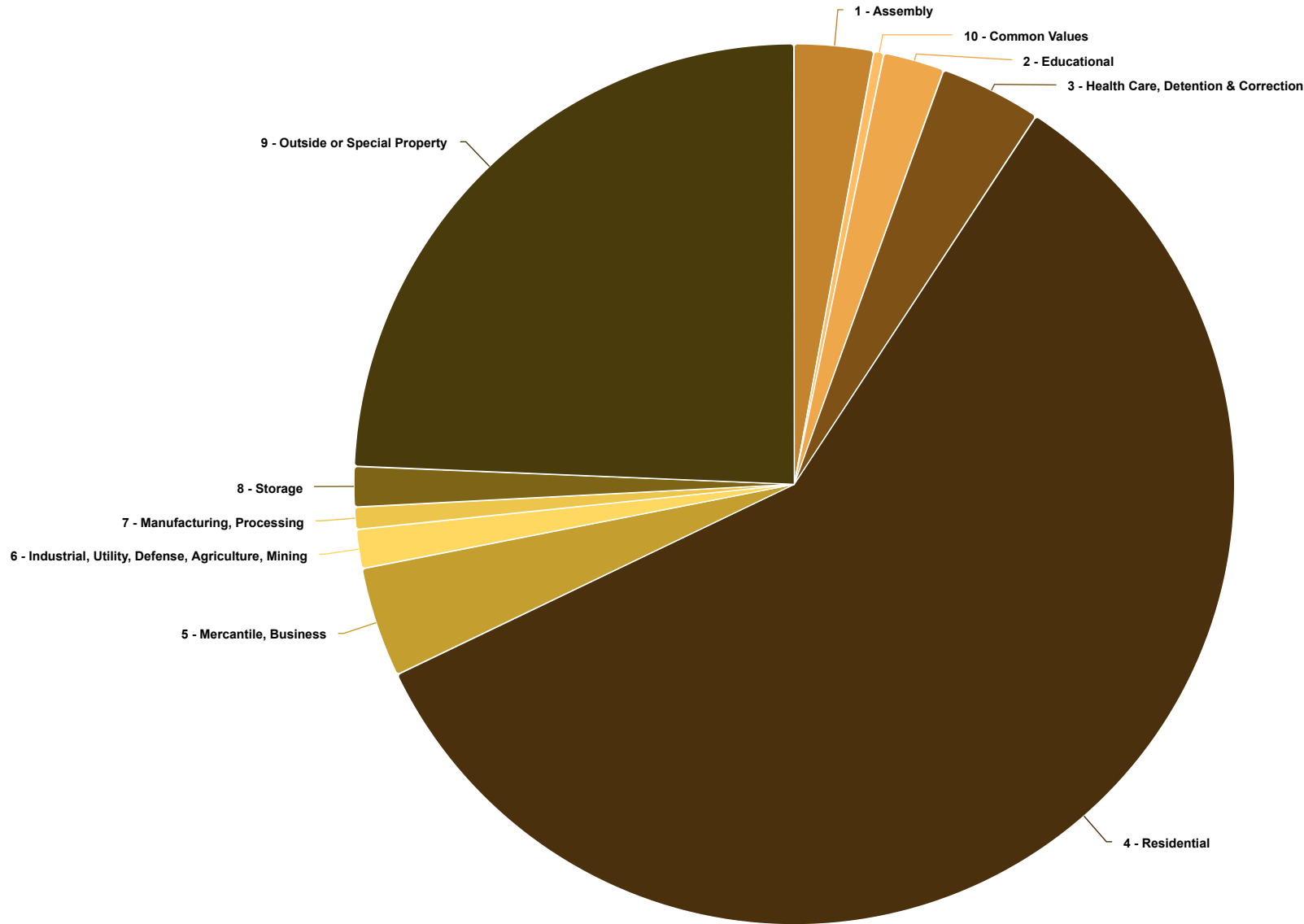
Incidents by County Name (Top 15)

Jan 01, 2024 to Dec 31, 2024



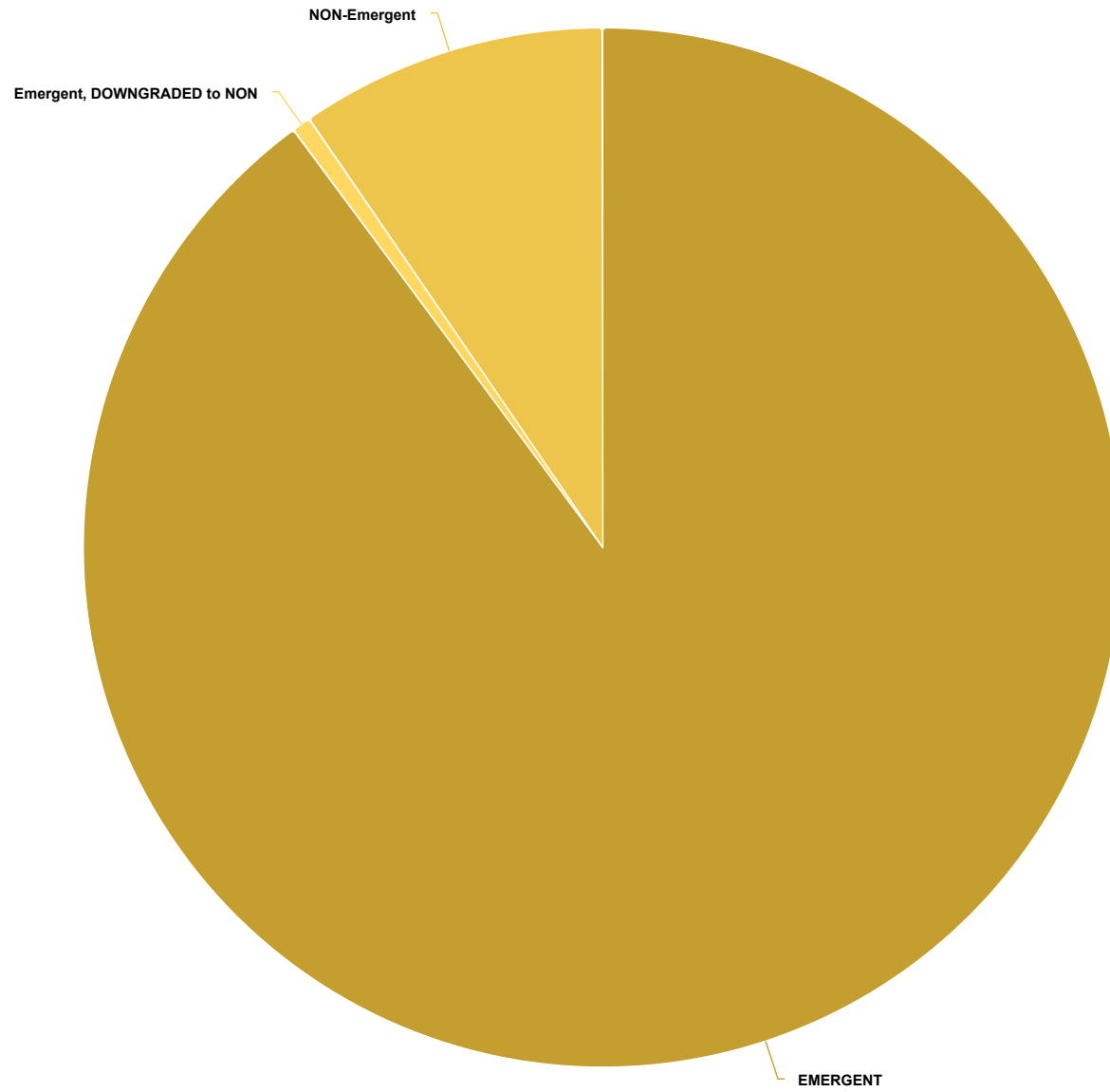
Incidents by Property Use Category

Jan 01, 2024 to Dec 31, 2024



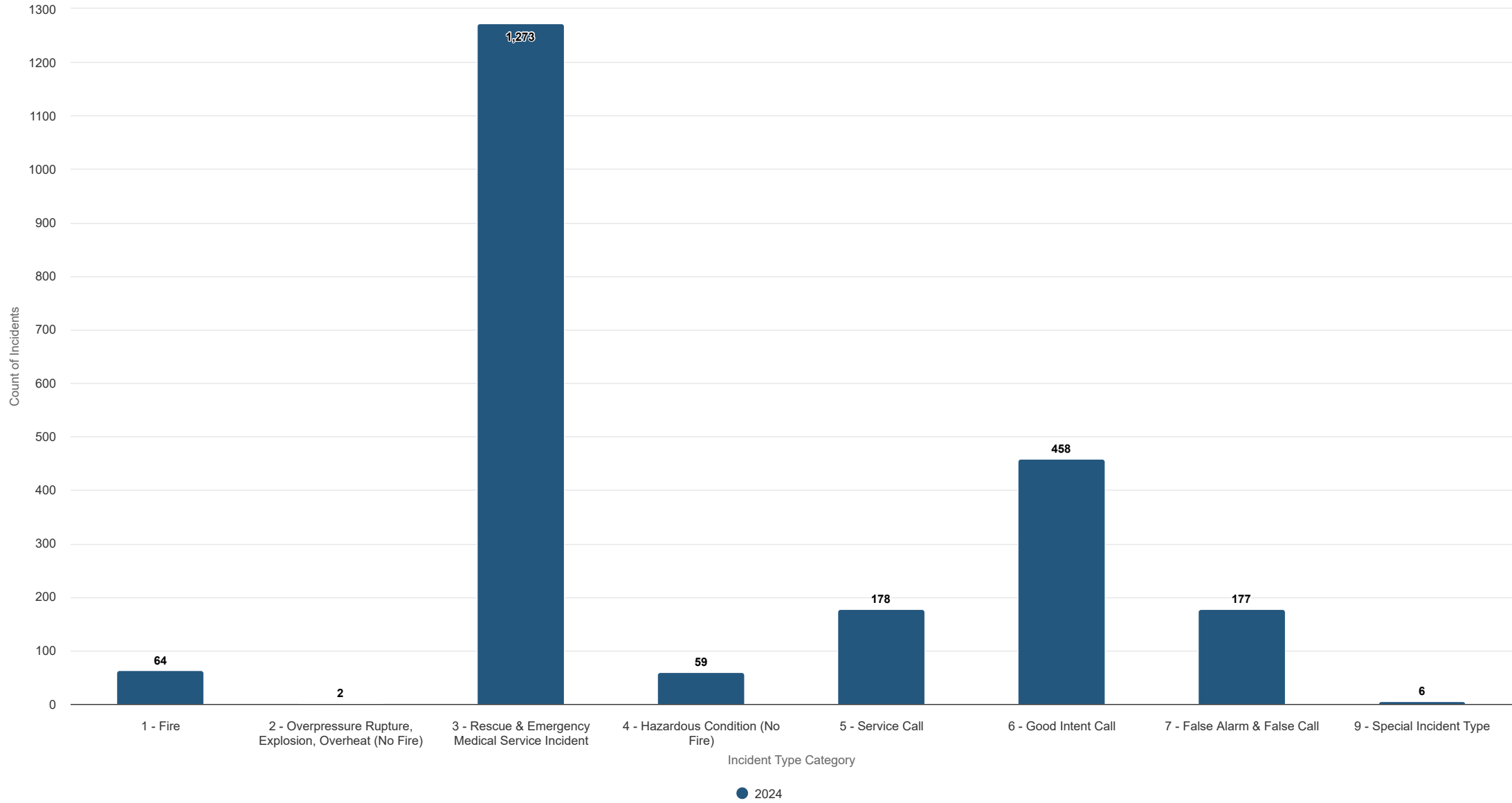
Incidents by Response Mode To Scene

Jan 01, 2024 to Dec 31, 2024



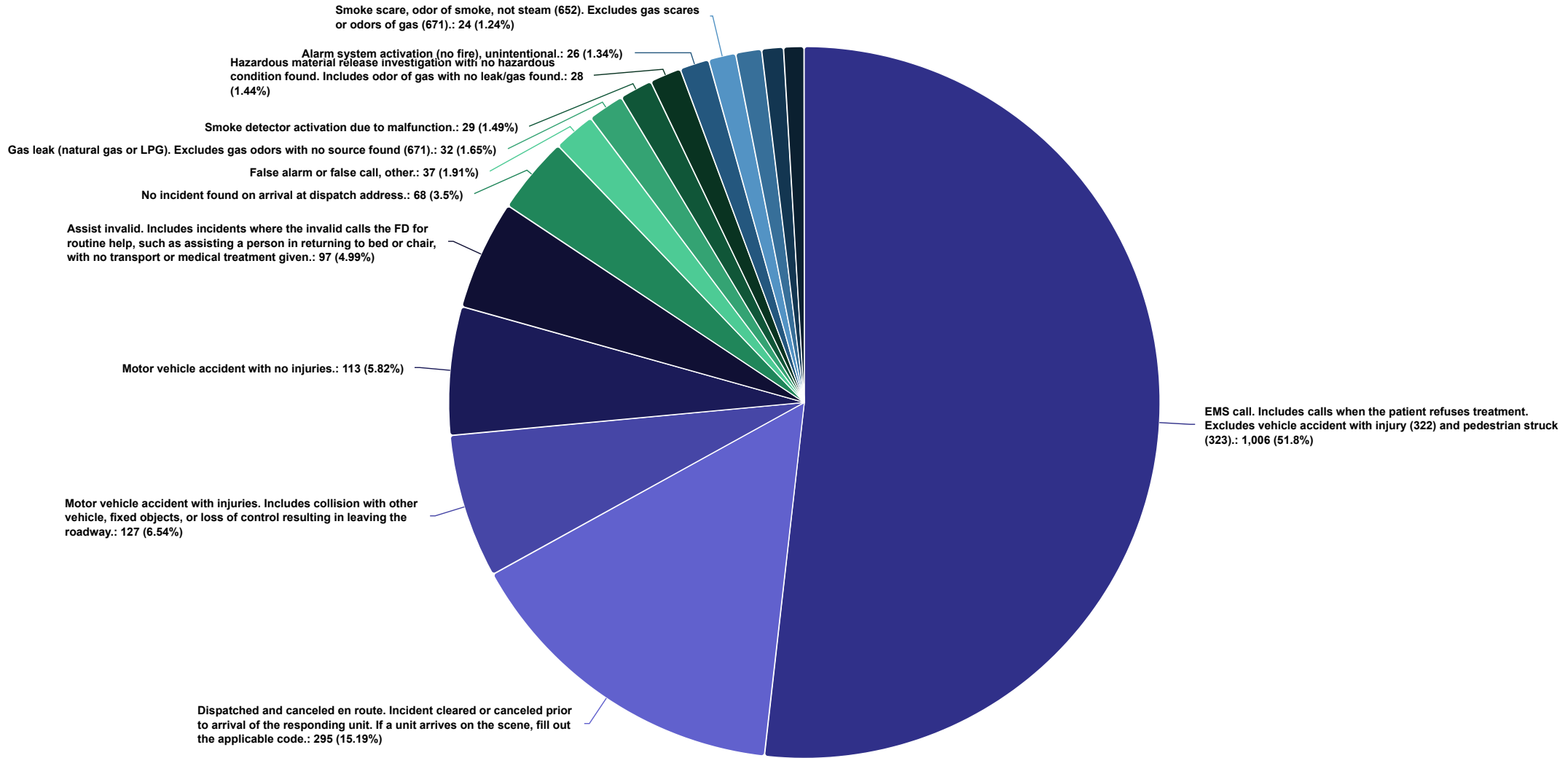
Incidents by Category and Year

Jan 01, 2024 to Dec 31, 2024



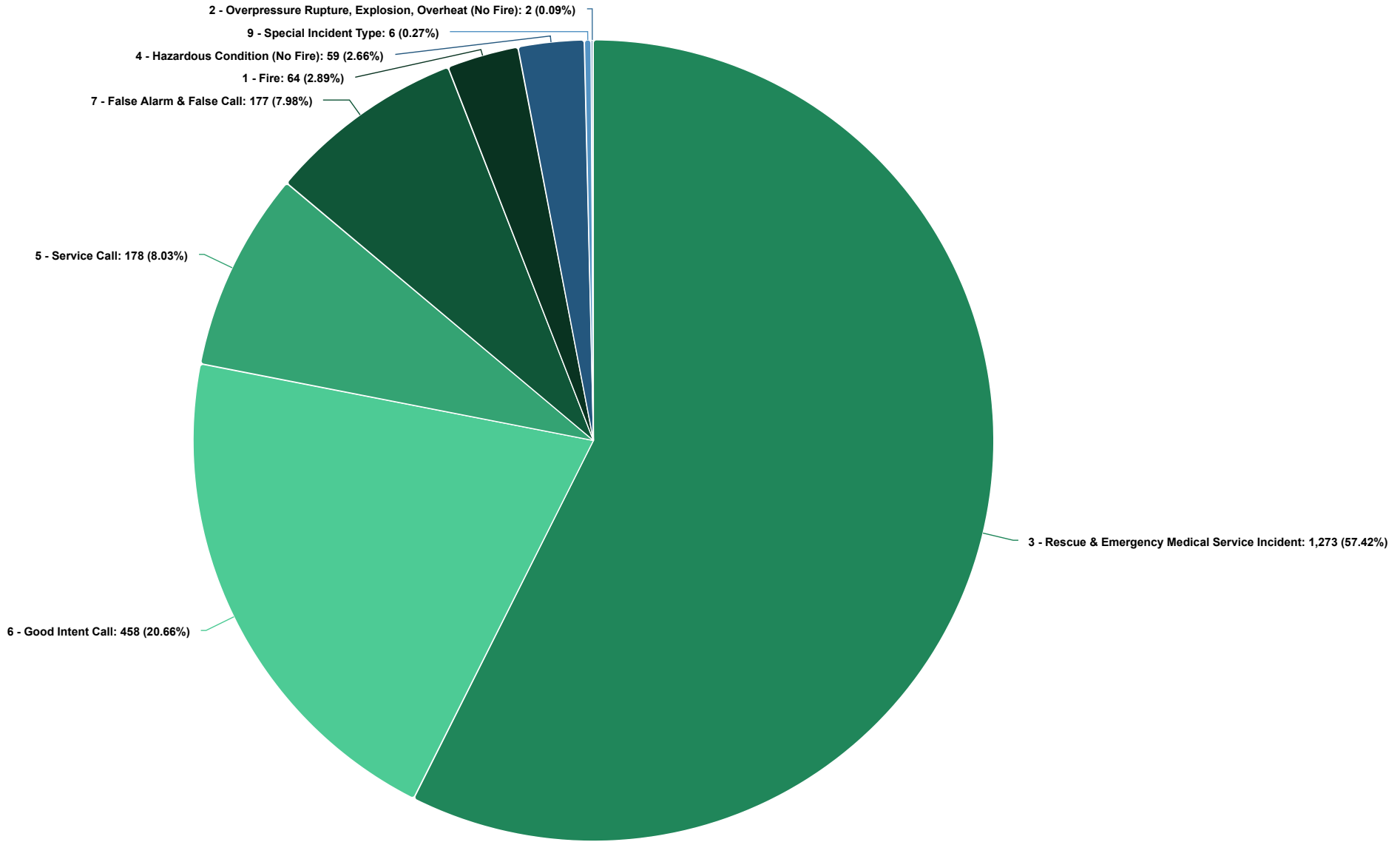
Incident Types (Top 15)

Jan 01, 2024 to Dec 31, 2024



Incident Type Categories

Jan 01, 2024 to Dec 31, 2024



Incidents by Category and Month

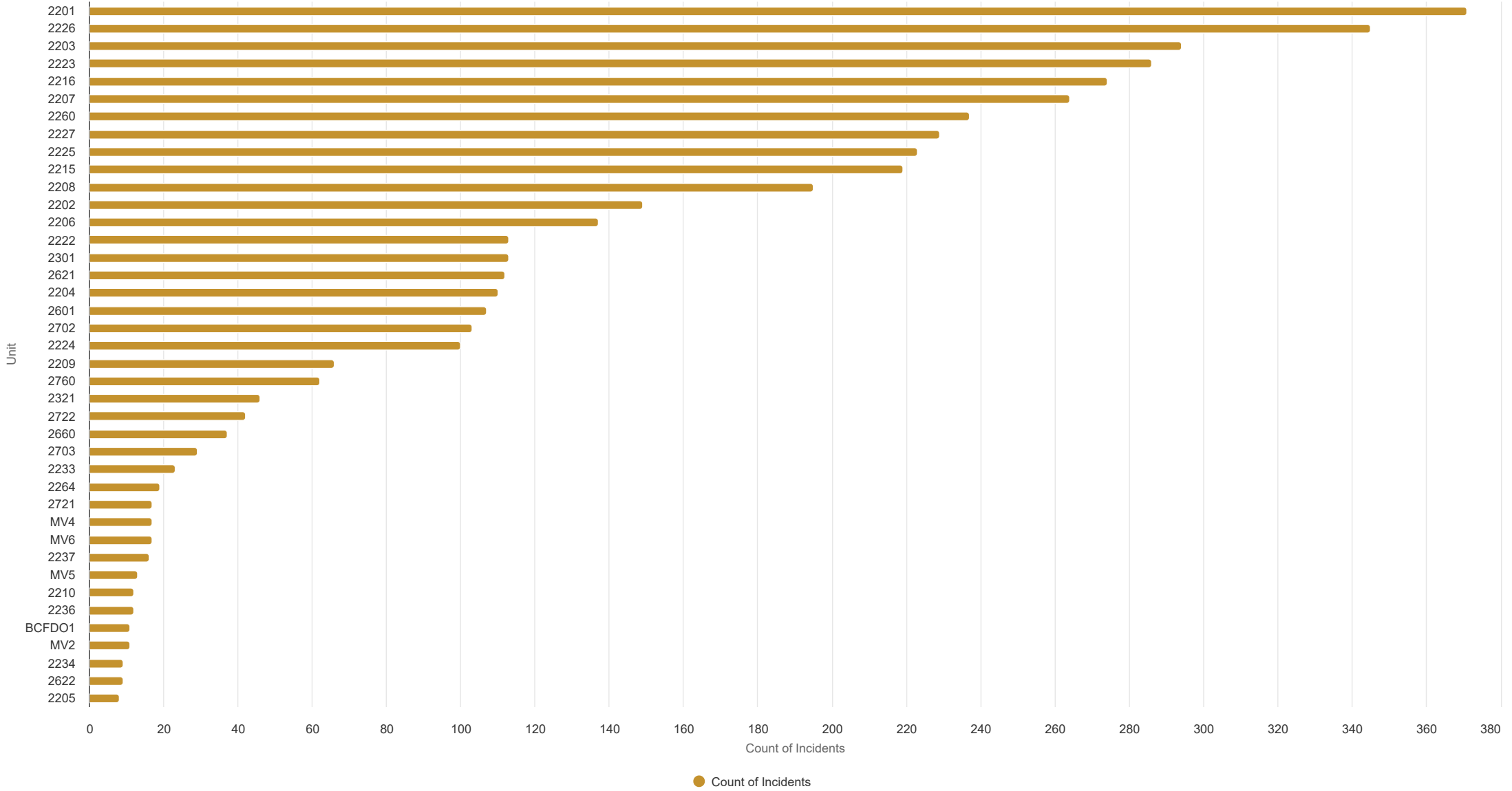
Jan 01, 2023 12:00 AM to May 01, 2024 09:02 AM



Incident Type Category	2024					2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
1 - Fire	15	19	13	17	0	64	3%	59	3%	8.47%
2 - Overpressure Rupture, Explosion, Overheat (No Fire)	1	1	0	0	0	2	0%	3	0%	-33.33%
3 - Rescue & Emergency Medical Service Incident	302	314	322	335	0	1,273	57%	1,290	60%	-1.32%
4 - Hazardous Condition (No Fire)	13	20	9	17	0	59	3%	51	2%	15.69%
5 - Service Call	52	41	36	49	0	178	8%	162	8%	9.88%
6 - Good Intent Call	127	102	100	129	0	458	21%	412	19%	11.17%
7 - False Alarm & False Call	68	31	40	37	1	177	8%	153	7%	15.69%
8 - Severe Weather & Natural Disaster	0	0	0	0	0	0	0%	1	0%	-100%
9 - Special Incident Type	3	2	0	1	0	6	0%	4	0%	50%
Grand Total	581	530	520	585	1	2,217	100%	2,135	100%	3.84%

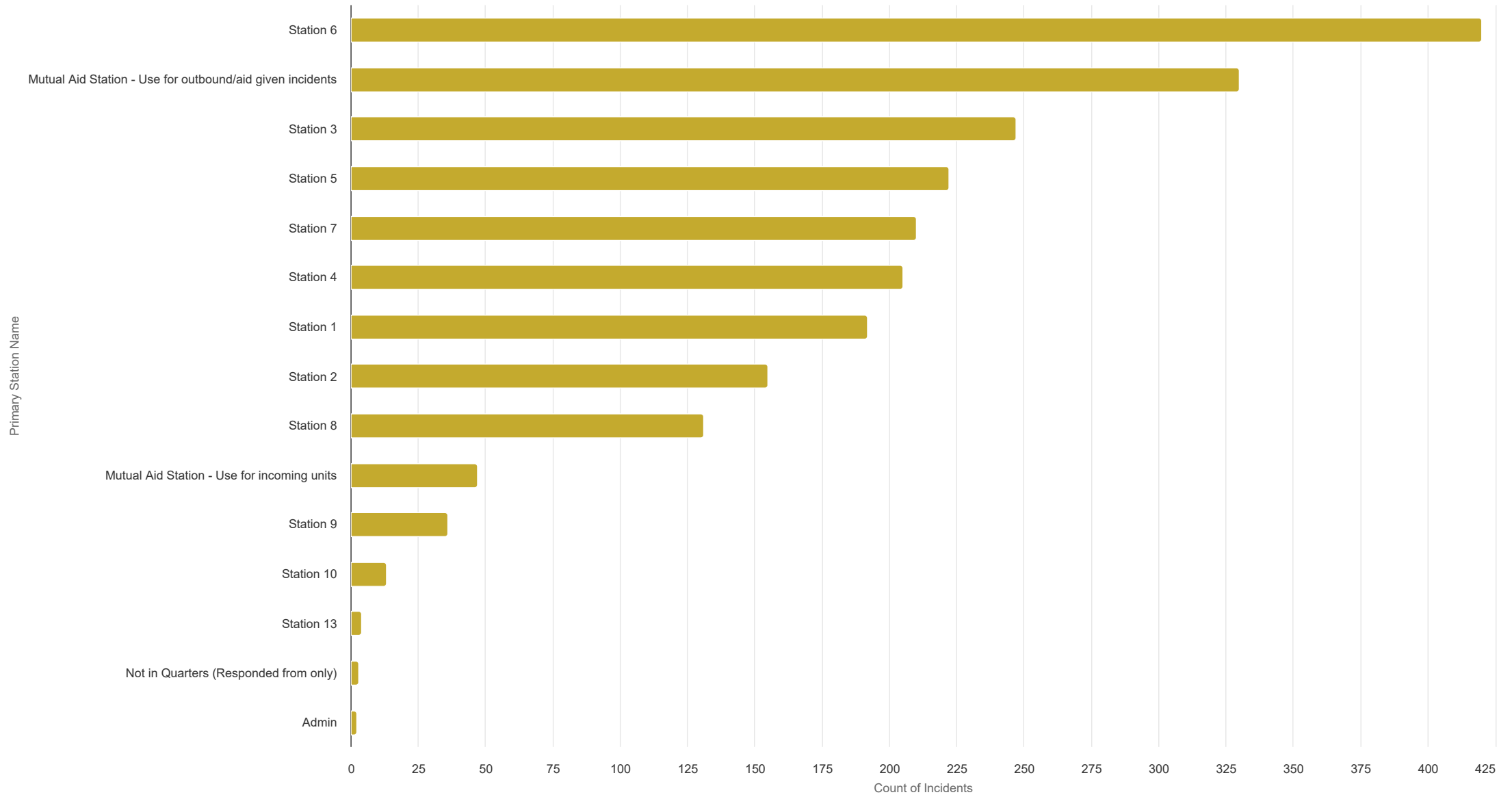
Incidents by Apparatus Resource ID (Top 40)

Jan 01, 2024 to Dec 31, 2024



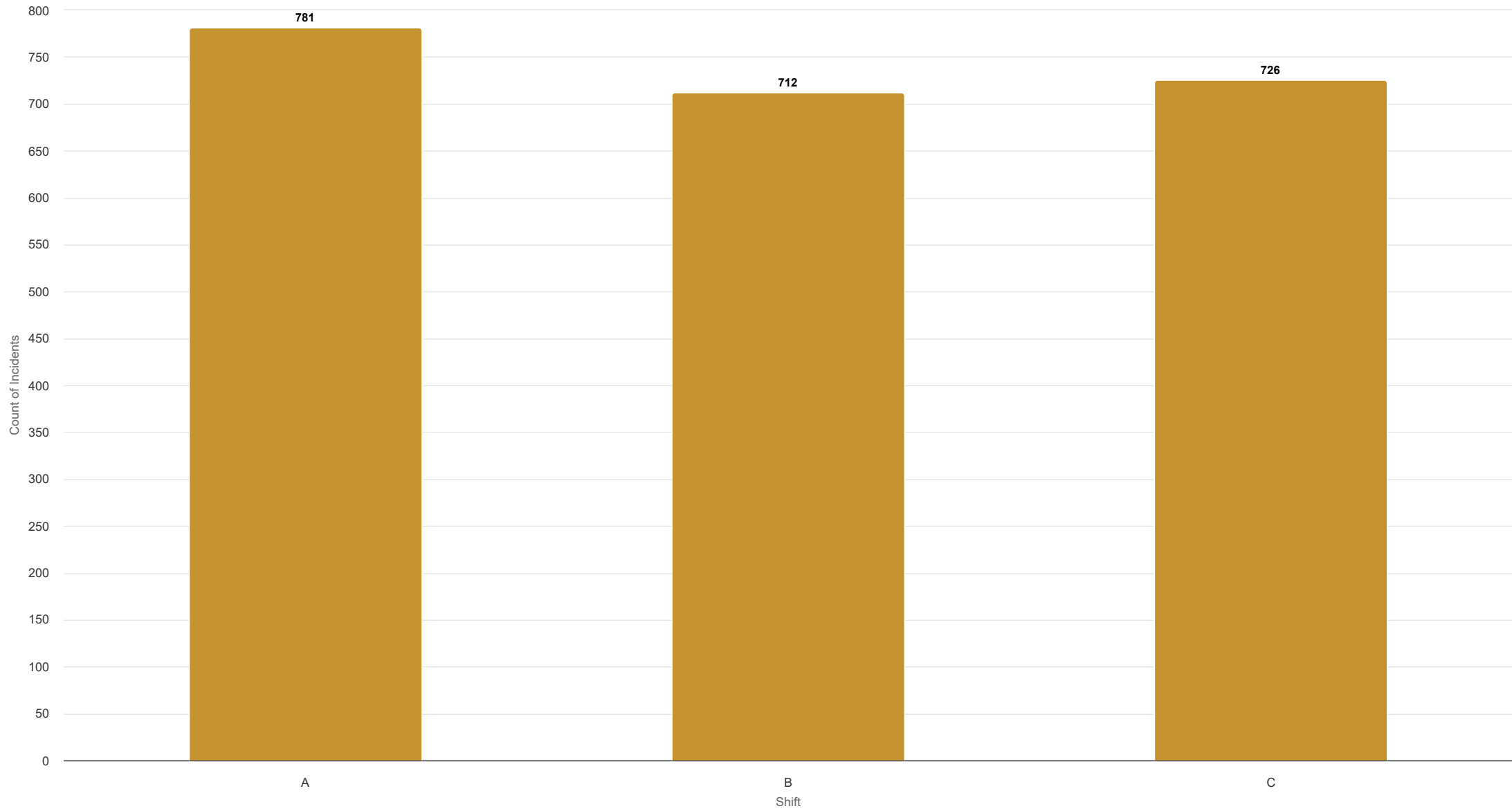
Incidents by Primary Station Name

Jan 01, 2024 to Dec 31, 2024



Incidents by Shift

Jan 01, 2024 to Dec 31, 2024



Primary Action Taken Categories by Month

Jan 01, 2024 to Dec 31, 2024



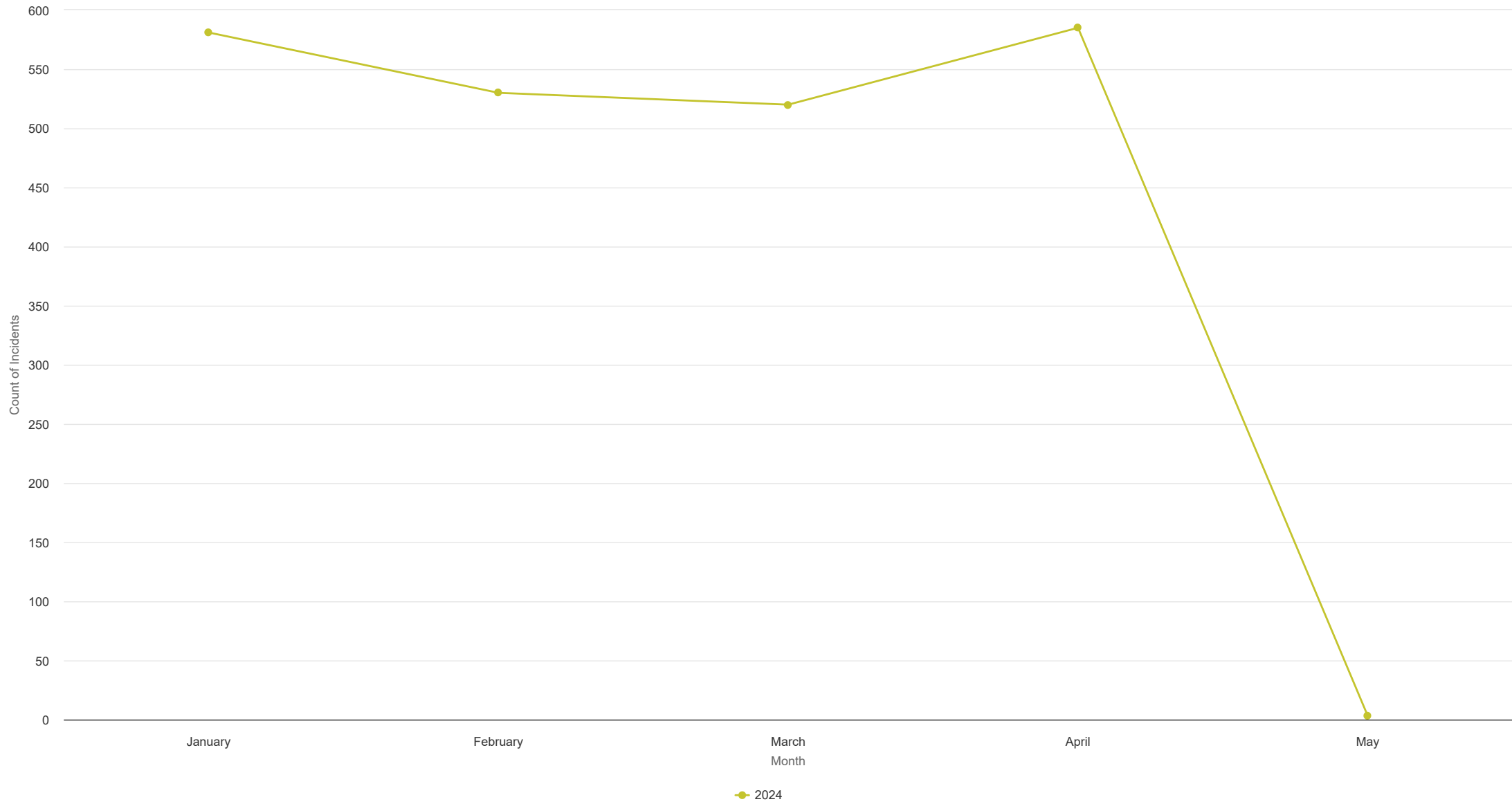
Primary Action Taken Categories

	January	February	March	April	May
Assistance	47	35	33	33	0
Common Values	0	2	0	0	0
EMS & Transport	245	251	261	265	0
Fill-in, Standby	80	72	75	97	0
Fire Control or Extinguishment	9	17	9	15	0
Fires, Rescues & Hazardous Conditions	2	1	1	1	0
Hazardous Condition	4	0	2	2	0
Information, Investigation & Enforcement	188	146	137	167	1
Search & Rescue	0	2	1	3	0
Systems & Services	6	4	1	2	0



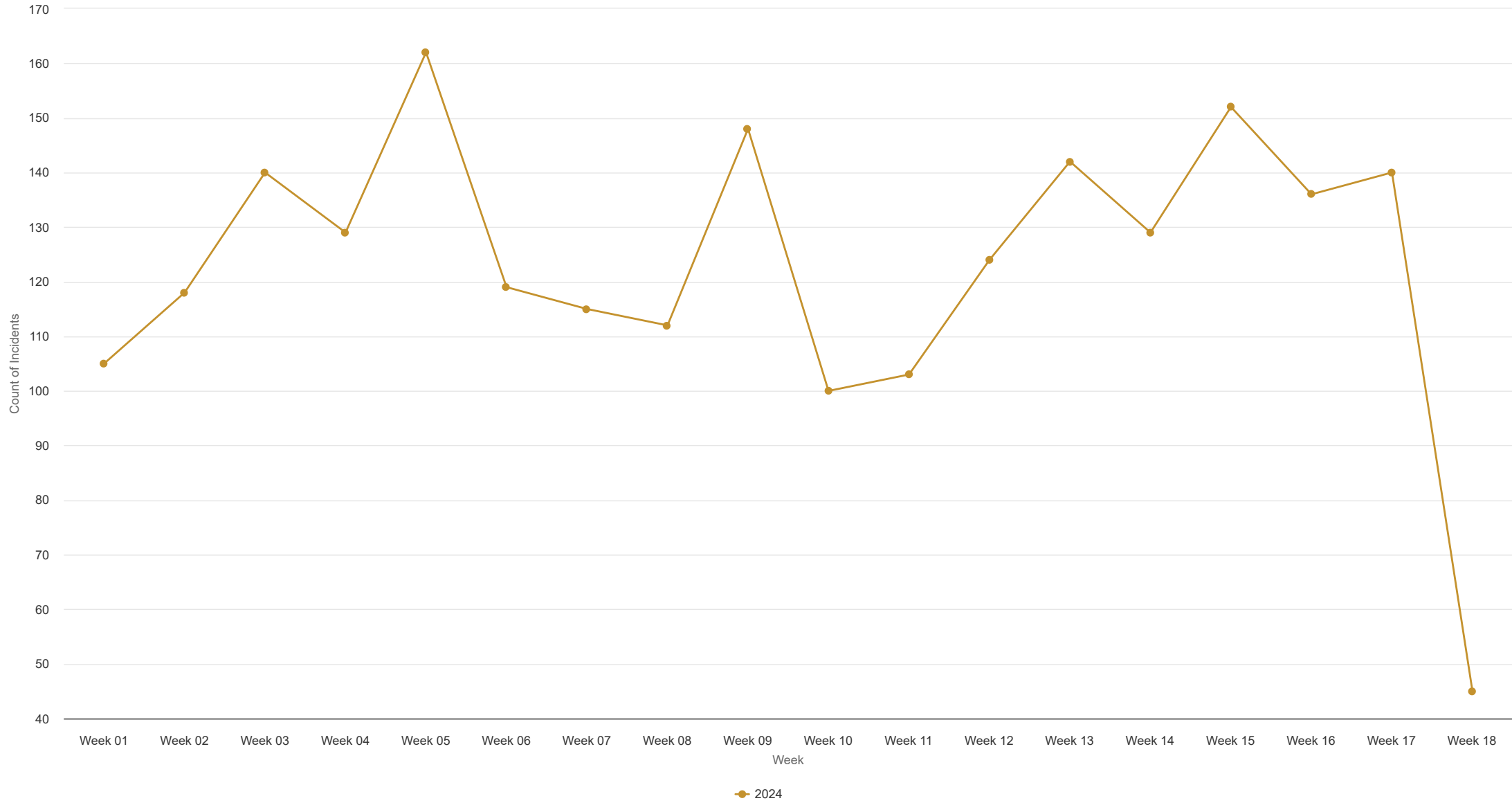
Fire Call Volume by Month

Jan 01, 2024 to Dec 31, 2024



Fire Call Volume by Week

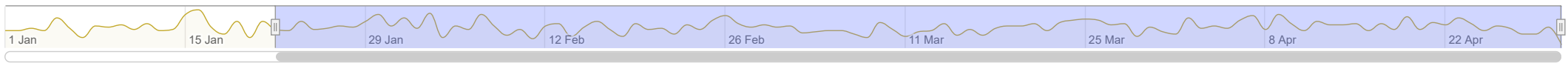
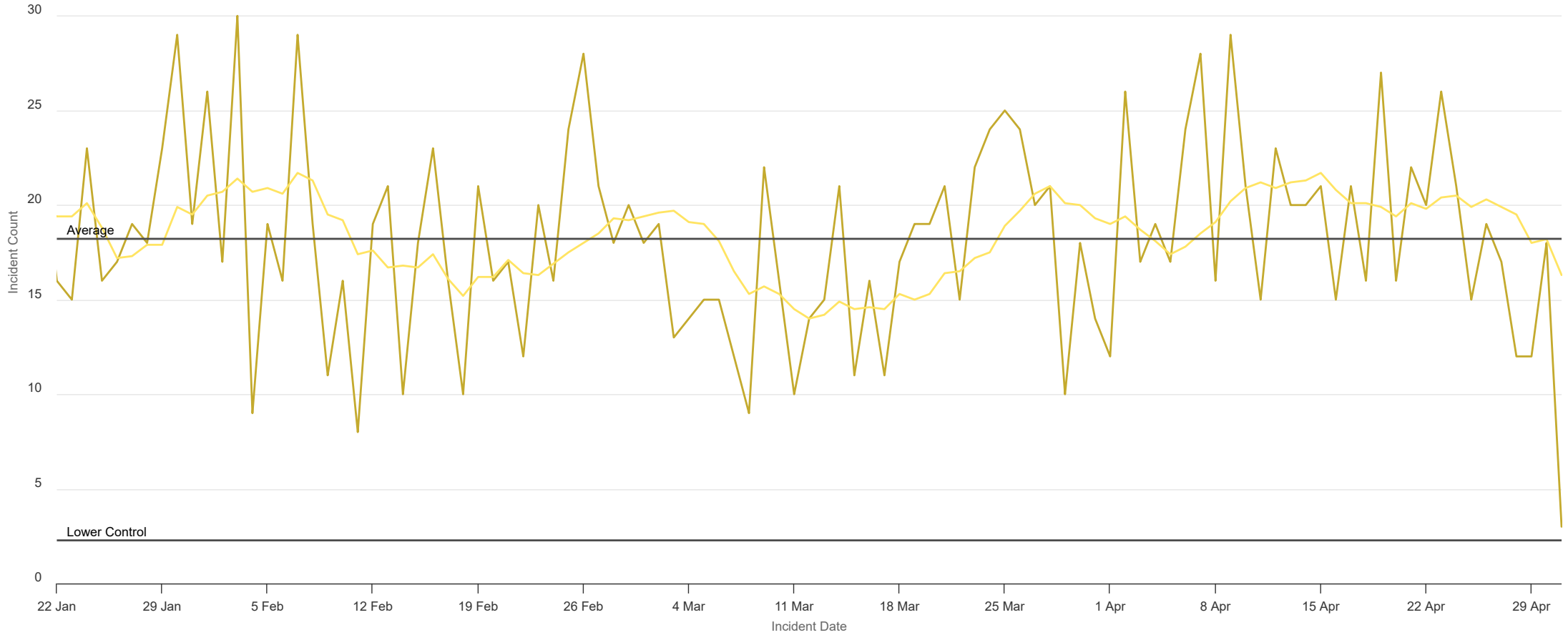
Jan 01, 2024 to Dec 31, 2024



Fire Call Volume by Day
Jan 01, 2024 to Dec 31, 2024



Upper Control



— Daily Incident Count — 10 Day Moving Average Count

Aid Given and Received Summary

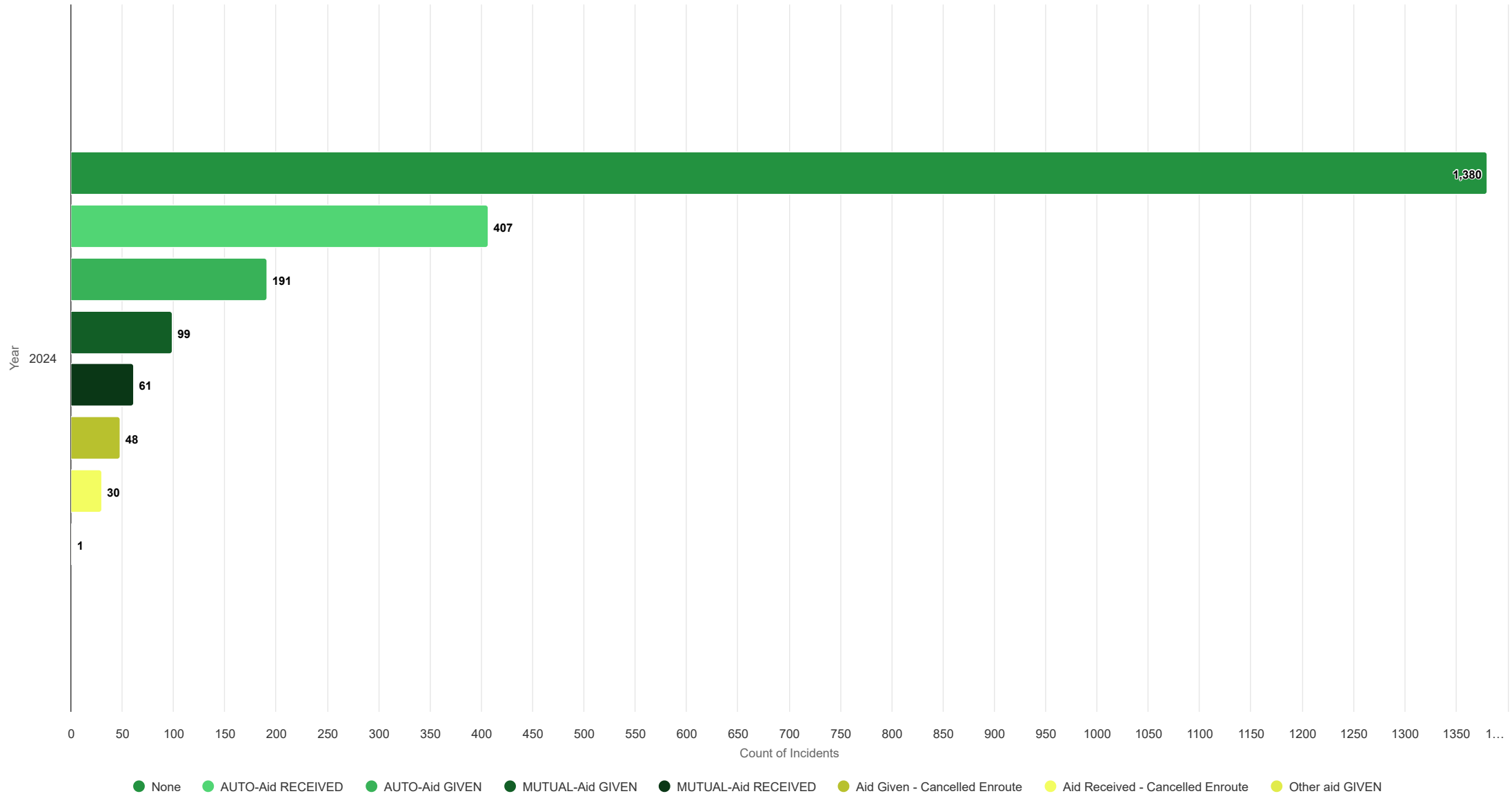
Jan 01, 2024 to Dec 31, 2024



Fire Department	Automatic Aid Given	% of Total Automatic Aid Given	Automatic Aid Received	% of Total Automatic Aid Received	Mutual Aid Given	% of Total Mutual Aid Given	Mutual Aid Received	% of Total Mutual Aid Received
American Medical Response	0	0%	1	0%	0	0%	2	0%
Berthoud Fire Protection District	0	0%	0	0%	2	0%	1	0%
Boulder County Sheriff's Office	0	0%	4	0%	1	0%	0	0%
Boulder Fire Rescue	8	0%	2	0%	4	0%	0	0%
Boulder Rescue Squad	0	0%	1	0%	0	0%	0	0%
Boulder Rural Fire Protection District	18	0%	99	0%	3	0%	5	0%
Fort Lupton Fire Protection District	0	0%	0	0%	1	0%	0	0%
Frederick-Firestone Fire Protection District	0	0%	2	0%	10	0%	19	0%
Front Range Fire Rescue Authority	1	0%	0	0%	2	0%	0	0%
Hygiene Fire Department	0	0%	0	0%	1	0%	1	0%
Lafayette Fire Department	58	0%	135	0%	7	0%	12	0%
Longmont Fire Department	40	0%	3	0%	5	0%	1	0%
Louisville Fire Protection District	63	0%	110	0%	8	0%	7	0%
Mountain View Fire Protection District	0	0%	0	0%	1	0%	0	0%
North Metro Fire Rescue District	3	0%	0	0%	53	0%	0	0%
Platteville-Gilcrest Fire Protection District	0	0%	0	0%	1	0%	0	0%
Overall	191	100%	357	100%	99	100%	48	100%

Aid Given and Received by Year

Jan 01, 2024 to Dec 31, 2024



Mutual Aid Given by Incident Type Category
 Jan 01, 2023 12:00 AM to May 01, 2024 09:02 AM



Incident Type Category	2024					2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
1 - Fire	0	1	0	1	0	2	2%	8	10%	-75%
3 - Rescue & Emergency Medical Service Incident	19	14	21	12	0	66	67%	52	64%	26.92%
4 - Hazardous Condition (No Fire)	0	0	0	2	0	2	2%	0	0%	N/A
5 - Service Call	0	0	2	1	0	3	3%	4	5%	-25%
6 - Good Intent Call	4	7	5	7	0	23	23%	17	21%	35.29%
7 - False Alarm & False Call	2	1	0	0	0	3	3%	0	0%	N/A
Grand Total	25	23	28	23	0	99	100%	81	100%	22.22%

Automatic Aid Given by Incident Type Category

Jan 01, 2023 12:00 AM to May 01, 2024 09:03 AM



Incident Type Category	2024					2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
1 - Fire	1	3	3	2	0	9	5%	5	2%	80%
3 - Rescue & Emergency Medical Service Incident	18	26	19	24	0	87	46%	130	61%	-33.08%
4 - Hazardous Condition (No Fire)	2	0	0	1	0	3	2%	3	1%	0%
5 - Service Call	4	2	1	4	0	11	6%	8	4%	37.50%
6 - Good Intent Call	16	18	11	19	0	64	34%	61	29%	4.92%
7 - False Alarm & False Call	7	4	3	3	0	17	9%	6	3%	183.33%
Grand Total	48	53	37	53	0	191	100%	213	100%	-10.33%

Mutual Aid Received by Incident Type Category

Jan 01, 2023 12:00 AM to May 01, 2024 09:03 AM



Incident Type Category	2024					2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
1 - Fire	3	1	1	2	0	7	11%	6	11%	16.67%
2 - Overpressure Rupture, Explosion, Overheat (No Fire)	0	1	0	0	0	1	2%	0	0%	N/A
3 - Rescue & Emergency Medical Service Incident	7	10	10	13	0	40	66%	37	66%	8.11%
5 - Service Call	1	0	0	2	0	3	5%	0	0%	N/A
6 - Good Intent Call	3	1	2	2	0	8	13%	8	14%	0%
7 - False Alarm & False Call	1	0	0	1	0	2	3%	5	9%	-60%
Grand Total	15	13	13	20	0	61	100%	56	100%	8.93%

Automatic Aid Received by Incident Type Category

Jan 01, 2023 12:00 AM to May 01, 2024 09:03 AM



Incident Type Category	2024					2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
1 - Fire	1	5	3	3	0	12	3%	14	4%	-14.29%
2 - Overpressure Rupture, Explosion, Overheat (No Fire)	0	0	0	0	0	0	0%	1	0%	-100%
3 - Rescue & Emergency Medical Service Incident	49	65	54	77	0	245	60%	238	63%	2.94%
4 - Hazardous Condition (No Fire)	2	3	2	1	0	8	2%	7	2%	14.29%
5 - Service Call	4	3	5	6	0	18	4%	18	5%	0%
6 - Good Intent Call	22	16	29	28	0	95	23%	59	16%	61.02%
7 - False Alarm & False Call	7	5	6	10	1	29	7%	40	11%	-27.50%
Grand Total	85	97	99	125	1	407	100%	377	100%	7.96%

Mutual Aid Given by Fire Department Given Aid

Jan 01, 2023 12:00 AM to May 01, 2024 09:03 AM



Fire Department	FDID	2024					2024		2023		YTD % Change
		Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
American Medical Response	00000	0	0	0	0	0	0	0%	1	1%	-100%
Berthoud Fire Protection District	06905	1	1	0	0	0	2	2%	1	1%	100%
Boulder County Sheriff's Office	00000	0	0	1	0	0	1	1%	0	0%	N/A
Boulder Fire Rescue	01315	2	2	0	0	0	4	4%	8	10%	-50%
Boulder Rural Fire Protection District		2	0	1	0	0	3	3%	7	9%	-57.14%
Coal Creek Fire Protection District	05912	0	0	0	0	0	0	0%	2	2%	-100%
Fort Lupton Fire Protection District	12321	0	0	0	1	0	1	1%	0	0%	N/A
Frederick-Firestone Fire Protection District	12324	2	4	2	2	0	10	10%	11	14%	-9.09%
Front Range Fire Rescue Authority	12342	0	0	1	1	0	2	2%	2	2%	0%
Hygiene Fire Department	01342	0	0	0	1	0	1	1%	0	0%	N/A
Lafayette Fire Department		2	1	2	2	0	7	7%	2	2%	250%
Longmont Fire Department	01360	2	0	2	1	0	5	5%	10	12%	-50%
Louisville Fire Protection District		4	1	1	2	0	8	8%	14	17%	-42.86%
Lyons Fire Protection District	01367	0	0	0	0	0	0	0%	1	1%	-100%
Mountain View Fire Protection District	01363	0	0	1	0	0	1	1%	0	0%	N/A
North Metro Fire Rescue District	00180	9	14	17	13	0	53	54%	21	26%	152.38%
Platteville-Gilcrest Fire Protection District	12369	1	0	0	0	0	1	1%	1	1%	0%
Grand Total		25	23	28	23	0	99	100%	81	100%	22.22%

Automatic Aid Given by Fire Department Given Aid

Jan 01, 2023 12:00 AM to May 01, 2024 09:03 AM



Fire Department	FDID	2024					2024		2023		YTD % Change
		Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
Berthoud Fire Protection District	06905	0	0	0	0	0	0	0%	1	0%	-100%
Boulder Fire Rescue	01315	4	3	0	1	0	8	4%	3	1%	166.67%
Boulder Rural Fire Protection District		3	4	5	6	0	18	9%	34	16%	-47.06%
Frederick-Firestone Fire Protection District	12324	0	0	0	0	0	0	0%	1	0%	-100%
Front Range Fire Rescue Authority	12342	0	1	0	0	0	1	1%	0	0%	N/A
Hygiene Fire Department	01342	0	0	0	0	0	0	0%	1	0%	-100%
Lafayette Fire Department		21	12	13	12	0	58	30%	45	21%	28.89%
Longmont Fire Department	01360	6	15	3	16	0	40	21%	31	15%	29.03%
Louisville Fire Protection District		13	17	16	17	0	63	33%	87	41%	-27.59%
Lyons Fire Protection District	01367	0	0	0	0	0	0	0%	1	0%	-100%
North Metro Fire Rescue District	00180	1	1	0	1	0	3	2%	9	4%	-66.67%
Grand Total		48	53	37	53	0	191	100%	213	100%	-10.33%

Mutual Aid Received by Fire Department
 Jan 01, 2023 12:00 AM to May 01, 2024 09:03 AM



Fire Department	2024					2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
American Medical Response	0	0	1	1	0	2	4%	3	7%	-33.33%
Berthoud Fire Protection District	0	0	1	0	0	1	2%	1	2%	0%
Boulder County Sheriff's Office	0	0	0	0	0	0	0%	1	2%	-100%
Boulder Rural Fire Protection District	1	1	2	1	0	5	10%	6	14%	-16.67%
Frederick-Firestone Fire Protection District	7	3	3	6	0	19	40%	13	30%	46.15%
Hygiene Fire Department	0	0	0	1	0	1	2%	0	0%	N/A
Lafayette Fire Department	3	6	2	1	0	12	25%	12	27%	0%
Longmont Fire Department	0	0	1	0	0	1	2%	4	9%	-75%
Louisville Fire Protection District	2	1	1	3	0	7	15%	3	7%	133.33%
Platteville-Gilcrest Fire Protection District	0	0	0	0	0	0	0%	1	2%	-100%
Grand Total	13	11	11	13	0	48	100%	44	100%	9.09%

Automatic Aid Received by Fire Department

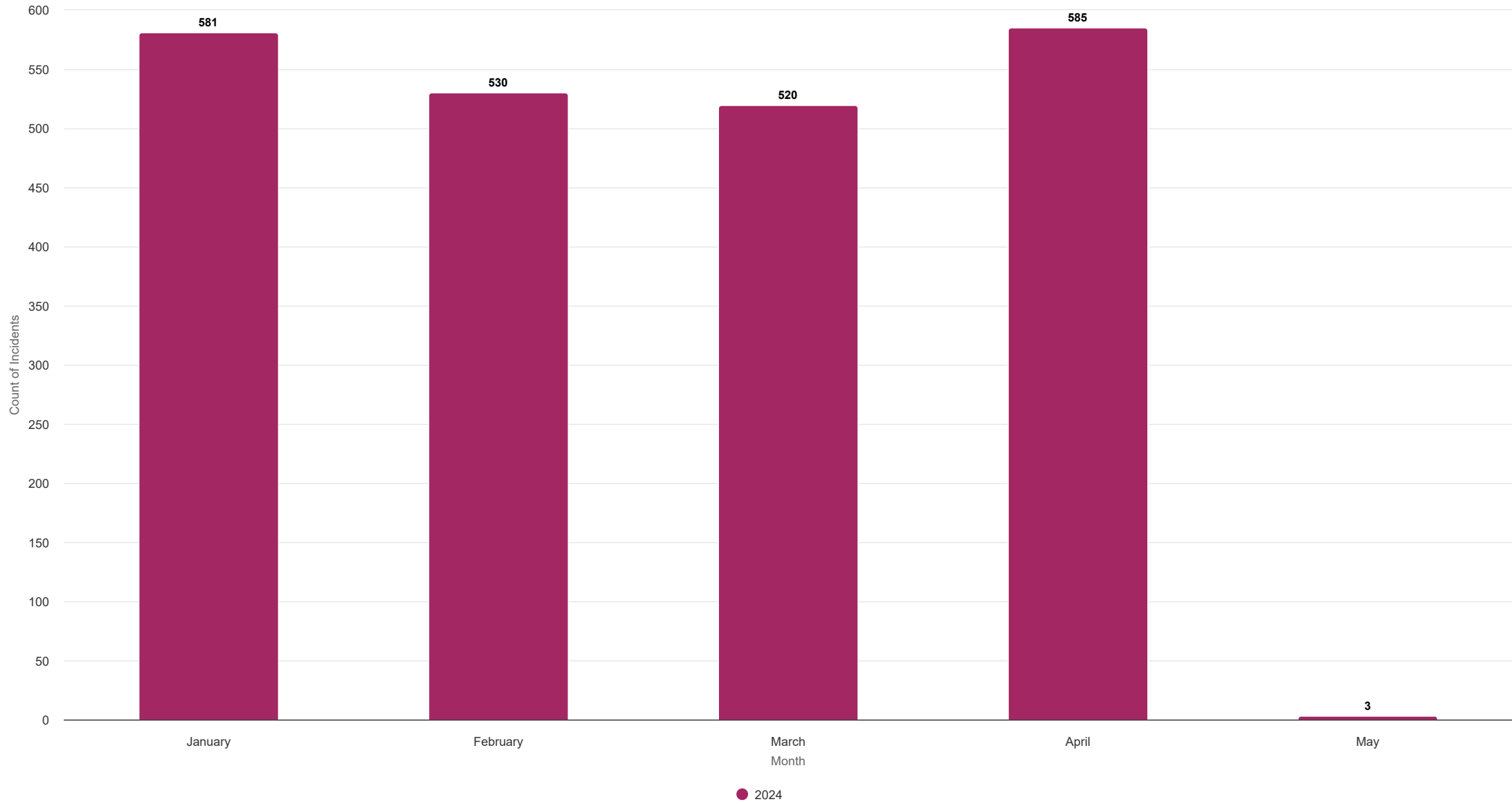
Jan 01, 2023 12:00 AM to May 01, 2024 09:03 AM



Fire Department	2024					2024		2023		YTD % Change
	Jan	Feb	Mar	Apr	May	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
American Medical Response	0	0	1	0	0	1	0%	1	0%	0%
Berthoud Fire Protection District	0	0	0	0	0	0	0%	1	0%	-100%
Boulder County Sheriff's Office	1	2	1	0	0	4	1%	2	1%	100%
Boulder Fire Rescue	0	1	1	0	0	2	1%	2	1%	0%
Boulder Rescue Squad	1	0	0	0	0	1	0%	1	0%	0%
Boulder Rural Fire Protection District	20	20	21	37	1	99	28%	103	30%	-3.88%
Frederick-Firestone Fire Protection District	1	1	0	0	0	2	1%	2	1%	0%
Lafayette Fire Department	36	30	27	42	0	135	38%	156	46%	-13.46%
Longmont Fire Department	0	1	1	1	0	3	1%	5	1%	-40%
Louisville Fire Protection District	16	34	30	30	0	110	31%	67	20%	64.18%
North Metro Fire Rescue District	0	0	0	0	0	0	0%	2	1%	-100%
Grand Total	75	89	82	110	1	357	100%	342	100%	4.39%

Incidents by Month

Jan 01, 2024 to Dec 31, 2024



Incidents by Day and Hour

Jan 01, 2024 to Dec 31, 2024



Day of Week	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300
Sunday	15	8	7	4	1	4	4	8	9	10	15	16	15	15	15	23	19	17	9	13	11	19	10	10
Monday	9	9	4	3	2	1	16	15	19	20	24	31	18	23	17	21	21	22	18	14	9	8	6	6
Tuesday	4	5	8	4	10	6	5	15	21	25	21	28	22	20	28	22	17	26	15	17	16	8	14	13
Wednesday	2	9	3	5	4	5	9	11	14	23	24	20	23	23	14	27	20	19	16	14	13	8	6	11
Thursday	3	5	5	6	2	4	4	12	23	15	11	17	17	26	23	23	24	12	16	13	5	7	14	7
Friday	4	5	9	4	5	5	4	11	8	13	15	22	19	12	15	21	20	25	19	25	17	9	13	7
Saturday	6	7	9	2	3	5	5	8	9	15	13	22	19	23	22	17	18	16	26	18	20	9	13	7

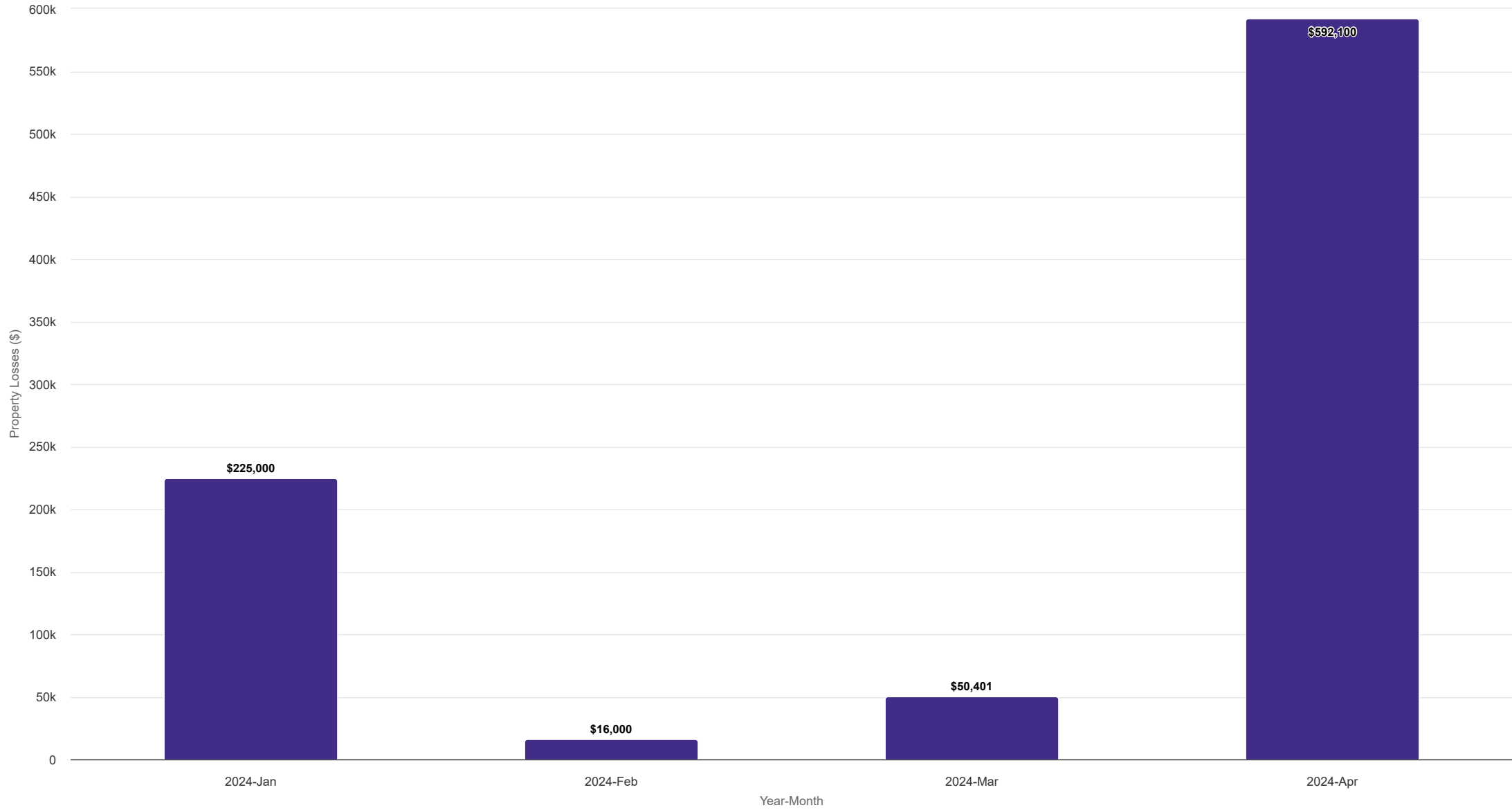
Monthly Call Volume Year over Year
 Jan 01, 2023 12:00 AM to May 01, 2024 09:03 AM



Month Name	2024		2023		YTD % Change
	Grand Total - Current	% of Total Incidents - Current	Grand Total - Previous	% of Total Incidents - Previous	
January	581	26%	568	27%	2.29%
February	530	24%	475	22%	11.58%
March	520	23%	552	26%	-5.80%
April	585	26%	518	24%	12.93%
May	3	0%	22	1%	-86.36%
Grand Total	2,219	100%	2,135	100%	3.93%

Property Losses by Month

Jan 01, 2024 to Dec 31, 2024



Property Loss Incidents (Top 20)
 Jan 01, 2024 to Dec 31, 2024



Agency Name	Incident Date Time	Incident Number	Property Use	Street Number	Street Name	City	State	Postal Code	Property Pre-Incident Value	Property Loss
Mountain View Fire Rescue	04/20/2024 01:09 AM	BCFD240420-004356	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	11152	FLATIRON	BROWNSVILLE U	CO	80026	\$535,900	\$535,900
Mountain View Fire Rescue	01/10/2024 11:57 AM	20240110-00532	Open land or field. Includes grasslands and brushlands. Excludes crops or areas under cultivation.	3826	WCR 28	Mead	CO	80504	\$200,000	\$200,000
Mountain View Fire Rescue	03/27/2024 03:15 AM	20240327-00082	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	1120	MAC LEAN	Dacono	CO	80514	(blank)	\$50,000
Mountain View Fire Rescue	04/25/2024 04:06 PM	BCFD240425-004571	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	1160	HOMESTEAD	ERIE	CO	80026	\$840,000	\$50,000
Mountain View Fire Rescue	01/03/2024 08:17 PM	20240103-01045	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	1207	MAC DAVIDSON	Dacono	CO	80514	(blank)	\$25,000
Mountain View Fire Rescue	02/05/2024 06:49 PM	BCFD240205-001594	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	8314	95TH	BOULDER COUNTY	CO	80504	\$15,000	\$15,000
Mountain View Fire Rescue	04/02/2024 08:56 PM	20240402-01046	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	1608	DELLA	Weld	CO	80516	(blank)	\$5,000
Mountain View Fire Rescue	02/24/2024 06:56 PM	20240224-00740	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	1065	GLEN DALE	Dacono	CO	80514	(blank)	\$1,000
Mountain View Fire Rescue	04/22/2024 05:01 PM	20240422-00844	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	1035	SUNRISE	Dacono	CO	80514	(blank)	\$1,000
Mountain View Fire Rescue	03/22/2024 01:41 PM	BCFD240322-003208	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	1294	PLUM	Erie	CO	80516	\$300	\$300
Mountain View Fire Rescue	04/06/2024 08:59 PM	BCFD240406-003797	1- or 2-family dwelling, detached, manufactured home, mobile home not in transit, duplex.	11098	PROSPECT	BOULDER COUNTY	CO	80504	(blank)	\$200
Mountain View Fire Rescue	03/25/2024 03:58 PM	BCFD240325-003346	Vacant lot. Undeveloped land, not paved, may include incidental untended plant growth or building materials or debris.	5373	LOOKOUT RIDGE	BOULDER COUNTY	CO	80301	(blank)	\$100
Mountain View Fire Rescue	03/12/2024 02:42 PM	20240312-00635	Highway or divided highway. Includes limited-access highways with few intersections or at grade crossings.	MM 243	Interstate 25	Mead	CO	80542	\$1	\$1

Overlapping Calls and Hours

Jan 01, 2024 12:00 AM to Dec 31, 2024 11:59 PM



Overlapping Calls	Occurrences	% of Occurrences	Hours	% of Hours
0 Overlapping Calls	3,366	75.90%	2,712	93.11%
1 Overlapping Call	806	18.17%	165	5.66%
2 Overlapping Calls	215	4.85%	31	1.07%
3 Overlapping Calls	42	0.95%	4	0.14%
4 Overlapping Calls	6	0.14%	1	0.03%
Totals	4,435	100%	2,913	100%

Calls in Progress

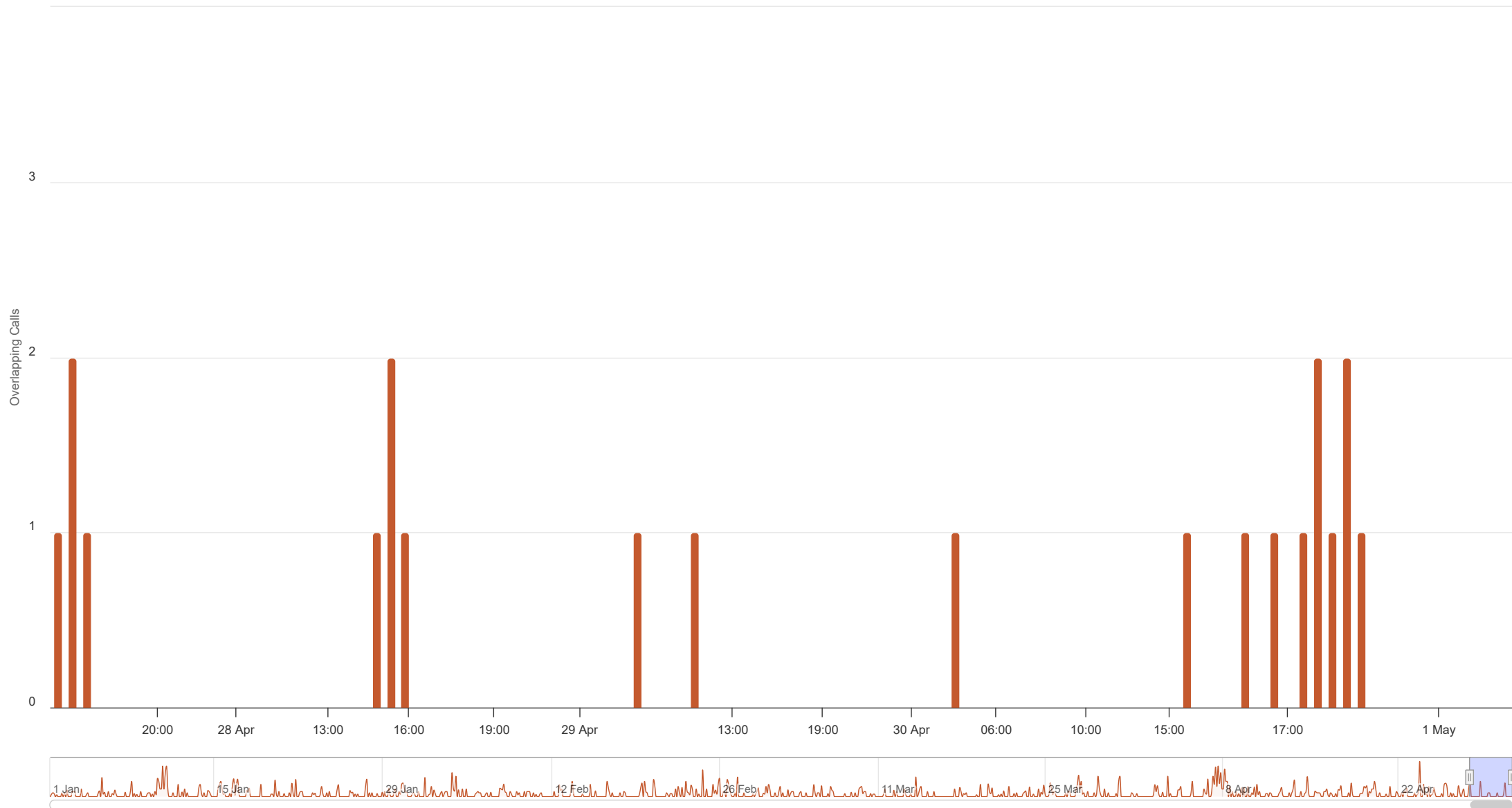
Jan 01, 2024 12:00 AM to Dec 31, 2024 11:59 PM



Calls in Progress	Occurrences	% of Occurrences	Hours	% of Hours
0 Calls In Progress	1,370	30.89%	1,991	68.35%
1 Call In Progress	1,996	45.01%	721	24.76%
2 Calls In Progress	806	18.17%	165	5.66%
3 Calls In Progress	215	4.85%	31	1.07%
4 Calls In Progress	42	0.95%	4	0.14%
5 Calls In Progress	6	0.14%	1	0.03%
Totals	4,435	100%	2,913	100%

Overlapping Calls

Jan 01, 2024 12:00 AM to Dec 31, 2024 11:59 PM





February 26, 2024

Dear Mountain View Fire Protection District:

The Town of Erie Urban Renewal Authority (TOEURA) is conducting a conditions survey in the area shown on the attached map for possible inclusion in a proposed Urban Renewal Plan Area. Our records show that one or more properties within this survey boundary are also within a tax area where your district's incremental property tax revenues, if any, would be allocated under the proposed urban renewal plan if blighted conditions as described below are determined to exist.

The purpose of the conditions survey is to determine whether the area qualifies for inclusion in an urban renewal plan area under Colorado's Revised Statutes 31-25-101 to 116. If the area exhibits four or more statutorily defined blighting factors (see C.R.S. 31-25-103) then it is eligible for Urban Renewal treatment.

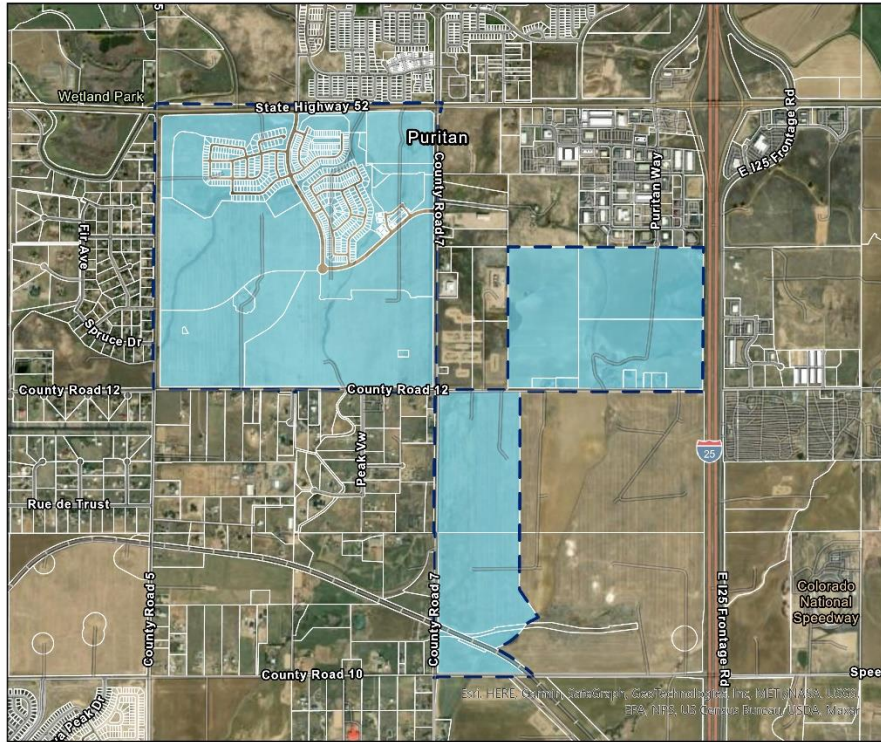
As one of the taxing entities within this potential plan area, you are a vital partner in this urban renewal process. If there are any questions or a need for additional information, please contact Julian Jacquin, Director of Economic Development and TOEURA at (303) 926-2769 or jjacquin@erieco.gov. You may also learn more about the I-25 Erie Gateway Urban Renewal Plan at <https://www.erieco.gov/1426/I-25-Erie-Gateway>.




Please be aware that depending on the preliminary determination of the conditions survey, the Town and TOEURA anticipate seeking to meet with you in the near future to attempt to negotiate whether there is a need for sharing of incremental property tax revenues pursuant to C.R.S. § 31-25-107(9.5)(a). Please also consider this correspondence to be the notice in accordance with C.R.S. § 31-25-107(9.5)(c) of the commencement of the one hundred twenty (120) day period for the Authority to work with you on an agreement with respect to tax revenue sharing for the proposed urban renewal plan.

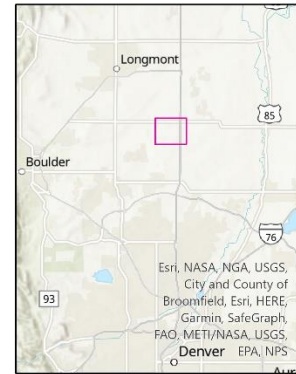
[This notice is required by C.R.S. § 31-25-107(9.5) and is to be mailed to all taxing entities within the study area.]

Potential I-25 Erie Gateway Phase 1 Urban Renewal Plan

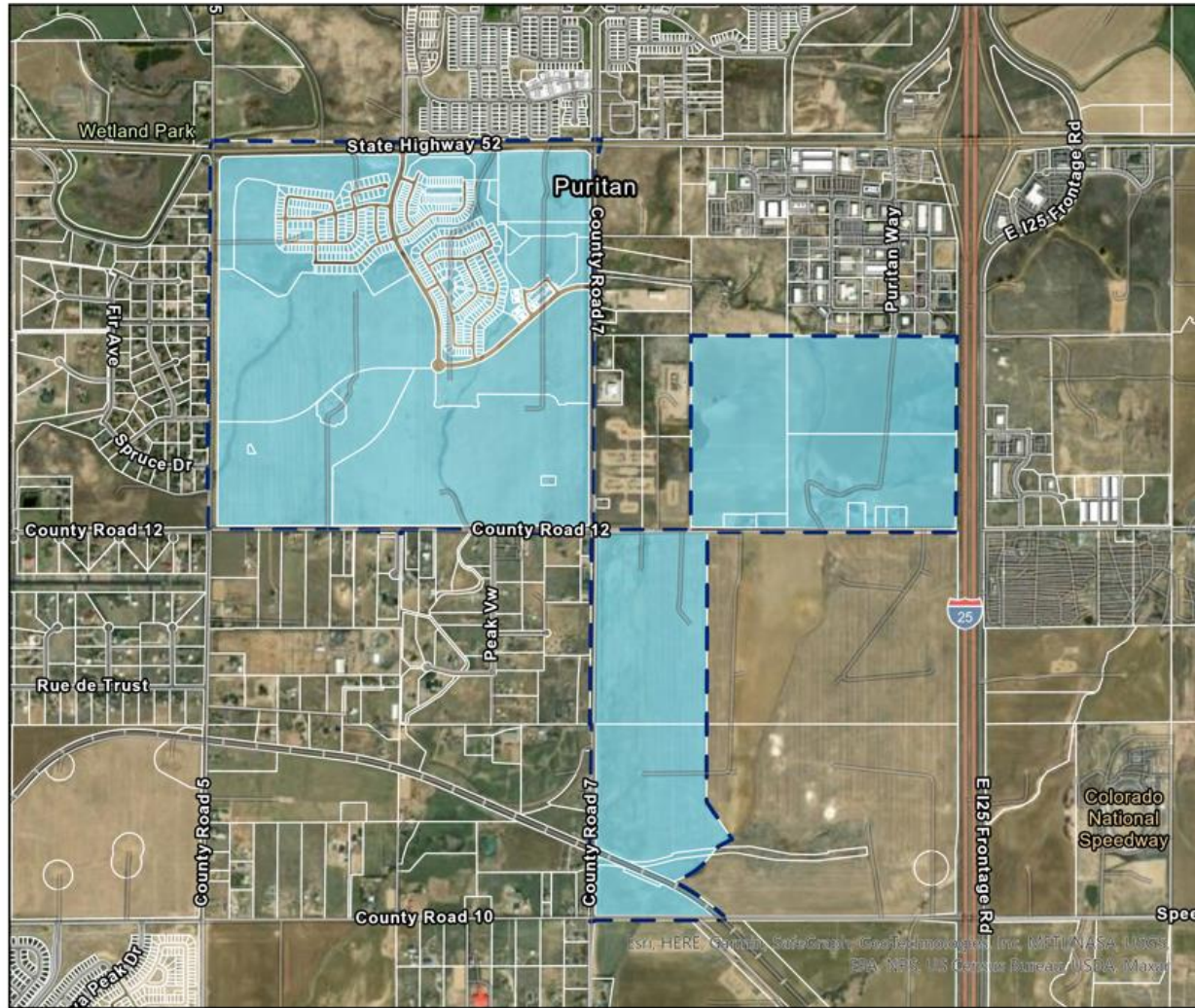
Erie Gateway Phase 1 Urban Renewal Plan






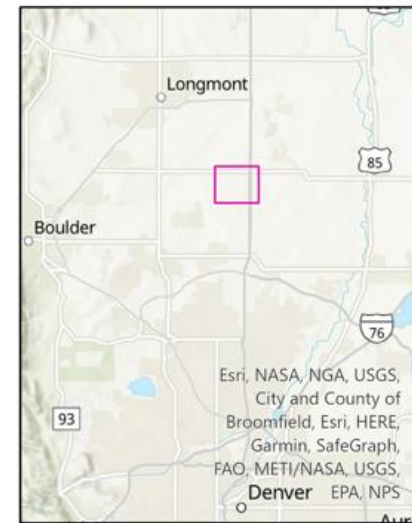
-  Erie Gateway Phase 1 Plan Area
-  Erie Gateway Phase 1 Parcels
-  Weld County Parcels



Erie Gateway Phase 1 Urban Renewal Plan



-  Erie Gateway Phase 1 Plan Area
-  Erie Gateway Phase 1 Parcels
-  Weld County Parcels



Action Schedule

Date	Action
February 26, 2024	Mail notice to taxing entities for new Phase 1 URA plan area
March 12, 2024	Presentation of draft planning documents to TOEURA Board
June 26, 2024	120-day deadline for negotiation of TIF revenue sharing with taxing entities
July 1, 2024	Publish notice of public hearing and submit URA Plan to Planning Commission for conformance with Comp Plan
August 13, 2024	Public Hearing Potential adoption of URA Plan by Town Council
December 2024	120-day deadline to take action after first Public Hearing

Tax Increment Revenue Agreement
(_____ District)
(Erie Gateway Phase 1 Urban Renewal Plan)

This Tax Increment Revenue Agreement (the "**Agreement**") is entered into as of [_____], 2024 (the "**Effective Date**") by and between the Town of Erie Urban Renewal Authority, a body corporate and politic of the State of Colorado (the "**Authority**"), whose address is 645 Holbrook Street, Erie, CO 80516, and the _____ District, ("**District**"), whose address is _____. The Authority and the District are referred to herein individually as a "**Party**" and collectively as the "**Parties**."

Recitals

The following recitals are incorporated in and made a part of this Agreement, as noted in Section 1 below. Capitalized terms used herein and not otherwise defined are defined in Section 2 below.

A. Redevelopment. The Parties understand that the real property described in Exhibit A (the "**Property**") lying within the corporate limits of the Town of Erie (the "**Town**"), is proposed to be within the area of the Erie Gateway Phase 1 Urban Renewal Plan ("**Plan**"), to be redeveloped by one or more developers and/or property owner(s) as a mixed-use development(s) that will eliminate existing blighted conditions which constitute threats to the health, safety and welfare of the community and barriers to development.

B. Urban Renewal and Tax Increment Financing. To accomplish the redevelopment and to provide certain required improvements, the Authority has recommended that the Property be included within the Erie Gateway Phase 1 Urban Renewal Plan, which Plan will authorize the utilization of tax increment financing in accordance with the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the "**Act**"), to pay Eligible Costs of the Improvements. The Plan that includes the Property has been provided to the District under separate cover. The final version of the Plan as approved by the Town Council of the Town shall be the "Plan" for purposes of this Agreement. The Parties hereto hereby approve the Plan in all respects, including any and all amendments thereto.

C. Nature of Urban Renewal Project and Purpose of Agreement. The proposed Urban Renewal Project consists of designing, developing and constructing the Improvements (which includes paying the Eligible Costs of public improvements) necessary to serve the proposed Urban Renewal Area and, in compliance with §31-25-107(4)(g) of the Act, the Plan affords maximum opportunity, consistent with the sound needs of the Town as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise. Approval of the Plan is subject to the Act, including

requirements imposed by HB 15-1348, as amended to-date (the "**Amended 1348 Requirements**") for new urban renewal plans adopted after January 1, 2016.

D. Taxing Entities. The District levies ad valorem property taxes on the Property included within the proposed Urban Renewal Area.

E. Equitable Deal Structure. The District and the Authority, along with other taxing districts, have undertaken to prepare an equitable deal structure including a significant contribution of incremental property tax revenues from certain applicable taxing districts.

F. Colorado Urban Renewal Law. In accordance with the Act as amended to the date of this Agreement (including the Amended 1348 Requirements), the Parties desire to enter into this Agreement to facilitate adoption of the Plan and redevelopment of the proposed Urban Renewal Area described therein. The Agreement addresses, among other things, the estimated impacts of the Plan on the District services associated solely with the Plan.

Agreement

Now, Therefore, in consideration of the covenants, promises and agreements of each of the Parties hereto, to be kept and performed by each of them, it is agreed by and between the Parties hereto as set forth herein.

1. Incorporation of Recitals. The foregoing recitals are incorporated into and made a part of this Agreement.

2. Definitions. As used in this Agreement:

2.1 "**Act**" means the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S.

2.2 "**Agreement**" means this Agreement, as it may be amended or supplemented in writing. References to sections or exhibits are to this Agreement unless otherwise qualified.

2.3 "**Agricultural Land**" has the meaning set forth in Section 6 hereof.

2.4 "**Authority**" means the Town of Erie Urban Renewal Authority, a body corporate and politic of the State of Colorado.

2.5 "**Bonds**" shall have the same meaning as defined in §31-25-103 of the Act.

2.6 "**Town**" means the Town of Erie, Colorado.

2.7 "**District**" means the _____ District, a _____.

2.8 "**District Increment**" means the portion of Property Tax Increment Revenues generated by the District mill levy, received by the Authority from the Weld County Treasurer.

2.9 "**Duration**" means the 25-year period that the tax increment or tax allocation provisions will be in effect as specified in §31-25-107(9)(a) of the Act, the Plan, and the Impact Report. Pursuant to the Act, the base year for calculating Property Tax Increment Revenues is 2024. The last year the assessment roll will be divided for purposes of TIF is 2049, and the last year the Authority is eligible to receive Property Tax Increment Revenues from the Plan area is 2050.

2.10 "**Eligible Costs**" means those costs eligible to be paid or reimbursed from the Property Tax Increment Revenues pursuant to the Act.

2.11 "**Impact Report**" means the impact report dated as of January 28, 2024, and prepared by Pioneer Development Company analyzing and projecting the financial burdens and benefits of the Urban Renewal Project pursuant to §31-25-107(3.5) of the Act.

2.12 "**Improvements**" means the public improvements and private improvements to be constructed on the Property pursuant to the Plan.

2.13 "**Party**" or "**Parties**" means the Authority and the District, or each and their lawful successors and assigns.

2.14 "**Plan**" means the urban renewal plan defined in Recital B above.

2.15 "**Project**" shall have the same meaning as Urban Renewal Project.

2.16 "**Property Tax Increment Revenues**" means the incremental property tax revenues derived from ad valorem property tax levies described in §31-25-107(9)(a)(II) of the Act allocated to the Special Fund for the Urban Renewal Project. Provided however, any property tax increment generated by new oil and gas well sites developed within the boundaries of the Project after the adoption of the Plan will not be included or otherwise captured as increment and will instead be subject to all taxes levied by taxing districts at the then current mill levy.

2.17 "**Retained District Increment**" means the District Increment which may be retained and expended by the Authority in accordance with Section 4.1 hereof.

2.18 "**Special Fund**" means that certain special fund of the Authority into which Property Tax Increment Revenues shall be allocated to and paid into, as more particularly described in the Act.

2.19 "**TIF**" means the property tax increment portion of the property tax assessment roll described in §31-25-107(9)(a)(II) of the Act.

2.20 "**Urban Renewal Area**" means the area included in the boundaries of the Plan.

2.21 "**Urban Renewal Project**" means all undertakings and activities, or any combination thereof, required to carry out the Plan pursuant to the Act.

3. Impact Report. The Parties acknowledge receipt of, and the opportunity to review, the Impact Report, submitted in accordance with C.R.S. §31-25-107(3.5)(a). The Impact Report describes the benefits and burdens of the Plan. Having received the Impact Report prior to the commencement of negotiations for the purposes of entering into this Agreement, the District hereby waives any other statutory requirements related to receipt of the Impact Report.

4. Property Tax Increment Revenues. In compliance with the requirements of the Act, including the Amended 1348 Requirements, the Parties have negotiated and agreed to the sharing of Property Tax Increment Revenues as set forth herein.

4.1 District Increment Revenues. The District and the Authority agree that the Authority shall retain and expend in furtherance of the Urban Renewal Project the Retained District, commencing on the date of approval by the Town of the Plan and ending upon the earlier of: 1) the occurrence of the Duration; or 2) the payment in full of all bonds, loans, advances and indebtedness, if any, incurred by the Authority to pay for the Improvements, including interest thereon and any premiums due in connection therewith in accordance with §31-25-107(9)(a)(II) of the Act. Upon the earlier of: 1) the occurrence of the Duration; or 2) the payment in full of all bonds, loans, advances and indebtedness, if any, incurred by the Authority to pay for the Improvements, including interest thereon and any premiums due in connection therewith in accordance with §31-25-107(9)(a)(II) of the Act, the entire District Increment shall be paid by the Weld County Treasurer to the District, and not to the Authority. The Authority shall annually provide a written report to the District on progress towards completion of the Improvements. The report shall include information related to any significant changes in project scope or cost.

4.2 All of the District Increment upon receipt by the Authority will be deposited into the Special Fund to be utilized in accordance with Section 4.1 hereof.

5. Pledge of Property Tax Increment Revenues. The District recognizes and agrees that in reliance on this Agreement and in accordance with the provisions of §31-25-109(2)(b) of the Act, the Authority has the right to pledge the Retained District Increment to the payment of the Authority's Bonds (if any are or have been issued) and other financial obligations incurred in connection with the Urban Renewal Project. The District and the Authority also recognize and agree that this Agreement is an indebtedness of the Authority under §31-25-107(9)(a)(II) of the Act. The Retained District Increment, when and as received by the Authority is and shall be subject to the lien of such pledge without any physical delivery, filing, or further act. The lien of such pledge on the

Retained District Increment shall have priority over any of all other obligations and liabilities of the Authority with respect to the Retained District Increment. The lien of such pledge shall be valid, binding and enforceable as against all persons having claims of any kind in tort, contract, or otherwise against the Authority irrespective of whether such persons have notice of such lien.

6. Agricultural Land. The Urban Renewal Area will include property that has been classified within the previous five years as agricultural land by the Weld County Assessor ("**Agricultural Land**") for the purposes of levying ad valorem property taxes. The Act requires that such Agricultural Land included within an urban renewal plan area shall be valued at fair market value for purposes of establishing the base and calculating the increment. Accordingly, as demonstrated in the Impact Report for the Plan previously submitted to the District, among others, the Agricultural Land base value has been established at fair market rates. In addition, the District specifically and irrevocably consents to the inclusion of such Agricultural Land in the Plan pursuant to §31-25-107(1)(c)(II)(D) of the Act

7. Waiver. The District acknowledges and agrees that the execution of this Agreement satisfies the requirements of the Act regarding all applicable Amended 1348 Requirements for the adoption of the Plan, TIF financing in accordance with the Plan, and notices related thereto, except those that may apply to future modifications of the Plan as required by Sections 31-25-107(3.5) and (7) of the Act. Subject to such right to receive notice of any proposed future modification of the Plan, the District hereby waives any provision of the Act that provides for notice to, requires any filing with or by, requires or permits consent from, or provides any enforcement right to the District. The District agrees that it has already received information equivalent to the information otherwise required to be provided to it by Section 31-25-107(3.5) of the Act in the form of the Impact Report, and therefore hereby deem that requirement satisfied.

8. Limitation of Agreement. This Agreement applies only to the District Increment, as calculated, produced, collected and paid to the Authority from the Urban Renewal Area by the Weld County Treasurer in accordance with §31-25-107(9)(a)(II) of the Act and the rules and regulations of the Property Tax Administrator of the State of Colorado, and does not include any other revenues of the District, Town or the Authority.

9. Miscellaneous.

9.1 Delays. Any delays in or failure of performance by any Party of its obligations under this Agreement shall be excused if such delays or failure are a result of acts of God; fires; floods; earthquake; abnormal weather; strikes; labor disputes; accidents; regulation or order of civil or military authorities; shortages of labor or materials; or other causes, similar or dissimilar, including economic downturns, which are beyond the control of such Party. Notwithstanding the foregoing, where any of the above events shall occur which temporarily interrupt the ability of a Party to abide by its obligations as provided in this Agreement, as soon as the event causing such interruption

shall no longer prevail, the applicable Party shall fulfill all of its obligations as soon as reasonably practicable.

9.2 Termination and Subsequent Legislation or Litigation. In the event of termination of the Plan, including its TIF financing component, the Authority may terminate this Agreement by delivering written notice to the District. The Parties further agree that in the event legislation is adopted or a decision by a court of competent jurisdiction is rendered after the effective date of this Agreement that invalidates or materially effects any provisions hereof, the Parties will in good faith negotiate for an amendment to this Agreement that most fully implements the original intent, purpose and provisions of this Agreement, but does not impair any otherwise valid contracts in effect at such time.

9.3 Entire Agreement. This instrument embodies the entire agreement of the Parties with respect to the subject matter hereof. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the Parties hereto. No modification to this Agreement shall be valid unless agreed to in writing by the Parties.

9.4 Binding Effect. This Agreement shall inure to the benefit of and be binding upon the Parties and their successors in interest.

9.5 No Third-Party Enforcement. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the undersigned Parties and nothing in this Agreement shall give or allow any claim or right of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned Parties that any person or entity other than the undersigned Parties receiving services or benefits under this Agreement shall be an incidental beneficiary only.

9.6 No Waiver of Immunities. Nothing in this Agreement shall be construed as a waiver of the rights and privileges of the Parties pursuant to the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as the same may be amended from time to time. No portion of this Agreement shall be deemed to have created a duty of care which did not previously exist with respect to any person not a party to this agreement.

9.7 Amendment. This Agreement may be amended only by an instrument in writing signed by the Parties.

9.8 Parties not Partners. Notwithstanding any language in this Agreement or any other agreement, representation, or warranty to the contrary, the Parties shall not be deemed to be partners or joint venturers, and no Party shall be responsible for any debt or liability of any other Party.

9.9 Interpretation. All references herein to Bonds shall be interpreted to include the incurrence of debt by the Authority in any form consistent with the definition of "Bonds" in the Act, including payment of Eligible Costs or any other lawful financing obligation.

9.10 Incorporation of Recitals and Exhibits. The provisions of the Recitals and the Exhibits attached to this Agreement are incorporated in and made a part of this Agreement.

9.11 No Assignment. No Party may assign any of its rights or obligations under this Agreement. Any attempted assignment in violation of this provision shall be null and void and of no force and effect.

9.12 Section Captions. The captions of the sections are set forth only for the convenience and reference of the Parties and are not intended in any way to define, limit, or describe the scope or intent of this Agreement.

9.13 Execution in Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

9.14 Electronic Transactions. The Parties agree that any individual or individuals who are authorized to execute this Agreement on behalf of the Authority or the District are hereby authorized to execute this Agreement electronically via facsimile or email signature. This agreement by the Parties to use electronic signatures is made pursuant to Article 71.3 of Title 24, C.R.S., also known as the Uniform Electronic Transactions Act. Any electronic signature so affixed to this Agreement shall carry the full legal force and effect of any original, handwritten signature. The Parties hereto agree that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files, and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action, or suit in the appropriate court of law.

9.15 Governing Law. This Agreement and the provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado.

9.16 No Presumption. The Parties to this Agreement and their attorneys have had a full opportunity to review and participate in the drafting of the final form of this Agreement. Accordingly, this Agreement shall be construed without regard to any presumption or other rule of construction against the Party causing the Agreement to be drafted.

9.17 Notices. Any notice required by this Agreement shall be in writing. All notices, demands, requests and other communications required or permitted hereunder

shall be in writing, and shall be: (a) personally delivered with a written receipt of delivery; (b) sent by a nationally-recognized overnight delivery service requiring a written acknowledgement of receipt or providing a certification of delivery or attempted delivery; (c) sent by certified or registered mail, return receipt requested; or (d) sent by confirmed facsimile transmission or electronic delivery with an original copy thereof transmitted to the recipient by one of the means described in subsections (a) through (c) no later than five business days thereafter. All notices shall be deemed effective when actually delivered as documented in a delivery receipt; provided, however, that if the notice was sent by overnight courier or mail as aforesaid and is affirmatively refused or cannot be delivered during customary business hours by reason of the absence of a signatory to acknowledge receipt, or by reason of a change of address with respect to which the addressor did not have either knowledge or written notice delivered in accordance with this paragraph, then the first attempted delivery shall be deemed to constitute delivery. Each Party shall be entitled to change its address for notices from time to time by delivering to the other Party notice thereof in the manner herein provided for the delivery of notices. All notices shall be sent to the addressee at its address set forth in the Preamble to this Agreement.

9.18 Days. If the day for any performance or event provided for herein is a Saturday, a Sunday, a day on which national banks are not open for the regular transactions of business, or a legal holiday pursuant to C.R.S. § 24-11-101(1), such day shall be extended until the next day on which such banks and state offices are open for the transaction of business.

9.19 Precedent. The Parties agree that this Agreement is entered into for the specific Plan described herein. All other future urban renewal projects will be evaluated on their specific attributes and merits and agreements for those projects may include additional or different terms from this Agreement. This Agreement is not deemed to set precedent for such future agreements.

9.20 Severability. If any provision of this Agreement is found to be invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

9.21 Authority. The persons executing this Agreement on behalf of the Parties covenant and warrant that each is fully authorized to execute this Agreement on behalf of such Party. The Parties further covenant and warrant that they are authorized to enter into this Agreement pursuant to law, including, without limitation, C.R.S. § 31-25-107(9.5).

[Remainder of page intentionally left blank]

In Witness Whereof, the Authority and the District have caused their duly authorized officials to execute this Agreement effective as of the Effective Date.

The _____ District

By: _____
Title: _____

Attest: _____
By: _____

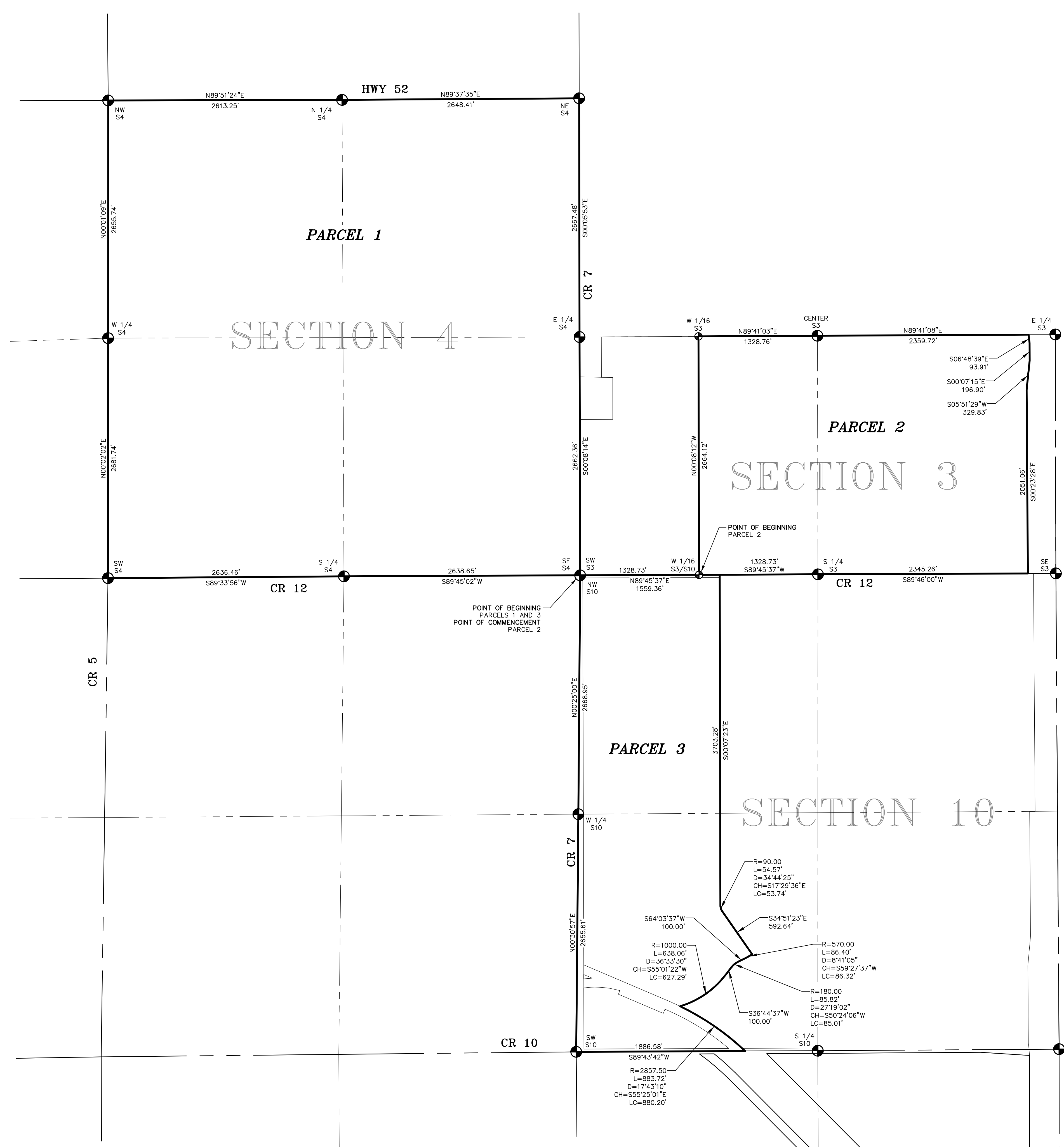
Town of Erie Urban Renewal
Authority, a body corporate and politic
of the State of Colorado

By: _____
Title: _____

Attest: _____
By: _____

Exhibit A

The Property



PARCEL DESCRIPTIONS:

PARCEL 1

A PARCEL OF LAND BEING ALL OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE S89°45'02"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 2638.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE S89°33'56"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2636.46 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°02'02"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2681.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4; THENCE N00°01'09"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2655.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; THENCE N89°51'24"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2613.25 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE N89°37'35"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 2648.41 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S00°05'53"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 2667.48 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE S00°08'14"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 2662.36 FEET TO THE POINT OF BEGINNING;

CONTAINING 28,070,900 SQUARE FEET OR 644.419 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N89°45'37"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 1328.73 FEET TO THE WEST SIXTEENTH CORNER OF SECTION 3 AND SECTION 10, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°08'12"W ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 2664.12 FEET TO THE WEST SIXTEENTH CORNER OF SECTION 3; THENCE N89°41'03"E ALONG THE CENTERLINE OF SAID SECTION 3 A DISTANCE OF 1328.76 FEET TO THE CENTER OF SAID SECTION 3; THENCE N89°41'08"E CONTINUING ALONG THE CENTERLINE OF SAID SECTION 3 A DISTANCE OF 2359.72 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 25; THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: 1) S06°48'39"E A DISTANCE OF 93.91 FEET; 2) S00°07'15"E A DISTANCE OF 196.90 FEET; 3) S05°51'29"W A DISTANCE OF 329.83 FEET; 4) S00°23'28"E A DISTANCE OF 2051.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE S89°46'00"W ALONG SAID SOUTH LINE A DISTANCE OF 2345.26 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE S89°45'37"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 1328.73 FEET TO THE POINT OF BEGINNING;

CONTAINING 9,797,310 SQUARE FEET OR 224.915 ACRES, MORE OR LESS.

PARCEL 3

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE N89°45'37"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 1559.36 FEET; THENCE S00°07'23"E A DISTANCE OF 3703.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A 90.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 34°44'25", AND CHORD BEARING S17°29'36"E A DISTANCE OF 53.74 FEET) AN ARC LENGTH OF 54.57 FEET; THENCE S34°51'23"E A DISTANCE OF 592.64 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG A 570.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 09°41'05", AND CHORD BEARING S59°27'37"W A DISTANCE OF 86.32 FEET) AN ARC LENGTH OF 86.40 FEET; THENCE S64°03'37"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 27°19'02", AND CHORD BEARING S50°24'06"W A DISTANCE OF 85.01 FEET) AN ARC LENGTH OF 85.82 FEET; THENCE S36°44'37"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 1000.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 36°33'30", AND CHORD BEARING S55°01'22"W A DISTANCE OF 627.29 FEET) AN ARC LENGTH OF 638.06 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL RECORDED IN BOOK 359 AT PAGE 418, BEING 50.00 FEET NORTHEASTERLY, AS MEASURED RADially FROM THE CENTERLINE OF THE MAIN TRACK OF THE BOULDER BRANCH OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID NORTHEASTERLY LINE AND ALONG A 2857.50 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'10", AND CHORD BEARING S55°25'01"E A DISTANCE OF 880.20 FEET) AN ARC LENGTH OF 883.72 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE S89°43'42"W ALONG SAID SOUTH LINE A DISTANCE OF 1886.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE N00°30'57"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 2655.61 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE N00°25'00"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 2668.95 FEET TO THE POINT OF BEGINNING;

CONTAINING 8,498,369 SQUARE FEET OR 195.096 ACRES, MORE OR LESS.

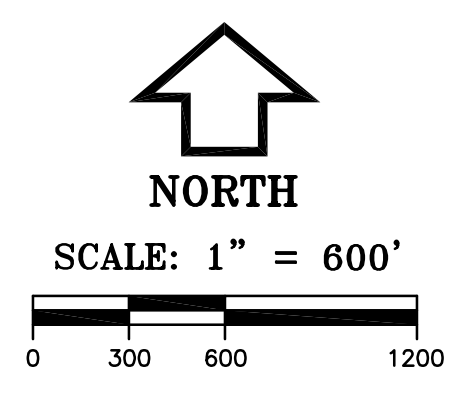


EXHIBIT
I-25 URA - PHASE 1
SECTIONS 3, 4, AND 10
T1N, R68W OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO


 <small>P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.coloradols.com</small>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">SHEET:</td> <td style="text-align: center; padding: 2px;">1 OF 1</td> </tr> <tr> <td style="padding: 2px;">DATE:</td> <td style="text-align: center; padding: 2px;">4/8/24</td> </tr> <tr> <td style="padding: 2px;">DRAWN BY:</td> <td style="text-align: center; padding: 2px;">JPE</td> </tr> <tr> <td style="padding: 2px;">PROJECT:</td> <td style="text-align: center; padding: 2px;">S185028</td> </tr> </table>	SHEET:	1 OF 1	DATE:	4/8/24	DRAWN BY:	JPE	PROJECT:	S185028
SHEET:	1 OF 1								
DATE:	4/8/24								
DRAWN BY:	JPE								
PROJECT:	S185028								



EXHIBIT A

PROPERTY DESCRIPTION – PARCEL 1

A PARCEL OF LAND BEING ALL OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE S89°45'02"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 2638.65 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE S89°33'56"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2636.46 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE N00°02'02"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2681.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4; THENCE N00°01'09"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2655.74 FEET TO THE NORTHWEST CORNER OF SAID SECTION 4; THENCE N89°51'24"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2613.25 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE N89°37'35"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 2648.41 FEET TO THE NORTHEAST CORNER OF SAID SECTION 4; THENCE S00°05'53"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 2667.48 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE S00°08'14"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 A DISTANCE OF 2662.36 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 28,070,900 SQUARE FEET OR 644.419 ACRES, MORE OR LESS.



PROPERTY DESCRIPTION – PARCEL 2

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N89°45'37"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 1328.73 FEET TO THE WEST SIXTEENTH CORNER OF SECTION 3 AND SECTION 10, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE N00°08'12"W ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 2664.12 FEET TO THE WEST SIXTEENTH CORNER OF SECTION 3; THENCE N89°41'03"E ALONG THE CENTERLINE OF SAID SECTION 3 A DISTANCE OF 1328.76 FEET TO THE CENTER OF SAID SECTION 3; THENCE N89°41'08"E CONTINUING ALONG THE CENTERLINE OF SAID SECTION 3 A DISTANCE OF 2359.72 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 25; THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING FOUR (4) COURSES; 1) S06°48'39"E A DISTANCE OF 93.91 FEET; 2) S00°07'15"E A DISTANCE OF 196.90 FEET; 3) S05°51'29"W A DISTANCE OF 329.83 FEET; 4) S00°23'28"E A DISTANCE OF 2051.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3; THENCE S89°46'00"W ALONG SAID SOUTH LINE A DISTANCE OF 2345.26 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE S89°45'37"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 A DISTANCE OF 1328.73 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 9,797,310 SQUARE FEET OR 224.915 ACRES, MORE OR LESS.



PROPERTY DESCRIPTION – PARCEL 3

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 10; THENCE N89°45'37"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 1559.36 FEET; THENCE S00°07'23"E A DISTANCE OF 3703.28 FEET TO A POINT OF CURVATURE, THENCE ALONG A 90.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 34°44'25", AND CHORD BEARING S17°29'36"E A DISTANCE OF 53.74 FEET) AN ARC LENGTH OF 54.57 FEET; THENCE S34°51'23"E A DISTANCE OF 592.64 FEET TO A POINT OF NON-TANGENT CURVATURE, THENCE ALONG A 570.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 08°41'05", AND CHORD BEARING S59°27'37"W A DISTANCE OF 86.32 FEET) AN ARC LENGTH OF 86.40 FEET; THENCE S64°03'37"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A 180.00 FOOT RADIUS CURVE TO THE LEFT (SAID CURVE HAVING A CENTRAL ANGLE OF 27°19'02", AND CHORD BEARING S50°24'06"W A DISTANCE OF 85.01 FEET) AN ARC LENGTH OF 85.82 FEET; THENCE S36°44'37"W A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE, THENCE ALONG A 1000.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 36°33'30", AND CHORD BEARING S55°01'22"W A DISTANCE OF 627.29 FEET) AN ARC LENGTH OF 638.06 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A PARCEL RECORDED IN BOOK 359 AT PAGE 418, BEING 50.00 FEET NORTHEASTERLY, AS MEASURED RADially FROM THE CENTERLINE OF THE MAIN TRACK OF THE BOULDER BRANCH OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID NORTHEASTERLY LINE AND ALONG A 2857.50 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 17°43'10", AND CHORD BEARING S55°25'01"E A DISTANCE OF 880.20 FEET) AN ARC LENGTH OF 883.72 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE S89°43'42"W ALONG SAID SOUTH LINE A DISTANCE OF 1886.58 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE N00°30'57"E ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 2655.61 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 10; THENCE N00°25'00"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 2668.95 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 8,498,369 SQUARE FEET OR 195.096 ACRES, MORE OR LESS.



PIONEER
DEVELOPMENT
COMPANY

we find the way

Erie Gateway Phase 1 Impact Report

Town of Erie Urban Renewal Authority

January 28, 2024



March 6, 2024

Town of Erie, Colorado

Dear Town of Erie Urban Renewal Authority (TOEURA) Board,

This Impact Report is intended to satisfy the requirements outlined in Colorado's Urban Renewal Law, C.R.S. 31-25-107(3.5)I-V and C.R.S. 31-25-107(9.5). According to Statute, the Urban Renewal Impact Report is a supplementary document to the Urban Renewal Plan required if tax increment financing (TIF) is intended to be utilized in the project area for renewal activities. The Town of Erie's Urban Renewal Authority (TOEURA) is considering creating a new Urban Renewal Plan area titled "Erie Gateway Phase 1 Urban Renewal Plan". This proposed Urban Renewal Plan intends to utilize tax increment financing (TIF) within the project area and therefore requires that an Impact Report be completed.

This Impact Report meets the minimum requirements defined by C.R.S. 31-25-107(3.5)I-V and C.R.S. 31-25-107(9.5), and has been designed to provide TOEURA with a realistic forecast of property and sales tax TIF that will be generated via blight remediation, investment attraction and development. The forecast in this report is informed by the Town's Comprehensive Plan, Zoning Code, Planned Unit Development Overlays, and submitted site plans and plats. This information is supplemented by interviews with the developers, Town Staff, and taxing entity representatives. The forecasts are intentionally designed to be conservative estimates and reflect community development needs that have been highlighted by this Board, Town Staff and the public. All forecasts are designed to show a "maximum impact scenario", meaning that both property and sales tax TIF is quantified, and all possible millage rates and sales tax rates have been leveraged towards increment generation. This is intended to show Erie Gateway Phase 1's maximum possible TIF generation and provide each taxing entity with a maximum impact assessment.

The goal of this report is to provide the Town of Erie Urban Renewal Authority with a realistic forecast of impacts to better inform negotiations with impacted taxing entities and ensure that the Town of Erie's Erie Gateway Phase 1 Urban Renewal Plan succeeds in bringing about the renewal expected by the community.

Sincerely,

Andrew Arnold, AICP
Founder | Principal
Pioneer Development Company
Durango, Colorado

CC: Julian MD Jacquin

Table of Contents

Executive Summary.....	3
Erie Gateway Phase 1 Urban Renewal Plan Summary.....	7
Impact Report Methodology.....	10
Tax Increment Financing Summary.....	18
Property Tax TIF Projections	18
Sales Tax TIF Projections	19
Taxing Entity Impacts	21
County Impact Conclusion	24
School District Impact Conclusion.....	26
Town of Erie Impact Conclusion	28
Fire District Impact Conclusion	29
Library District Impact Conclusion	29
Conclusion and Recommendations	30
Appendix	31
1. Tax Increment Pro Forma	31
2. Phasing Maps.....	31
3. Development Absorption and Valuation Table	31

Executive Summary

The Erie Gateway Phase 1 Urban Renewal Plan Impact Report:

The Town of Erie Urban Renewal Authority (TOEURA) is in the process of forming a new Urban Renewal Plan area. This area is described by this report as the **Erie Gateway Phase 1 Urban Renewal Plan** (the Plan). The proposed Project area is large, encompassing ~1,100 acres on the Town's eastern boundary. Although this area is bordered by major arterials and has been the subject of extensive community planning efforts, it is currently underutilized. Planned Unit Development Overlay zones and Regional Commercial zones have been adopted for this vacant/agricultural area, however, a lack of public infrastructure and other conditions are complicating its development efforts. The conditions arresting sound development throughout the proposed Plan area have been catalogued in the Erie Gateway Phase 1 Conditions Survey and underscore its need for a public private partnership. This Plan will require significant collaboration between TOEURA, the Town and the taxing entities that impose ad valorem taxes within the proposed boundaries. The Plan's inclusion of agriculturally assessed land, its exclusion of Oil and Gas well pads, and its intention to utilize both property and sales tax increment requires a nuanced and detailed analysis of potential impacts to these various public sector partners.

The Plan's Impact Report analyses the project area and models future development for 25 years after Plan adoption. The Report forecasts future growth according to adopted plans and market conditions and evaluates the developments' impacts on the Town and participating taxing bodies. The Town of Erie's Economic Development Department assisted in producing this study, which relied on submitted PUDs, development plans and conversations with landowners and developers to refine development projections. The model's projections were tempered according to regional market capacities and regulatory controls. The Impact Report also analyzed comparable development projects throughout Northern Colorado to further refine its analysis and estimate future development size, quality, value and timing.

The Impact Report also benefitted from the significant community visioning and planning that the Town of Erie has conducted on this area. Resources that informed this analysis included the Town of Erie's Comprehensive Plan and its Area's of Special Interest, the Town of Erie's Future Land Use Map and Zoning Districts, the recently published "I-25 Gateway Developer Book", as well as drafted and/or submitted Planned Unit Development Overlay zones to the Town's Planning Division. The Summerfield PUD and the North Station PUD were critical for this Report's analysis.

The Impact Report forecasts residential and commercial development within the Erie Gateway Phase 1 Urban Renewal Plan area over the next 25 years. All development is phased according to market absorption rates, and the logical progression of infrastructure throughout the area. Valuations are derived from current median residential prices and current commercial sales per SF throughout the regional market. These values are also adjusted for inflation. The location, type and density for future development is based on the I-25 Gateway Developer Book's land use plan and submitted PD development plans. Areas within the Erie Gateway Phase 1 but not included in these resources were projected according to their zoning districts and local market forces.

After modeling the most probable development forecast, this report quantified the Plan's assessed value, property tax, sales tax, demographics, and fiscal impacts. This information provides estimates regarding the amount of tax increment (both property and sales) Erie Gateway Phase 1 will generate over 25 years. Increment estimates are projected for each taxing entity that levies an ad valorem property tax within the Plan area. The Impact Report also estimates the number of new residents, students and jobs the Plan area will generate over 25 years. These increment and demographic impacts were used to evaluate potential fiscal impacts on participating taxing entities.

The following section summarizes the Impact Report's conclusion, assumptions, and findings. Impacts to taxing entities are categorized as either low, moderate, or high. A detailed methodology, impact analysis and recommendations are provided in this Report that elaborate on the Executive Summary's findings:

Conclusion:

The Erie Gateway Phase 1 Urban Renewal Plan advances an ambitious community development vision. The Plan's location will bridge the gap between the Town of Erie's urbanized areas and Interstate 25 by transforming vacant, underutilized parcels into an extension of the Town's historic urban fabric. The Plan will help fund public infrastructure throughout the area, which in turn will activate future development areas. This URA Plan is the first in a series of URA Plans intended realize the development vision contained in the Town's Comprehensive Plan, I-25 Gateway Developer's Book and adopted Planned Unit Development Overlays.

Erie Gateway Phase 1 Urban Renewal Plan will facilitate mixed-density residential development and regional commercial development throughout the area. The projected development is significant. Approximately 3,003 residential dwelling units and 677,760 SF of commercial space are forecast to develop within the Plan area over the next 25 years. The Plan area's estimated assessed value once completed is ~\$153,000,000, or 25.3% of the Town's existing assessed valuation. The Plan will generate \$332 million in property taxes and \$67 million in sales taxes over the next 25 years. The residential development will yield 8,555 new residents, and 1,351 new students. This development forecast is significant and may create fiscal impacts to specific taxing entities that levy a property tax and/or sales tax in the Plan area.

This Report identified a **high-level fiscal impact** generated by the Erie Gateway Phase 1 Urban Renewal Plan for **the Town of Erie**. Assuming the Town shares 100% of tax increment generated by its respective mill levy and sales tax rate, the Plan would generate more than 10% of the Town's annual property tax and/or sales tax revenue. This report considers revenue sharing agreements cause incremental revenue collections to exceed 10% of the subject entities annual revenues as evidence of high-level, fiscal impact. TOEURA should work closely with the Town when negotiating its TIF sharing agreements to ensure that the Plan is successfully implemented, but without creating an imbalance in the Town finances. This report recommends that the Town and TOEURA pursue a TIF sharing agreement that would exclude bond redemption levies and a reduced sales tax sharing agreement.

The Report also **identified medium level impacts for the St. Vrain Valley School District**. The medium level impact to the School District is associated with the number of new students the Plan is projected to generate over the next 25 years. This impact can be mitigated by crafting a TIF agreement with the School District that remits all their bond redemption mill levy and a portion of the mill levy override. It is recommended that the School District pledge 100% of its general fund (School Finance Act) levy to support this Urban Renewal Plan, as the Plan does not generate a significant fiscal impact to the district.

This report recommends TOEURA carefully evaluate TIF sharing negotiations with these taxing bodies to ensure that the Plan's taxing partners do not suffer undue burdens when helping to realize the Erie Gateway Phase 1 Urban Renewal Plan vision. TOEURA should work collaboratively with these taxing entities to craft TIF sharing agreements that mitigate fiscal impacts.

The following list and tables summarize the Impact Report's assumptions and findings that underscore this conclusion.

Assumptions:

- The Erie Gateway Phase 1 Urban Renewal Plan is eligible for Urban Renewal treatment. A conditions survey, completed January 1st, 2024, found that the urban renewal area exhibits **six of the eleven** statutorily defined blighting conditions, meaning that the Plan area is eligible for urban renewal activities.
- Residential and commercial absorption rates will follow regional market trends. Annual Commercial development absorption will not exceed the region’s 10-year annual average. The equates to 190,000 square feet per year. Residential development will not exceed 35% of the projected 25-year annual average for housing starts in Erie. This equates to 300 residential units per year.
- Phasing is expected to begin within the Summerfield PD area and follow the submitted phasing plans provided by the developer. This report assumes that the phasing will then move to the North Station PD area after Summerfield PD is completed. Commercial development is assumed to occur at the end of each phase, following the completion of residential development.
- All TIF forecasts assume a 100% mill levy commitment from each participating taxing entity. This is to forecast the maximum potential impact of the proposed plan area.
- Property Tax and Sales Tax are assumed to be available for TIF sharing agreements. **Lodging tax and Oil and Gas Revenues are excluded.**
- All property within the Plan area will be annexed into the Town of Erie and average an overlapping millage rate of 108.0 in its formation year. Metropolitan District Millage Rates are excluded and not eligible for TIF. Properties in specific Fire Districts have been modeled separately.
- In areas where development programs have not yet been submitted, the development scenario chosen for this analysis takes the average, or medium, density and intensity ranges for units per net acre and floor-area-ratios.
- The Erie Gateway Phase 1 Urban Renewal Plan will be successful in remediating blighting conditions present within this area, which will help facilitate new development. New development will be incentivized by TOEURA to address community needs, such as attracting residential and commercial development and investment.

Summary Tables and Charts:

Projected Build-Out Statistics (Value Estimates Rounded)			
Development Type	Units/SF	Actual Value	Assessed Value
Residential	3,003	\$2,121,000,000	\$115,000,000
Single Family Attached (TRD)	188	\$102,000,000	\$6,000,000
Single Family Detached (TRD)	948	\$707,000,000	\$38,000,000
Single Family Attached (AA)	248	\$141,000,000	\$8,000,000
Single Family Detached (AA)	819	\$578,000,000	\$31,000,000
Mixed-Density Residential	800	\$593,000,000	\$32,000,000
Commercial	682,439	\$203,000,000	\$45,000,000
Retail	176,180	\$58,000,000	\$13,000,000
Office	53,609	\$14,000,000	\$4,000,000
Office/Light-Industrial	452,650	\$128,000,000	\$28,000,000
TOTAL		\$2,324,000,000	\$160,000,000
Demographics			
Total New Residents	8,555		
Total New Students	1,351		

Taxable Value Information

Estimated Base Taxable Value	\$7,617,377
Total New Taxable Real Property Value	\$160,687,292
Net Taxable Real Property Value	\$153,069,915
Total Net Taxable Value	\$153,069,915

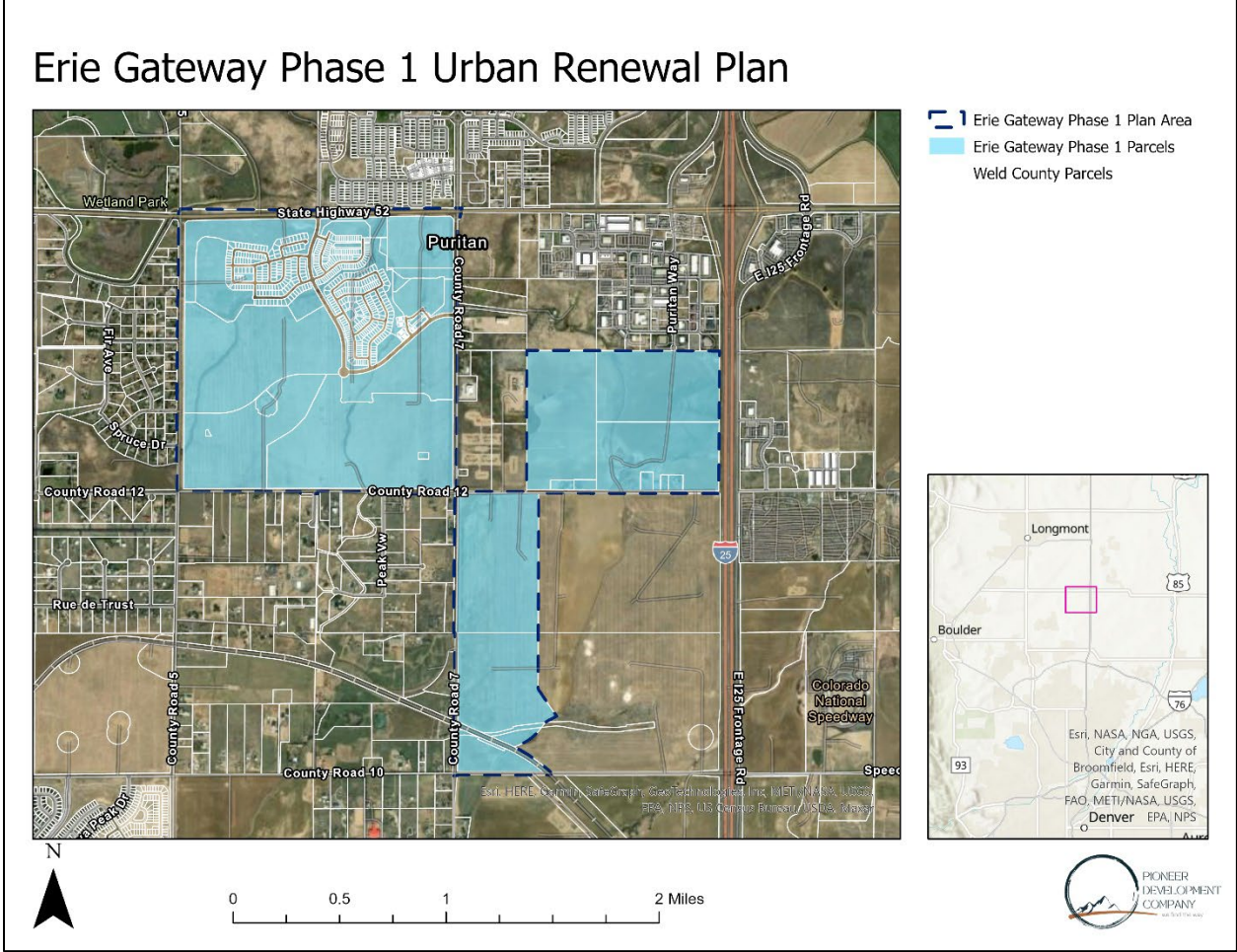
TIF Estimates <i>(Estimates Rounded)</i>	Gross	Net Present Value	Annual Average	Town of Erie Only
Total	\$399,000,000	\$145,000,000	\$15,400,000	\$4,300,000
Property Tax	\$332,000,000	\$120,000,000	\$12,800,000	\$1,700,000
Sales Tax (Inflation Adj.)	\$67,000,000	\$25,000,000	\$2,600,000	\$2,600,000

Erie Gateway Phase 1 Urban Renewal Plan Area Value and Tax Generation Comparison

Taxing Entity Fiscal Impacts	% District's Total AV	% District's Annual Property Tax	% District's Annual Sales Tax	Impact Assessment
Weld County	1.2%	0.7%	-	Low
Town of Erie	25.3%	19.8%	15.1%	High
St. Vrain School District (RE1J-Longmont)	3.1%	2.3%	-	Medium
Northern Colorado Water (NCW)	0.5%	0.4%	-	Low
Frederick-Firestone Fire District	2.4%	1.8%	-	Low
Mountain View Fire Protection District	4.0%	3.1%	-	Low
High Plains Library	0.9%	0.7%	-	Low
Boulder Valley Conservation	12.8%	0.0%	-	Low

Erie Gateway Phase 1 Urban Renewal Plan Summary

Erie Gateway Phase 1 Urban Renewal Plan



Project Area

The Erie Gateway Phase 1 Urban Renewal Plan area encompasses ~1,100 acres.¹ This area includes 536 parcels. This survey area has been strategically drawn to include parcels that need or will attract new investment, reinvestment, or development. The area also includes public right-of-way that may benefit from urban renewal treatment.

Area Description

The proposed Urban Renewal Plan targets an area recently annexed into municipal limits that will help bridge the Town’s urbanized centers to the west with Interstate 25 to the East. Historically, the area was used for oil and gas extraction and agriculture. The parcels are mostly vacant, despite their proximity to major transportation corridors, such as I-25, Erie Parkway and Highway 52. The Town examined this area in 2018 to determine its eligibility for Urban Renewal treatment. A preliminary conditions survey was

¹ Acreage estimate includes Public Right of Way e.g. Roads and Alleys

completed that identified the necessary number of blighting factors within the Plan area to meet statutory thresholds. However, TOEURA did not move forward with creating the Urban Renewal Plan. Over the past six years, renewed interest in this area and community planning and visioning projects have led TOEURA to re-examine its potential as an Urban Renewal project. Another conditions survey was completed in 2022 that confirmed the area exhibits eight blighting factors, again exceeding statutory minimums. The proposed Plan boundary was then re-examined for blighting factors by Pioneer Development Company and the results catalogued in a January 1st, 2024 Conditions Survey. This survey identified six blighting factors, making the Erie Gateway Phase 1 Urban Renewal Plan eligible for Urban Renewal treatment.

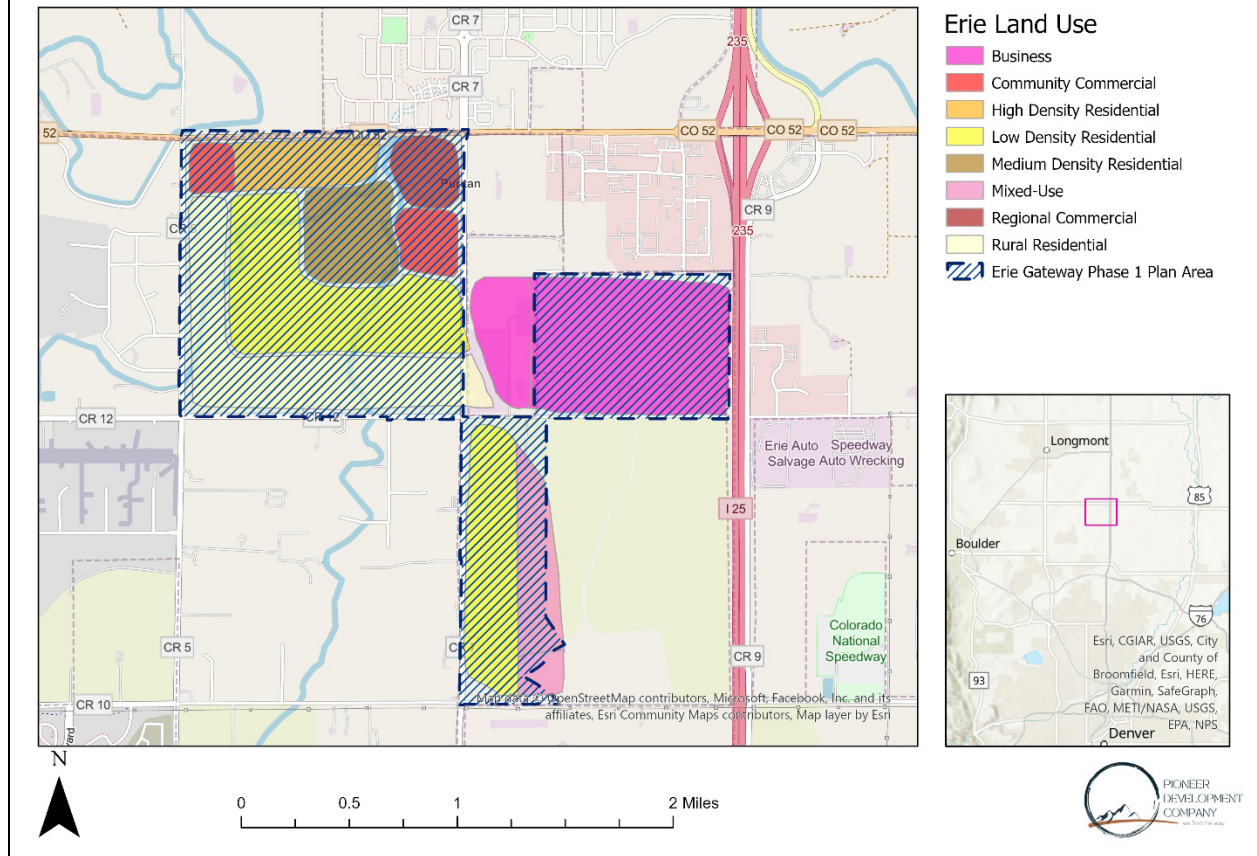
The Plan area includes two distinct Planned Unit Development Plans that have specific land use designations. These PD overlays include the Summerfield PD and the North Station PD. The impact report forecasts future development according to each PD and its submitted development plan's. Areas not yet assigned a land use designation by either a PD development plan or Town's visioning exercises were assigned their current zoning/future land use designation for forecast purposes.

The Plan Area's statistics are described in the table below and Future Land Uses in the following Map:

Erie Gateway Phase 1 Land Use Summary			
Area Statistics			
Total Acreage (Includes ROW)			1,100
Total Parcel Acreage			973.8
Number of Parcels in Area			536
Assessment Type	Parcel Count	Acreage	Percent Total Acreage
Tax Exempt	1	4.4	0.45%
Agricultural	535	969.4	99.55%
Zoning Type ²	Parcel Count	Acreage	Percent Total Acreage
Planned Development	528	752	77%
Regional Commercial	8	221	23%
Assessed Value			Value
Total Actual Value			\$ 2,759,071
Total Assessed Value (<i>Not Base Value</i>)			\$ 268,680

² Zoning Districts may overlap parcel boundaries.

Town of Erie Comprehensive Plan - Land Use



Current Assessment of Plan Area

The Plan area includes 536 parcels. The total equalized assessed value (taxable value) of these parcels, according to the Weld County Assessor’s database 2023 valuations, is \$268,680. The total actual value of these parcels, according to the County Assessor’s database 2023 valuations are \$2,759,071. The reason for this low taxable value is because all of Plan area’s parcels are assessed as agricultural or exempt. An exempt assessment will cause a properties taxable value to equal zero. An agricultural assessment determines property value based on a state formula for agricultural yield. Since the Plan area has historically exhibited blighting factors and vacancy, parcels assessed as Ag have failed to produce high yields, meaning their taxable value is low.

Agriculturally assessed property can be included in an Urban Renewal project under C.R.S. 31-25-112.5. However, tax increment financing cannot utilize the agricultural assessment when determining the area’s base value. A new base value, one that assumes the properties were assessed as “vacant” is required to project future incremental tax revenues. PDC worked with the Weld County assessor to determine this plan area’s “new” base value, assuming all agriculturally assessed property was given a market rate value and assessed as “vacant commercial”. **\$7,617,377** is the new base value assigned by the assessor for tax increment financing purposes. **This report uses the Ag Adjusted taxable value for all projections.**

Impact Report Methodology

Forecasting Future Growth

The goal of the Erie Gateway Phase 1 Urban Renewal Plan is to incentivize redevelopment by remediating blighting conditions and spurring new investments in public infrastructure, commercial development, housing, amenities, and community development needs.

One of the tools urban renewal authorities can use to bring about these changes is known as Tax Increment Financing (TIF). TIF is a redevelopment strategy that leverages future tax revenues to incentivize redevelopment for urban renewal activities. Colorado's Urban Renewal Law mandates that urban renewal projects that intend to use TIF for renewal activities submit a supplementary Impact Report to help forecast growth within a proposed renewal area and estimate the impacts this growth will have on taxing entities within that area. The impact report's purpose is to ensure that taxing entities that rely on property tax and, as applicable, sales tax revenues will not be adversely impacted by the urban renewal project.

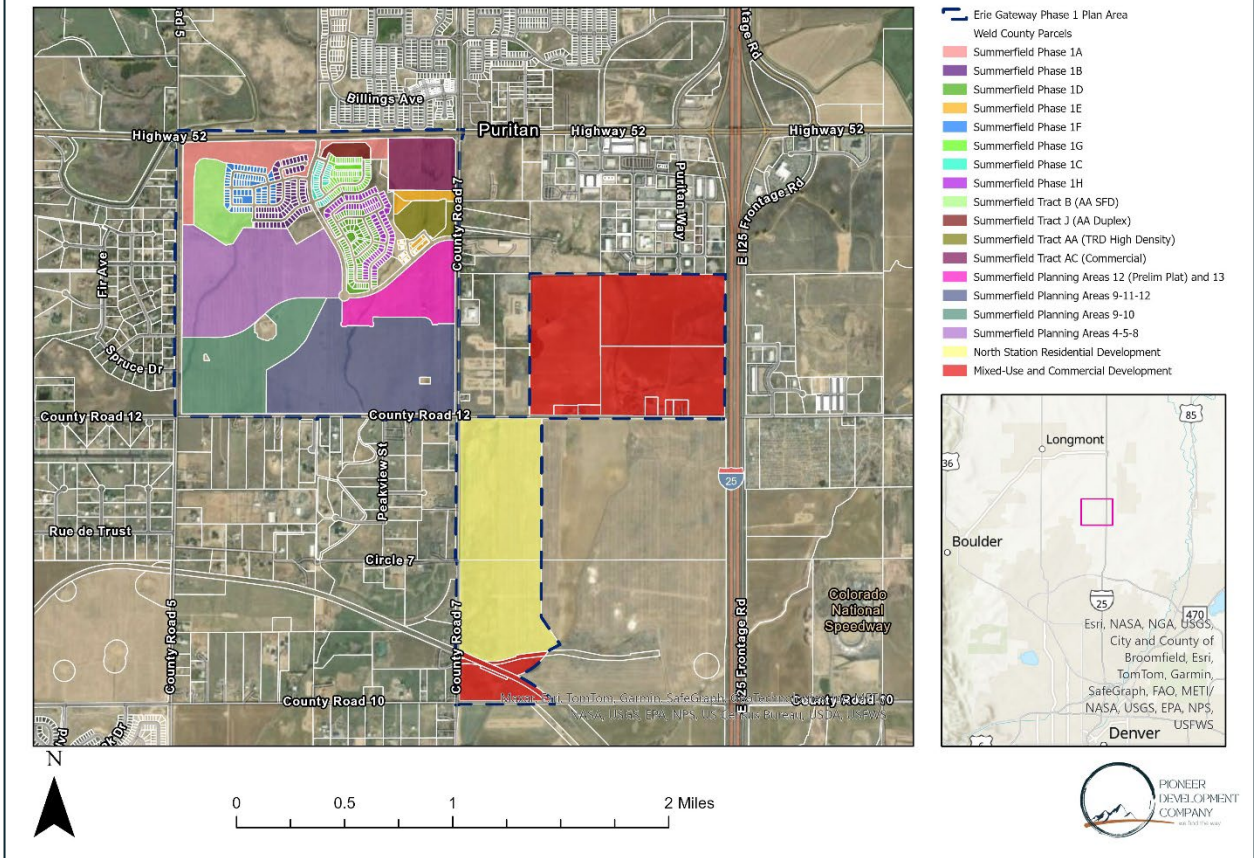
Quantifying these impacts requires a forecast of probable growth throughout the project area over the project's lifetime. **The Erie Gateway Phase 1 Urban Renewal Plan is expected to last 25 years**, the maximum amount of time permitted by Colorado's Urban Renewal Law.

This report projected where and when redevelopment will take place within the Erie Gateway Phase 1 Urban Renewal Plan area by reviewing the Town's Comprehensive Plan and Zoning map, regional development patterns, submitted PD Development Plans within the Plan area, current locations of central water and sewer infrastructure, and the recently completed I-25 Gateway Developers Book. These resources provided a roadmap to how development will likely unfold throughout the Erie Gateway Phase 1 Urban Renewal Plan area.

Navigating this development roadmap will require significant cooperation with TOEURA, its partnering taxing entities, and the private sector. The Erie Gateway Phase 1 Urban Renewal Plan represents an ambitious public private partnership, one that will remediate conditions arresting sound development throughout the area by providing a mix of public incentives, bonds, and private investment. TOEURA is expected to be a key partner, and TIF is vital for making the overall development project feasible. The projections made by this impact report have been informed by this perspective and realities.

The following map illustrates the assumed development types and phasing that will occur throughout the Plan area over the next 25 years. The key areas of development include the Summerfield PD, the North Station PD, and mixed-use and commercially zoned parcels along County Road 12 and Interstate I-25.

Erie Gateway Phase 1 URA - Development All Phases



Development Assumptions and Feasibility

The Erie Gateway Phase 1 Urban Renewal Plan represents an ambitious development plan that will significantly increase the Town’s population and total assessed value. This in turn will have a large impact on property and sales tax revenue. To forecast a Plan of this scale, it was important to determine market benchmarks that can inform the Plan’s assumptions and feasibility.

The Impact Report was informed by interviews with the Town’s staff, landowners, developers, and adopted plans. The Planned Unit Development (PD) overlays were especially important for this Report’s forecasts. These PD overlays include the Summerfield PD (both Phase 1 and Phase 2) and the North Station PD. Properties that lie outside these PD areas were assumed to develop according to existing Town zoning districts at a density and intensity in line with current market benchmarks and regional comparables.

These resources were used by the Report to predict the type, size, time, and value for each development phase. The Report’s development assumptions are informed by local market studies, urban renewal best practices and community desires. The goal is to anticipate development that will be both financially and politically feasible, meaning that future development in the project area matches the Town of Erie’s market demands and community desires. The Town has performed extensive planning exercises to help shape future development within this area, and these goals have been

accounted for by the report's projections. Market realities and community expectations are often in tension with one another, which is why these assumptions seek to strike a compromise between the two viewpoints. These assumptions are cataloged below:

- **Type of Development** – The Plan area is expected to include residential and commercial development. The Summerfield PD's phasing includes residential development that falls within two categories, Traditional (TRD) and Active Adult (AA). Traditional development includes single family detached homes of various sizes, and single family attached dwelling units ranging from duplexes to townhomes. Active Adult development is marketed to older residents and also includes a mix of single family detached and single family attached offerings. There are no apartments or condos planned within the Summerfield PD. The Summerfield PD also includes an area of commercial development.

The North Station PD (the Plan area encompasses only the western portion of the North Station PD Plan) portion is planned for mixed-residential development. There are no specific development plans for this area. The Impact Report assumes that development in this area will match similar zoning districts throughout the region. This mix includes low to high density residential development, meaning that single family homes, townhomes/duplexes and multi-family development will all be present in specific locations throughout this section of the North Station PD. The southern end of the North Station PD also contemplates mixed-use commercial development.

The parcels adjacent to the north side of County Road 12 are not within a PD and have not yet been planned out. These parcels include some existing residential homes. The parcels are zoned Regional Commercial and are assumed to support a mix of light-industrial, office and retail development in the future.

- **Size of Development** – This report estimated the size (or scale) of development within the Plan area by analyzing the Town's regulatory controls, submitted plans by the developer, and the regional market. The Plan area is expected to feature both residential and commercial development. However, the Summerfield PD and the portion of the North Station PD contained in the Plan area are heavily focused on Residential development. The residential development will include a mix of densities, ranging from townhomes and duplexes to a variety of single-family detached homes. The Summerfield PD and its associated development plans include a residential category titled, "Active Adult", which is housing marketed towards an older demographic. The North Station PD portion does not include a detailed breakdown of lots or specific development types. The Report assumes that the residential development in this area will be of a similar density and value as the Summerfield PD neighborhoods.

The Plan area also includes commercially zoned parcels, and two areas in the PD overlays dedicated for commercial development. Tract AC in the Summerfield PD is ~28 acres and is assumed to feature a high proportion of retail development. The Report assumes that commercial development in this location will proceed at a higher level of intensity than elsewhere in the Plan area. The North Station PD includes ~16 acres designated for commercial mixed-use development. This too will feature a mix of commercial and office development.

There are three large parcels adjacent to County Road 12 zoned for Regional Commercial development. These areas are assumed to be developed in the Plan's later phases. Commercial development on these parcels is assumed to be similar to the development along Puritan Way, which features a mix of retail, office, light-industrial and warehousing. The Report assumes that

commercial development in this area will be less intense and more geared toward light-industrial uses.

The following table summarizes the development program, and the estimated number of units/sf for each development type.

Erie Gateway Phase 1 Urban Renewal Plan Development Summary			
Phase	Property Type	SF	Units
Summerfield Phase 1B	Single Family Detached (AA)	-	86
Summerfield Phase 1C	Single Family Attached (AA)	-	32
Summerfield Phase 1D	Single Family Detached (TRD)	-	111
Summerfield Phase 1E	Single Family Attached (TRD)	-	35
Summerfield Phase 1F	Single Family Detached (AA)	-	77
Summerfield Phase 1G	Single Family Attached (AA)	-	72
Summerfield Phase 1H	Single Family Detached (TRD)	-	90
Summerfield Tract B	Single Family Detached (AA)	-	97
Summerfield Tract J	Single Family Detached (AA)	-	38
Summerfield Tract AA	Single Family Attached (TRD)	-	153
Summerfield Tract AC (Retail)	Retail	80,414	-
Summerfield Tract AC (Office)	Office	53,609	-
Summerfield Phase 1 Planning Areas 12-13 (Prelim Plat)	Single Family Detached (TRD)	-	162
Summerfield Planning Areas 4-5-8 (Phase 1)	Single Family Detached (AA)	-	126
Summerfield Planning Areas 4-5-8 (Phase 2)	Single Family Detached (AA)	-	125
Summerfield Planning Areas 4-5-8 (Phase 3)	Single Family Attached (AA)	-	144
Summerfield Planning Areas 9-10	Single Family Detached (AA)	-	270
Summerfield Planning Areas 9-10-11 (Phase 1)	Single Family Detached (TRD)	-	195
Summerfield Planning Areas 9-10-11 (Phase 2)	Single Family Detached (TRD)	-	195
Summerfield Planning Areas 9-10-11 (Phase 3)	Single Family Detached (TRD)	-	195
North Station Residential (Phase 1)	Mixed-Density Residential	-	200
North Station Residential (Phase 2)	Mixed-Density Residential	-	200
North Station Residential (Phase 3)	Mixed-Density Residential	-	200
North Station Residential (Phase 4)	Mixed-Density Residential	-	200
Mixed-Use Commercial (Retail Phase 1)	Retail	47,883	-
Mixed-Use Commercial (Retail Phase 2)	Retail	47,883	-
Mixed-Use Commercial (Office/Light-Industrial Phase 1)	Office/Light-Industrial	113,162	-
Mixed-Use Commercial (Office/Light-Industrial Phase 2)	Office/Light-Industrial	113,162	-
Mixed-Use Commercial (Office/Light-Industrial Phase 3)	Office/Light-Industrial	113,162	-
Mixed-Use Commercial (Office/Light-Industrial Phase 4)	Office/Light-Industrial	113,162	-

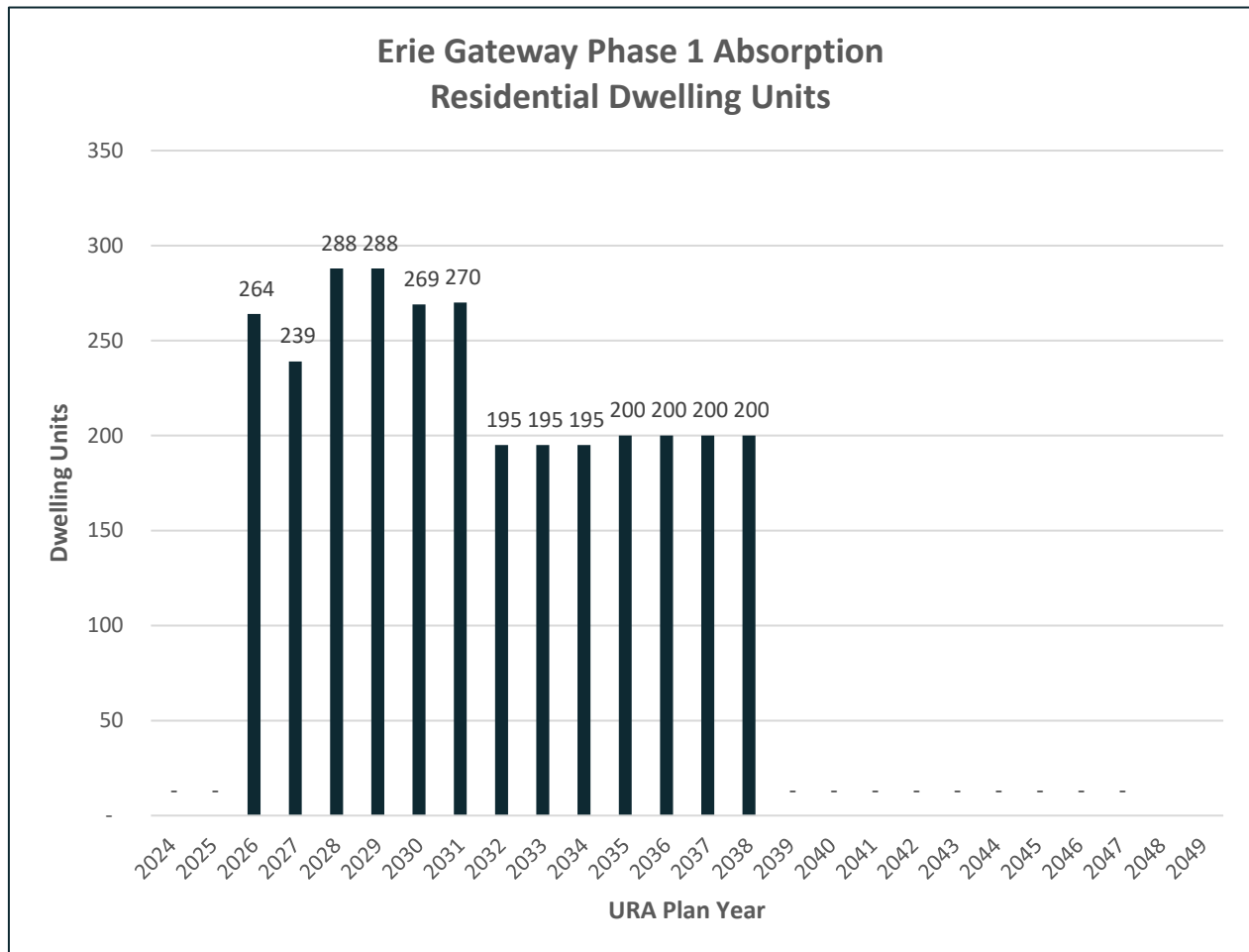
- Time of Development** – The timing of this projected development is limited by regulatory controls and market demands, such as absorption rates. An absorption rate is an estimate for the number of dwelling units or square footage that can be absorbed by a market each year. As mentioned in the previous section, this report forecasts development according to residential densities and commercial floor-area-ratios provided by the Town of Erie Planning and Economic Development Departments. These densities and FAR's are applied to development expected to

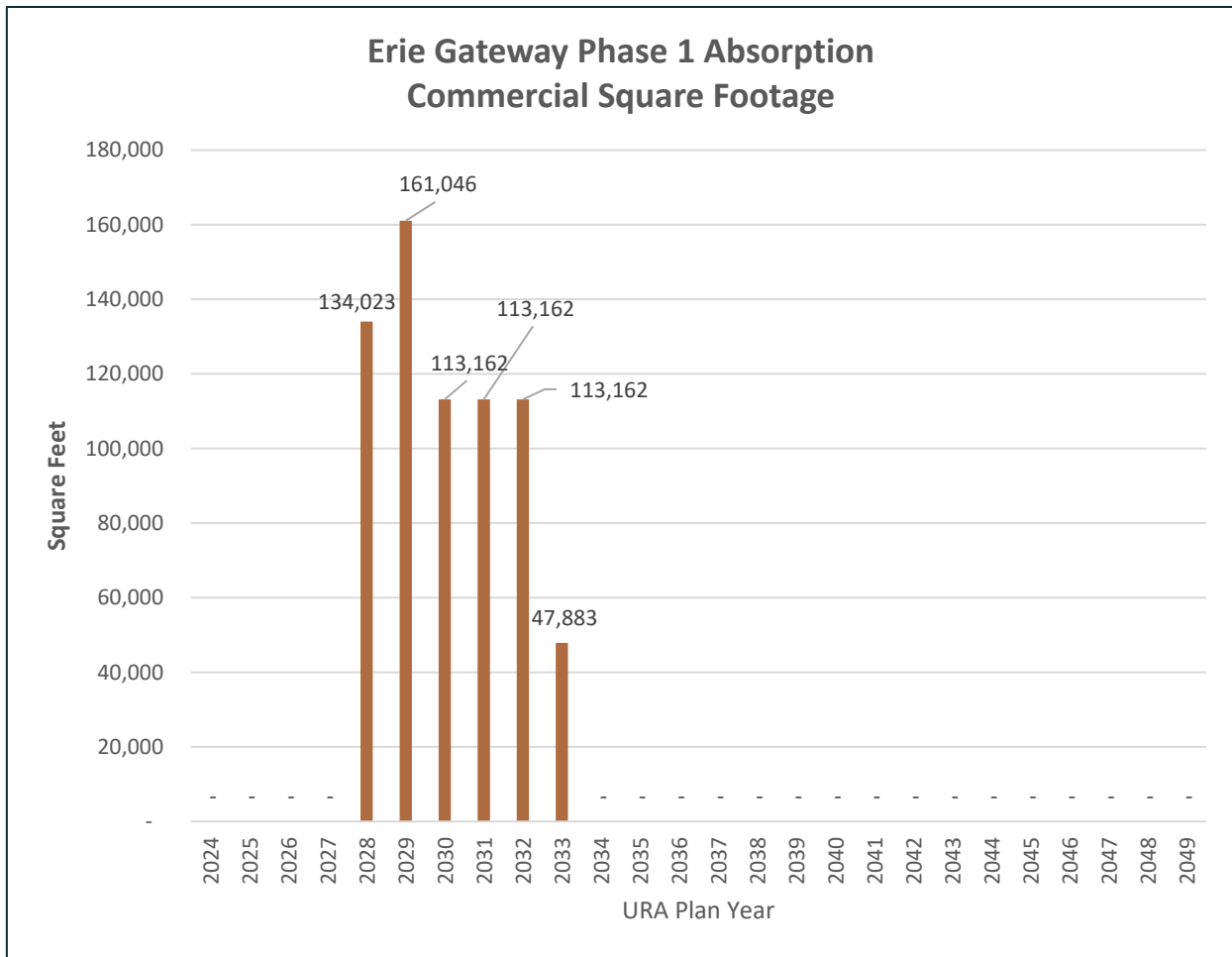
occur in specific land use areas. Market absorption rates were applied to temper these projections and ensure development projections did not outpace market capacity.

According to the State Demographer’s office, the Town of Erie has averaged a 4.35% annual increase in housing units over the past 5-years. This report used this average annual increase to forecast housing unit growth over the next 25 years. This projection yields an average annual Housing Unit Absorption rate of 852 units per year. Because it is unlikely that one area would absorb 100% of this residential development, this report assumes that the Erie Gateway UR Plan will account for no more than 35% of the Town’s annual housing starts. This report modeled residential development to not exceed 300 units in any given year.

Commercial absorption was calculated by evaluating the Erie Market Area’s 10-year range for deliveries. This range estimates the total commercial square footage delivered during that time span, ranging from high, average and low years. This report analyzed various commercial retail developments that are likely to locate within the Plan area, such as community retail centers, neighborhood centers, power centers, lifestyle centers, and office space. After evaluating the Erie Market’s annual absorption for commercial development, this report used 190,000 square feet per year as it’s an annual commercial absorption rate for the Plan area. The model capped commercial square footage to not exceed 190,000 square feet any given year.

The following charts illustrate Erie Gateway Phase 1 Urban Renewal Plan’s projected absorption for both residential dwelling units and commercial square footage.





- Value of Development** – This report estimated the future value of development by comparing the projected new development to market benchmarks and existing comparable properties. The Town of Erie’s median home values over the last year ranged between \$700,000 and \$725,000 per third party databases. This report assumes that residential values will average (weighted) \$619,000 per unit. Commercial development in the Erie Market Area sold for an average of \$248 per square foot for retail, and \$235 per square foot for office in 2023. However, using leasing rates and current capitalization rates in the market area, this report estimates that commercial development will average (weighted) a price per square foot of \$270. Both estimates are conservative and are intended to reflect “Actual Values” assigned by the Weld County assessor during its appraisals. Taxable value is derived from the Assessor’s Actual Values, after equalization rates are applied. This report assumes that the Commercial Equalization Rate will remain 27.9% and the Residential Assessment Rate will remain 6.8% during the life of the Plan. All development values are adjusted for inflation based on their projected absorption date.

Retail commercial development is also assumed to generate sales taxes at the Town of Erie’s tax rate. State sales taxes are not calculated by this report. This report assumes that retail commercial development will generate sales taxes based on the Town’s sales tax rate and an average sales per square foot multiplier. This report assumes that the Town’s sales tax rate will remain 3.5% over the next 25 years, and that retail commercial development will average \$386 per square foot in sales (adjusted for inflation).

These assumptions guided this report’s forecast of future development throughout the Erie Gateway Phase 1 Urban Renewal Plan.

Tax Increment Financing Assumptions

As part of Statutory Requirements, this report projected the estimated property and sales tax generation for future development within the Erie Gateway Phase 1 Urban Renewal Plan area. These projections are based on Weld County’s 2023 certified assessments of property and the mill levies associated with the taxing entities present in the project area. The full list of taxing entities and their associated millage rates are tabulated below:

Tax Entity	2023 Mill Levy	TIF Agreement %	TIF Eligible Mill Levy
Weld County	15.038	100%	15.038
School Dist RE1J-Longmont	58.385	100%	58.385
Northern Colorado Water (NCW)	1	100%	1
Left Hand Water	0	100%	0
Frederick-Firestone Fire	13.9	100%	13.9
Frederick-Firestone Fire (Bond 2022)	0.469	100%	0.469
High Plains Library	3.197	100%	3.197
Boulder Valley Conservation	0	100%	0
Mountain View Fire Protection District	16.247	100%	16.247
Town of Erie General Fund	7.288	100%	7.288
Town of Erie Trails Acquisition	4.000	100%	4
Town of Erie Community Center Bond	2.437	100%	2.437
Town of Erie Public Safety Building	0.412	100%	0.412
TOTAL	122.373³	100%	122.373

This report assumes that all impacted taxing entities will pledge 100% of their millage rate to the Erie Gateway Phase 1 Urban Renewal Plan. This assumption is intended to help forecast the maximum impact this plan area will have on the Town and partnering entities. Property tax projections made by this report assume that the number of taxing entities, as well as their millage rates, will remain unchanged over the project’s lifetime. Tax Increment assumptions are also based on the above mill levies and assumes that the project area’s starting **base value is \$7,617,377**. This report projects that both the project base and all future development will appreciate at a rate pegged to inflation. This

³ This overlapping millage rate overstates the number of eligible mills within the Plan area. Only one fire district collects a mill levy on any one parcel. Parcels within a specific district were modeled separately. This report assumes that the general overlapping millage rate will average 108.00 over the life of the Plan area.

report assumes that the **inflation rate will average 2%** over the project's lifetime⁴. This report adjusts the Plan area's base biennially for TIF projections.

Sales Tax Assumptions

Colorado's Urban Renewal Law permits sales tax to be collected within urban renewal project areas to be leveraged for tax increment financing⁵. This report assumes that the Town's sales tax rate is the only eligible sale tax for tax increment financing. The amount of sales tax that can be allocated to an urban renewal project is determined by calculating the amount of sales tax collected within the project area's boundary over the past 12 months. This is known as the sales tax base. Any increase over this base associated with new improvements within the project area is subject to negotiations between the municipality and the urban renewal authority over what portion of this increase can be paid out to fund urban renewal activities within the project area.

This report assumes that 100% of the Town of Erie's sales tax generated by new improvements within the Erie Gateway Phase 1 Urban Renewal Plan area will be allocated to TOEURA. All sales tax calculations are estimates that have been isolated to only include new retail space forecasted to develop within the Plan area.

The But-For Assumption

The final assumption made in this report is that all new development would not occur but for the Erie Gateway Phase 1 Urban Renewal Plan and the Town of Erie Urban Renewal Authority (TOEURA). The goal of this urban renewal plan is to incentivize development through a variety of tools, TIF being just one example, where new investments manifest throughout the Plan area because of the TOEURA's efforts. All tax increment estimates must therefore be considered revenue that is generated because of TOEURA's efforts to attract and facilitate redevelopment to the Plan area. The Erie Gateway Phase 1 Conditions Survey identified six statutorily defined blighting factors within the Plan area that impair and arrest sound development. The renewal project will remediate these conditions and bring about development that is desired by the Erie community. Because of this, future incremental revenues should not be considered property tax or sales tax that is abdicated by the area's taxing entities. Instead, these incremental revenues should be perceived as a future tax base that would not exist but for the creation of the Erie Gateway Phase 1 Urban Renewal Plan.

⁴ Colorado's Urban Renewal Law requires that the base assessment be reevaluated every two years within an urban renewal project area.

⁵ C.R.S. 31-25-107(9)(e)

Tax Increment Financing Summary

This Report forecasted the Plan’s development over the next 25 years and projected its assessed value and taxable revenue. These projections were used to estimate the amount of property tax increment and sales tax increment that will be generated within the Plan area if the urban renewal project is successful. Development projections are based on the methodology outlined in Section Two “Impact Report Methodology”. A Development Absorption and Valuation Table is provided in this Report’s Appendix.

Property Tax TIF Projections

This Report estimated the Erie Gateway Phase 1 Urban Renewal Plan’s future TIF revenue over the next 25 years in accordance with C.R.S. 31-25-107(3.5)I-V. These estimates are used to determine the property tax revenue that is likely to be generated by new developments within the Plan area. This tax revenue is assumed to be the result of the TOEURA’s efforts to remediate blight and attract new investments within the Plan area.

Property tax TIF is estimated by comparing the Plan area’s base value against its projected new improvement value. These assessed values each generate tax revenue based on the current millage rate of taxing entities within the Plan area. The base value’s property tax revenue is not impacted by urban renewal projects. The new improvement’s tax revenue, however, is the result of the urban renewal plan. That revenue is labeled as “increment”. The property within the Erie Gateway Phase 1 Urban Renewal Plan has an adjusted assessed value of **\$7,617,377⁶**. This assessed value includes both building improvement values and land values. This assessed value includes all parcels within the Plan area. This current assessed value is known as the **Base Value** in tax increment financing.

This report estimates that new improvements within the Erie Gateway Phase 1 Urban Renewal Plan area will amount to an additional \$160,687,292 in assessed value. This value is not generated at once but is instead phased in over the life of the Urban Renewal Plan.

This report models new development according to its first assessment year, taxable value, and absorption schedule. It then applies the tax district’s millage rates to both existing and new improvements within the plan area. Tax revenue generated by new improvements is incremental revenue. These revenues can be utilized by TOEURA for urban renewal activities within the Plan area.

Incremental revenue is also determined by TIF-sharing agreements signed between TOEURA and the impacted entities that levy taxes within the Erie Gateway Phase 1 Urban Renewal Plan area. **This report assumes that all taxing entities have pledged 100% of their millage rates to support the Plan.**

This report assumes that all property within the Plan area is annexed into the Town of Erie. The Plan also assumes that the plan will facilitate the extension of central water and sewer lines which will be maintained by the Town of Erie. This report assumes that Mountain View Fire District will service the entirety of the plan area.

The following charts and tables illustrate the Erie Gateway Phase 1 Urban Renewal Plan’s 25-Year TIF Projections:

⁶ Per Weld County Assessor adjusted Ag Land Estimates

Erie Gateway Phase 1 Urban Renewal Plan TIF Projections

Property TIF Estimates		
Base Value of Plan Area		\$ 7,617,377
Total New Improvement AV		\$ 160,687,292
Total Property Tax TIF Revenue (Gross 25 Years)		\$ 332,000,000 ⁷
Annual Property TIF Revenue (25-Year Average)		\$ 12,800,000
Taxing District	Estimated Real Property Taxes 25 Years	Estimated Tax Increment ⁸ 25 Years
Weld County	\$50,286,000	\$47,000,000
St. Vrain Valley School District General Fund	\$90,269,000	\$84,000,000
St. Vrain Valley School District Bond	\$58,686,000	\$55,000,000
St. Vrain Valley School District Override	\$45,444,000	\$42,000,000
St. Vrain Valley School District Abatement	\$836,000	\$800,000
Northern Colorado Water Conserv. (CWC)	\$3,344,291	\$3,000,000
Frederick-Firestone Fire District ⁹	\$10,711,000	\$7,000,000
Left Hand Water District	\$-	\$-
High Plains Library	\$10,691,000	\$10,000,000
Boulder Valley Conservation District	\$-	\$-
Mountain View Fire Protection District	\$42,851,000	\$39,000,000
Town of Erie General Fund	\$24,371,000	\$23,000,000
Town of Erie Trails Acquisition	\$13,376,000	\$13,000,000
Town of Erie Community Center Bond	\$8,149,000	\$8,000,000
Town of Erie Public Safety Building	\$1,378,000	\$1,000,000
TOTAL	\$361,157,000	\$332,800,000

Sales Tax TIF Projections

Colorado's Urban Renewal Law permits Urban Renewal Authorities to collect sales tax as a source of incremental taxable revenue. This report assumes that the Erie Gateway Phase 1 Urban Renewal Plan will utilize sales tax revenue as a potential source of TIF revenue.

Future sales tax was quantified by first estimating new commercial-retail square footage within the Plan area. Similar commercial retail developments along I-25 were then evaluated and their square footage compared to annual sales. This helped determine an average sales per square foot multiplier for the Plan area.

The analysis conservatively estimates that retail space will generate approximately \$387 per SF per year. The summary of these inputs and their estimated sales tax generation are listed in the table below.

⁷ Final TIF estimates are rounded down.

⁸ All Tax Increment estimates have been rounded down.

⁹ Only eight parcels within the Plan area are within the Frederick-Firestone Fire District. This value was modeled separately to account for future development on these parcels.

New Retail Space (25-Years)¹⁰	176,180 SF
TIF Eligible Sales Tax Rate	3.5%
Estimated Sales Per SF	\$ 387.00
Estimated Sales Tax Increment (Gross)	\$67,000,000
Estimated Sales Tax Increment (Annual Average)	\$2,600,000
Percent of Annual Sales Tax Collections (City)¹¹	15.1%

This report estimates that the Erie Gateway Phase 1 Urban Renewal Plan will generate an additional 176,180 square feet of retail space over the next 25-years. Using an estimated average sales per square of \$387 PSF, this amount space of equates to \$67,000,000 in sales tax increment over the next 25 years. Annually, this equates to an average of \$2,600,000 in sales tax TIF collected. For comparison, the Town of Erie has budgeted for \$17,100,00 in non-vehicle sales tax in 2023. This means that projected retail development in the Erie Gateway Phase 1 Urban Renewal Plan area should increase the Town's sales tax collections by 15.1% annually upon completion. This estimate does not include State Sales Tax collections. Weld County does not levy a sales tax.

¹⁰ Sales tax estimates are rounded and adjusted for inflation.

¹¹ Estimate compares only non-vehicle sales tax collections.

Taxing Entity Impacts

Assessing an Urban Renewal Plan's impacts on partnering taxing entities requires careful consideration of the revenue, services and infrastructure required to achieve that Plan's goals. These impacts also need to consider the purpose of the Urban Renewal Plan. In addition to remediating blighting conditions, an Urban Renewal Plan is designed to bring about a public good, either in the form of new investment in an underutilized community area, the procurement of public amenities or infrastructure, or pioneering developments.

The Erie Gateway Phase 1 Urban Renewal Plan is designed to target new investment towards an underutilized area in an ambitious and visionary manner. This ~1,100-acre area represents the Town of Erie's future growth. It bridges the rapidly commercializing Interstate 25 corridor with the Town's historic downtown and urbanized clusters. This area is marked by underutilization, former extraction industries, and a lack of public infrastructure. To overcome these blighted area factors, the Town is leveraging public private partnerships. More importantly, the Town is conducting planning and visioning workshops and publishing materials that envision the future development for the area. Public private partnerships can both remediate conditions arresting sound development in the area and guide development towards these community visions. That is TOEURA's purpose and intention for the Erie Gateway Phase 1 Urban Renewal Plan.

The area exhibits the requisite number of blighting factors (found both in 2018, 2022 and 2024 Conditions Surveys) to be eligible for Urban Renewal treatment. Development proposed throughout the Plan area is informed by two Planned Unit Development overlay zones, a regional commercial zone, and the I-25 Gateway Developer's book. The development envisioned are walkable, mixed-use neighborhoods complete with amenities, open space, and pockets of commercial retail. There are also areas dedicated to employment centers and light-industrial businesses. This vision aligns with the Town's Comprehensive Land Use plan for this area. The development's scale and quality, however, will require significant extensions and improvements to public infrastructure throughout the area. A major challenge to realizing the Town of Erie's growth vision are road, water and sewer line improvements. This Urban Renewal Plan can help leverage specific financing tools to provide funding for this public infrastructure and make this development vision feasible.

This partnership between TOEURA, its participating taxing entities and the private sector, needs to be weighed against the possible fiscal impacts caused by the Urban Renewal Plan on partnering taxing entities.

Colorado's Urban Renewal Law is clear in C.R.S. 31-25-107(3.5)I-V), when it lists requirements for Urban Renewal Impact Reports to evaluate potential impacts on effected taxing entities. The statute requires that the report examine County impacts in particular, stating the following:

- An estimate on the county revenue impact, and on the cost and extent of additional county infrastructure and services required to serve development within the proposed urban renewal area, and the benefit of improvements within the urban renewal area to existing county infrastructure,
- A statement setting forth the method under which the authority or the municipality will finance, or that agreements are in place to finance, any additional County infrastructure and services required to serve development in the urban renewal area for the period in which all or any portion of the property taxes described in subparagraph (II) of paragraph (a) of subsection (9) of this section and levied by a county are paid to the authority,
- Any other estimated impacts of the urban renewal project on county services and revenues.

This section of the Report will answer these requirements directly about the Erie Gateway Phase 1 Urban Renewal Plan’s impacts to Weld County. This report will also address the impacts to the St. Vrain Valley School District, the Town of Erie, Mountain View Fire District, and the High Plains Library District within the Plan area. The Left-Hand Water District, Northern Colorado Water Conservation District and the Boulder Valley Conservation District are not analyzed since TOEURA will not request TIF sharing agreements with these entities.

Erie Gateway Phase 1 Impact Summary

The Erie Gateway Phase 1 Urban Renewal Plan includes eight (8) taxing districts. Only six (6) of these districts’ levies property tax within the Plan area. These districts include: Weld County, St. Vrain Valley School District, the Town of Erie, the Mountain View Fire Protection District, Northern Colorado Water Conservancy (NCW), Left Hand Water District¹² the High Plains Library, and the Boulder Valley Conservation District¹³.

The table below compares the Erie Gateway Phase 1 Urban Renewal Plan’s assessed value (AV), average annual property tax, and average annual sales tax, to these 8 taxing entities. The comparison represents a snapshot in time, contrasting the taxing entities’ 2023 AV and budgeted property tax and (when applicable) sales tax, with the Urban Renewal Plan’s stabilized AV and its average property tax and sales tax. The reason for this comparison is to determine if the Plan area’s Assessed Value and Tax Increment generated is significant at each taxing entity’s AV, millage rate or sales tax rate. This report qualifies “significance” as any Plan metric that is 10% or more than its associated taxing entity metric.

The table below summarizes this comparison. Any comparison over 10% is highlighted. The Impact Assessment categories, which range from Low, Moderate, High represent this report’s Impact conclusion based on the quantitative comparison and additional measures explained in the following sections.

Erie Gateway Phase 1 Urban Renewal Plan Area Value and Tax Generation Comparison				
Taxing Entity Fiscal Impacts	% District's Total AV	% District's Annual Property Tax	% District's Annual Sales Tax	Impact Assessment
Weld County	1.2%	0.7%	-	Low
Town of Erie	25.3%	19.8%	15.1%	High
St. Vrain School District (RE1J-Longmont)	3.1%	2.3%	-	Medium
Northern Colorado Water (NCW)	0.5%	0.4%	-	Low
Frederick-Firestone Fire District	2.4%	1.8%	-	Low
Mountain View Fire Protection District	4.0%	3.1%	-	Low
High Plains Library	0.9%	0.7%	-	Low
Boulder Valley Conservation	12.8%	0.0%	-	Low

Impacts on specific taxing districts are explored in the following sections:

¹² Does not levy a property tax within the Plan area.

¹³ Does not levy a property tax within the Plan area.

Weld County

Revenue Impacts

Weld County issues a mill levy of 15.038 within the Erie Gateway Phase 1 Urban Renewal Plan. This mill levy is a significant revenue source for the County’s operations and funds. According to the Weld County 2023 Budget, net property taxes account for 54% of its total revenue collected. Last year, property taxes amounted to ~\$272.5 million in revenue. This is a 51% increase over 2022 property tax collections, largely from surging oil and gas prices and a 5% county-wide increase in assessed value.

According to Weld County’s 2023 Budget, the County will begin 2023 with a surplus of \$531,188,847. “[Weld] County is in excellent financial condition with no debt, no sales tax, one of the lowest mill levies among all Colorado Counties, a significant cash reserve, and a fully funded pension plan”¹⁴. It is against this positive financial backdrop that the Erie Gateway Phase 1 Urban Renewal Plan should be evaluated.

To quantify potential revenue impacts to the County, this report compared the projected annual property tax revenue within the Plan to the County’s property tax revenue. Projected property tax revenue is derived from new improvements in the Plan area, meaning that the Plan area’s base assessed value was not included in this comparison.

This Report projected the Erie Gateway Phase 1 Urban Renewal Plan area’s annual property tax TIF per the County’s millage rate and compared it as a percentage to total property tax revenue collections. This report estimates that the Erie Gateway Phase 1 Urban Renewal Plan area’s property tax increment generated at the County’s 15.038 millage rate will account for 0.7% of Weld County’s annual property tax revenue collections.

Weld County	2023 Property Tax Revenue (Budgeted)	Plan Area Estimated Property Tax TIF (25-Year Annual Average)	Percent of Total
General Fund	\$ 272,470,563	\$ 1,803,000	0.7%

The Erie Gateway Phase 1 Urban Renewal Plan is expected to last 25-years. Over that time, the new improvements incentivized by this Plan through TOEURA will begin to accumulate incremental property tax revenue. These incremental property tax revenues represent a revenue stream that can be remitted to the TOEURA via TIF agreement in support of its remediation and redevelopment efforts in the Plan area.

Weld County does not levy a sales tax, meaning that the Erie Gateway Phase 1 Urban Renewal Plan’s projected sales tax revenue will not serve as an additional revenue source. Despite the lack of sales tax revenue, the Plan is expected to generate minimal revenue impacts on Weld County’s General Fund. The County’s General Fund has surplus revenue that is 11 times greater than the gross property tax revenue the Plan will generate over the next 25 years.

Also, the Plan area’s projected development accounts for only 0.7% of the County’s annual property tax revenue collections. This means that over the next 25-years, the Erie Gateway Phase 1 Urban Renewal Plan will alleviate blight, attract new commercial and residential investment, and fulfill the Town of Erie’s Comprehensive Plan land use and community visioning goals for this area, without significantly detracting from the County’s expected revenues. This report does not find a negative revenue impact on Weld County caused by the Erie Gateway Phase 1 Urban Renewal Plan.

¹⁴ Weld County Budget 2023, page 8.

Infrastructure and Service Impacts

The Erie Gateway Phase 1 Urban Renewal Plan will only include parcels that have been annexed into the Town of Erie's municipal limits prior to adoption. It will not require new County infrastructure to serve the renewal project's development. There are no new major infrastructure projects required to serve this project that will be developed or maintained by Weld County.

The Plan will facilitate development that will use County roads, however. Roads that may serve the development include segments of Erie Parkway (County Road 8), County Road 7, County Road 10, County Road 12 and County Road 5. The estimated number of residents generated by this development could cause significant impacts on these County Road segments. This report recommends a TIF sharing agreement that factors ongoing roadway maintenance as part of the remittance, so that Weld County receives an appropriate level of increment to properly maintaining these roads and their level of service (LOS) standards. However, if the Town were to annex these road segments, then it could be argued that the County would not need the same level of funding and would be obligated to share more of its property tax increment.

New development within the Plan area is projected to generate 3,003 additional households over 25-years. These residences will be within the Town of Erie's municipal limits and be served by Town services. Using Colorado State demographer data, this number of households equates to 8,555 new residents. Weld County's total population in 2022 was estimated at 350,206 persons. New residents generated because of the Erie Gateway Phase 1 Urban Renewal Plan will account for less than 2.4% of the County's population. This increase would only create minor impacts on the County's health or human services.

County Impact Conclusion

This report concludes that the Erie Gateway Phase 1 Urban Renewal Plan will generate low to moderate fiscal impacts on Weld County's revenue, infrastructure or services. This report recommends a TIF agreement with TOEURA that offsets possible expenses derived from road maintenance, unless the Town of Erie were to annex the impacted County Road segments.

St. Vrain Valley School District

Revenue Impacts

The St. Vrain Valley School District is the taxing entity that levies the largest millage rate within the Erie Gateway Phase 1 Urban Renewal Plan area. Currently, the School District’s millage rate is 58.385, approximately 48% of the total tax rate within the Plan area. The School District is therefore an important partner to TOURA and vulnerable to the Plan’s tax increment financing impacts.

According to the FY 2024 adopted budget, 51.1% of the District’s General Fund revenue comes from Property Tax. The 2023-2024 adopted budget estimates that \$221.9 million in revenue is derived from local property taxes. An additional \$87.1 million in property taxes is expected to be generated by the School’s Bond Redemption Levy in 2024. This equates to a total property tax revenue collection of \$309 million in 2024. The following table compares these annual tax revenues with the estimated annual incremental property tax revenue generated by the Erie Gateway Phase 1 Urban Renewal Plan.

Erie Gateway Phase 1 Urban Renewal Plan Impacts			
School District Fund	2023 Property Tax Revenue	Estimated Property Tax TIF (Annual Average)	Percent of Total
Total	\$ 309,000,000	\$ 7,002,000	2.3%

The Erie Gateway Phase 1 Urban Renewal Plan is not expected to generate a significant impact to the school district’s annual property tax revenue, provided that the school district only pledges its general fund (School Finance Act) millage rate as part of a TIF sharing agreement. The state will backfill the school’s SFA levy, however, bond levies, overrides and abatements are not eligible for that reimbursement.

This report recommends that the St. Vrain School District pledge 100% of its general fund mill levy to the Erie Gateway Phase 1 Urban Renewal Plan as it will not be adversely impacted.

Student Population Generation

The Erie Gateway Phase 1 Urban Renewal Plan is projected to generate residential and commercial development over the next 25-years. The commercial development will create a negligible impact on the school district. However, residential development leads to additional households and students. This report forecasts potential student generation to quantify that impact.

The St. Vrain Valley School District encompasses multiple counties and portions of municipalities. To forecast student generation, this report utilized a multiplier based on state-wide averages. Total pupil membership of the school district represents roughly 17% of the total residential population it serves. This report assumes that residential development in this Plan area will attract families to the area, and these families are likely to have children that attend the School District. The multiplier for estimate pupil generation chosen by this report is 0.45 pupils per household. The table below summarizes the St. Vrain Valley School District Pupil Membership data¹⁵. These estimates, including household size and students per household, were used to estimate the number of students the Erie Gateway Phase 1 Urban Renewal Plan could generate over the next 25 years.

¹⁵ Colorado State Demographer and Colorado Department of Education 2023 County Population and Pupil Counts.

Estimated Population and Pupil Generation	
Projected Residential Units	3,003
Town of Erie Persons Per Household ¹⁶	2.85
Projected Population	8,555
Pupils Per Household	0.45
Projected Pupils	1,351
School District Pupil Membership (2023)	31,670
Percentage of School District	4.3%

This report estimates that the Plan will generate 1,351 students over the next 25 years. This increase represents 4.3% of the current St. Vrain Valley School District pupil membership.

The St. Vrain School District’s adopted budget forecasted enrollment trends through 2026¹⁷. According to this forecast, enrollment is projected to increase by 552 students in 2024, 576 students in 2025, and 555 students in 2026. This implies that the school district is budgeting for growth over the next four years. The Erie Gateway Phase 1 Urban Renewal Plan will generate approximately 104 students annually during its stabilization (between 2026 and 2038). Using the School District’s projected pupil membership increases, this report estimates that the School District will average an annual increase of 489 students over the next 25 years. This means that the Plan, during its 14-year residential build-out period, will provide 21% of this annual growth. The fact that this estimate does not exceed the school district’s own forecast suggests that the district has been proactive in budgeting for this type of development and anticipates this level of student generation.

School District Impact Conclusion

The Erie Gateway Phase 1 Urban Renewal Plan is not likely to generate significant adverse impacts on the St. Vrain Valley School District (School District RE1J-Longmont). The school district has budgeted and anticipated for an increase in pupil membership that exceeds the student generation expected by this Plan. The increase in students will likely trigger the need for capital improvements and teacher hirings. However, the state’s total funding formula will backfill the general fund mill levy if it were pledged to TOEURA in support of the Urban Renewal Project. Capital improvement needs will be funded by this Plan as long as the district’s bond redemption levies are excluded from TIF sharing agreements.

This report does not recommend allocating any debt service (bond) or override mill levy to the plan area. Instead, this report recommends that the school district pledge its school finance act mill levy in support of the Erie Gateway Phase 1 Urban Renewal Plan.

¹⁶ Per Colorado State Demographer estimates for 2023.

¹⁷ St. Vrain Valley School District FY2023 Adopted Budget, page 17, mid-level growth forecast.

Town of Erie

Revenue Impacts

Although the majority of TOEURA’s board is composed of Town Board members, and the Town is in support of this Urban Renewal Plan, it is important to evaluate the impacts the project could have on the Town’s finances and services.

The Town of Erie issues an overlapping mill levy of 14.137 within the Erie Gateway Phase 1 Urban Renewal Plan. This mill levy is allocated four ways, 7.288 mills to the general fund, 4.0 mills to the Trails Acquisition Fund, 2.4327 to the Community Center Bond, and 0.412 mills to the public safety building.

This Plan will exert the greatest fiscal impact on the Town, compared to the other participating taxing entities. At stabilization, the Plan’s estimated taxable value will reach \$160,687,292. This is 25.3% of the Town’s current assessed value. The Plan will also average property tax equivalent to 19.8% of the Town’s 2023 budgeted property tax revenues. The Plan’s annual sales tax increment is estimated to be 15.1% of the Town’s 2023 sales tax revenue.

These comparisons indicate a massive impact on the Town, and are illustrated in the table below:

Town of Erie	2022 Property Tax Revenue (Budgeted)	Property Tax TIF (25-Year Annual Average)	Percent of Total
All Funds	\$ 8,544,032	\$ 1,695,372	19.8%

Town of Erie	2022 Sales Tax Revenue (Budgeted)	Sales Tax TIF (25-Year Annual Average)	Percent of Total
Non-Vehicle Sales Tax	\$ 17,100,000	\$ 2,586,548	15.1%

This report recommends that the Town carefully evaluate its TIF sharing agreement in partnership with TOEURA. The Town should carefully balance the financial assistance needed to facilitate the Erie Gateway Phase 1 Urban Renewal Plan’s development with its own cost of service and fiscal impacts.

Infrastructure and Service Impacts

The Erie Gateway Phase 1 Urban Renewal Plan will help facilitate new commercial and residential development throughout a blighted area of the Town. The proposed development is projected to create 3,003 new residential housing units within Erie. This will have a significant impact on the Town’s demographics. According to the State Demographer, the average number of persons per household in Erie is 2.85 in 2023. This report estimates that the Erie Gateway Phase 1 Urban Renewal Plan will generate an additional 8,555 residents over the next 25 years. This represents ~25.1% of the Town’s total population¹⁸.

Demographic Impacts				
Town Pop. 2021	Persons Per Household	Total New Residential Units	New Residents	% of Town
34,082	2.85	3,003	8,555	25.1%

The Erie Gateway Phase 1 Urban Renewal Plan will generate a significant increase in population for the Town of Erie. This in turn is likely to trigger infrastructure impacts. The Plan area is within Town limits,

¹⁸ Town of Erie Population, State Demographer 2021 estimates.

and roads within the project will be owned and maintained by the Town. This report finds these demographic projections and their infrastructure demands to constitute a significant impact on the Town.

Town of Erie Impact Conclusion

This report finds that the Erie Gateway Phase 1 Urban Renewal Plan will create significant impacts to the Town of Erie's finances and services. At full build-out, the Plan will increase the Town's population by 25%. Its average TIF estimates account for ~20% of the Town's annual property taxes and ~15% of the Town's annual sales taxes.

Because of the scale of these impacts, this report recommends that that TOEURA remit a portion of both property and sale tax to the Town of Erie. This remittance will allow the Town to stabilize its budgets and provide better service to the development over the next 25 years. Portions of this development will also be within Metropolitan Districts. This report also recommends that the Town mandate adequate operations and maintenance levies within those metro districts to ensure infrastructure is properly maintained over the life of the Plan. The exact percentage share, for both property and sales tax, should be based on a detailed financial analysis of the project's financial needs.

Fire Districts (Frederick-Firestone and Mountain View)

Fire District Impact Conclusion

The Erie Gateway Phase 1 Urban Renewal Plan will yield low fiscal impacts on both Fire Protection districts, specifically the Mountain View Fire Protection district and the Frederick-Firestone Fire District. The Plan does not exceed the 10% threshold for either District's AV or annual property tax collections. This suggests that the Plan tax increment financing agreements are unlikely to yield significant fiscal impact on either district. It should also be noted the the majority of the Plan area, and all of its residential development, reside within the Mountain View Fire Protection District's boundary. The Frederick-Firestone Fire District only includes eight parcels that are expected to yield commercial development in the plan's later phases.

Although the Plan will yield low fiscal impacts on the district, this report recommends that TOEURA work closely with the Mountain View Fire Protection District to determine whether it will need to construct a new station or purchase new equipment to serve the Erie Gateway Phase 1 Urban Renewal Plan area. If new capital improvements are needed, TOEURA should balance the cost of these improvements with a TIF sharing agreement that yields a present value equivalent to the station/equipment costs. This will ensure that the Erie Gateway Phase 1 Urban Renewal Plan is supporting the fire district and properly protecting its new developments and residents.

High Plains Library District

Library District Impact Conclusion

The Erie Gateway Phase 1 Urban Renewal Plan will yield low fiscal impacts on the High Plains Library district. The Plan's total Assessed Value is less than 1% of the Library's AV. The Plan's annual property tax increment generated at the Library's millage rate is 0.7% of the Library's annual property tax collections. These facts indicate that the Plan will have a negligible impact on the Library district's finances.

This report recommends that the Library District pledge 100% of its property tax mill levy to the Erie Gateway Phase 1 Urban Renewal Plan. This pledge will not adversely impact the district, and in doing so, the district will help support the Town of Erie's development vision. Also, the residents this Plan is forecast to generate represent potential new patrons for the library district.

Conclusion and Recommendations

The Erie Gateway Phase 1 Urban Renewal Plan represent a visionary and ambitious approach to Urban Renewal in Colorado. The Town's planning and visioning efforts indicate a community desire to develop an extension of their Town, one that adheres to the built environment elements which make Erie unique. The area has also been found to exhibit blighted area factors by three separate Conditions Surveys (2018, 2022, 2024) and will likely require tax increment financing to overcome these conditions and facilitate the type of development envisioned by the Erie Community.

This report finds that the Plan will generate high level impacts the Town of Erie. The report identified medium level impacts to the School District. Because of these impacts, this report recommends that TOEURA negotiate TIF sharing agreements with its taxing entity partners to ensure that impacts are properly mitigated. This TIF sharing agreements should be balanced against the financial needs of the project.

This report recommends the following:

- TOEURA shares a percentage of the Town of Erie's sales tax rate, between 0.5% and 1.5%.
- TOEURA remits all of the Town's bonded mill levies.
- TOEURA remits the St. Vrain School District's Bond Levy, Override and Abatement.
- TOEURA shares a small portion of Weld County's General Fund mill levy to offset County Road Maintenance Costs.
- TOEURA remits a portion of the Mountain View Fire Protection District's property tax mill levy equivalent to the present value of the equipment or capital improvement new development will necessitate.

Although the Plan's impact to Water Conservation Districts is low, it is common for Urban Renewal Authorities to remit back all TIF to these entities.

This report only recommends TIF sharing agreements that will provide TOEURA with the funds it needs to financially support the Erie Gateway Phase 1 Urban Renewal Plan. Although this Plan is large and ambitious, proper TIF sharing agreements will ensure this development remediates blight and attracts investment that match community desires, without adversely impacting TOEURA's partners.

Appendix

1. Tax Increment Pro Forma
2. Phasing Maps
3. Development Absorption and Valuation Table

TIF Model w/out Fire Districts

Erie Gateway Phase 1		End of URA Timeframe																									
Combined Annual Proforma		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Absorption Schedule																											
Residential Absorption Annual Limit (DUs)	300																										
Commercial Absorption Annual Limit (SF)	190,000																										
Residential		-	-	264	239	288	288	269	270	195	195	195	200	200	200	200	-	-	-	-	-	-	-	-	-	-	-
Commercial		-	-	-	-	134,023	161,046	113,162	113,162	47,883	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential Units		-	-	264	239	288	288	269	270	195	195	195	200	200	200	200	-	-	-	-	-	-	-	-	-	-	-
Total Commercial SF		-	-	-	-	134,023	161,046	113,162	113,162	47,883	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Total Value																											
Residential		\$ -	\$ -	\$ 169,012,980	\$ 154,884,348	\$ 176,738,886	\$ 194,214,308	\$ 173,970,012	\$ 197,641,505	\$ 150,971,757	\$ 153,991,192	\$ 157,071,016	\$ 143,841,342	\$ 146,718,168	\$ 149,652,532	\$ 152,645,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial		\$ -	\$ -	\$ -	\$ 43,947,798	\$ 46,152,680	\$ 31,157,047	\$ 32,337,736	\$ 32,984,490	\$ 16,312,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Actual Value		\$ -	\$ -	\$ 169,012,980	\$ 154,884,348	\$ 176,738,886	\$ 194,214,308	\$ 173,970,012	\$ 197,641,505	\$ 150,971,757	\$ 153,991,192	\$ 157,071,016	\$ 143,841,342	\$ 146,718,168	\$ 149,652,532	\$ 152,645,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Actual Value		\$ -	\$ -	\$ -	\$ 43,947,798	\$ 46,152,680	\$ 31,157,047	\$ 32,337,736	\$ 32,984,490	\$ 16,312,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Taxable Value																											
Residential Ratio	6.80%																										
Commercial Ratio	27.9%																										
Assessor % Reduction	80%																										
Residential Taxable Value		\$ -	\$ -	\$ 9,194,306	\$ 8,425,709	\$ 9,614,595	\$ 10,565,258	\$ 9,463,969	\$ 10,751,698	\$ 8,212,864	\$ 8,377,121	\$ 8,544,663	\$ 7,824,969	\$ 7,981,468	\$ 8,141,098	\$ 8,303,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ 9,809,149	\$ 10,301,278	\$ 6,954,253	\$ 7,217,783	\$ 7,362,138	\$ 3,641,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Assessed Value (Taxable Value)		\$ -	\$ -	\$ 9,194,306	\$ 8,425,709	\$ 19,423,744	\$ 20,866,536	\$ 16,418,222	\$ 17,969,480	\$ 15,575,002	\$ 12,018,175	\$ 8,544,663	\$ 7,824,969	\$ 7,981,468	\$ 8,141,098	\$ 8,303,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Increment																											
Annual NET AV (Assessed Value)	Inflation Factor	\$ -	\$ -	\$ 9,194,306	\$ 8,425,709	\$ 19,423,744	\$ 20,866,536	\$ 16,418,222	\$ 17,969,480	\$ 15,575,002	\$ 12,018,175	\$ 8,544,663	\$ 7,824,969	\$ 7,981,468	\$ 8,141,098	\$ 8,303,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total NET AV (Inflation Adjusted)		\$ -	\$ -	\$ 9,194,306	\$ 17,972,415	\$ 37,396,159	\$ 59,427,949	\$ 75,846,171	\$ 95,691,964	\$ 111,266,966	\$ 125,750,844	\$ 134,295,507	\$ 144,962,885	\$ 152,944,354	\$ 164,307,161	\$ 172,611,080	\$ 176,063,302	\$ 176,063,302	\$ 179,584,568	\$ 179,584,568	\$ 183,176,259	\$ 183,176,259	\$ 186,839,784	\$ 186,839,784	\$ 190,576,580	\$ 190,576,580	\$ 194,388,112
Estimated Base																											
Existing Taxable Value		\$ 7,617,377	\$ 7,769,725	\$ 7,769,725	\$ 7,925,119	\$ 7,925,119	\$ 8,083,621	\$ 8,083,621	\$ 8,245,294	\$ 8,245,294	\$ 8,410,200	\$ 8,410,200	\$ 8,578,404	\$ 8,578,404	\$ 8,749,972	\$ 8,749,972	\$ 8,924,971	\$ 8,924,971	\$ 9,103,471	\$ 9,103,471	\$ 9,285,540	\$ 9,285,540	\$ 9,471,251	\$ 9,471,251	\$ 9,660,676	\$ 9,660,676	\$ 9,853,889
Inflation Factor	2%																										
Incremental Taxable Value		\$ -	\$ -	\$ 1,424,582	\$ 10,047,296	\$ 29,471,040	\$ 51,344,328	\$ 67,762,549	\$ 87,446,671	\$ 103,021,672	\$ 117,340,644	\$ 125,885,307	\$ 136,384,482	\$ 144,365,950	\$ 155,557,189	\$ 163,861,108	\$ 167,138,331	\$ 167,138,331	\$ 170,481,097	\$ 170,481,097	\$ 173,890,719	\$ 173,890,719	\$ 177,368,534	\$ 177,368,534	\$ 180,915,904	\$ 180,915,904	\$ 184,534,222
Project Sales Tax																											
Sales Tax Rate	3.50%																										
Retail SALES Per SF		\$ -	\$ -	\$ -	\$ -	\$ 31,012,771	\$ 18,466,912	\$ -	\$ -	\$ -	\$ 18,466,912	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax %		\$ -	\$ -	\$ -	\$ -	\$ 31,012,771	\$ 49,479,683	\$ 49,479,683	\$ 49,479,683	\$ 49,479,683	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594
Total Retail Sales Per SF		\$ -	\$ -	\$ -	\$ -	\$ 31,012,771	\$ 49,479,683	\$ 49,479,683	\$ 49,479,683	\$ 49,479,683	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594	\$ 67,946,594
Estimated Annual Sales Tax		\$ -	\$ -	\$ -	\$ -	\$ 1,085,447	\$ 1,731,789	\$ 1,731,789	\$ 1,731,789	\$ 1,731,789	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131
Property Tax TIF Estimates	Plan Yr -->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Property Tax																											
Total Incremental Taxable Value		\$ -	\$ -	\$ 1,424,582	\$ 10,047,296	\$ 29,471,040	\$ 51,344,328	\$ 67,762,549	\$ 87,446,671	\$ 103,021,672	\$ 117,340,644	\$ 125,885,307	\$ 136,384,482	\$ 144,365,950	\$ 155,557,189	\$ 163,861,108	\$ 167,138,331	\$ 167,138,331	\$ 170,481,097	\$ 170,481,097	\$ 173,890,719	\$ 173,890,719	\$ 177,368,534	\$ 177,368,534	\$ 180,915,904	\$ 180,915,904	\$ 184,534,222
Mill Levy	108.004																										
Annual Incremental Estimate		\$ -	\$ -	\$ 153,861	\$ 1,085,148	\$ 3,182,990	\$ 5,545,393	\$ 7,318,626	\$ 9,444,590	\$ 11,126,753	\$ 12,673,259	\$ 13,596,117	\$ 14,730,070	\$ 15,592,100	\$ 16,800,799	\$ 17,697,655	\$ 18,051,608	\$ 18,051,608	\$ 18,412,640	\$ 18,412,640	\$ 18,780,893	\$ 18,780,893	\$ 19,156,511	\$ 19,156,511	\$ 19,539,641	\$ 19,539,641	\$ 19,930,434
Discount Rate	6.50%																										
NPV	\$121,142,881																										
Sales Tax PIF Estimate																											
Retail SF		-	-	-	-	31,012,771	49,479,683	49,479,683	49,479,683	49,479,683	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594	67,946,594
Estimated Annual Sales Tax		\$ -	\$ -	\$ -	\$ -	\$ 1,085,447	\$ 1,731,789	\$ 1,731,789	\$ 1,731,789	\$ 1,731,789	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131
Sales Tax Sharing %	100%																										
Estimated Sales Tax Increment		\$ -	\$ -	\$ -	\$ -	\$ 1,085,447	\$ 1,731,789	\$ 1,731,789	\$ 1,731,789	\$ 1,731,789	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131	\$ 2,378,131
Inflation Adjustment	2%																										
Inflation Adjusted Sales		\$ -	\$ -	\$ -	\$ -	\$ 1,198,421	\$ 1,950,276	\$ 1,989,281	\$ 2,029,067	\$ 2,069,648	\$ 2,898,928	\$ 2,956,907	\$ 3,016,045	\$ 3,076,366	\$ 3,137,893	\$ 3,200,651	\$ 3,264,664	\$ 3,329,957	\$ 3,396,556	\$ 3,464,488	\$ 3,533,777	\$ 3,604,453	\$ 3,676,542	\$ 3,750,073	\$ 3,825,074	\$ 3,901,576	\$ 3,979,607
Rolling Inflation																											
Discount Rate	6.50%																										
NPV /No Inflation	\$18,764,051																										
NPV w/ Inflation	\$24,896,525																										

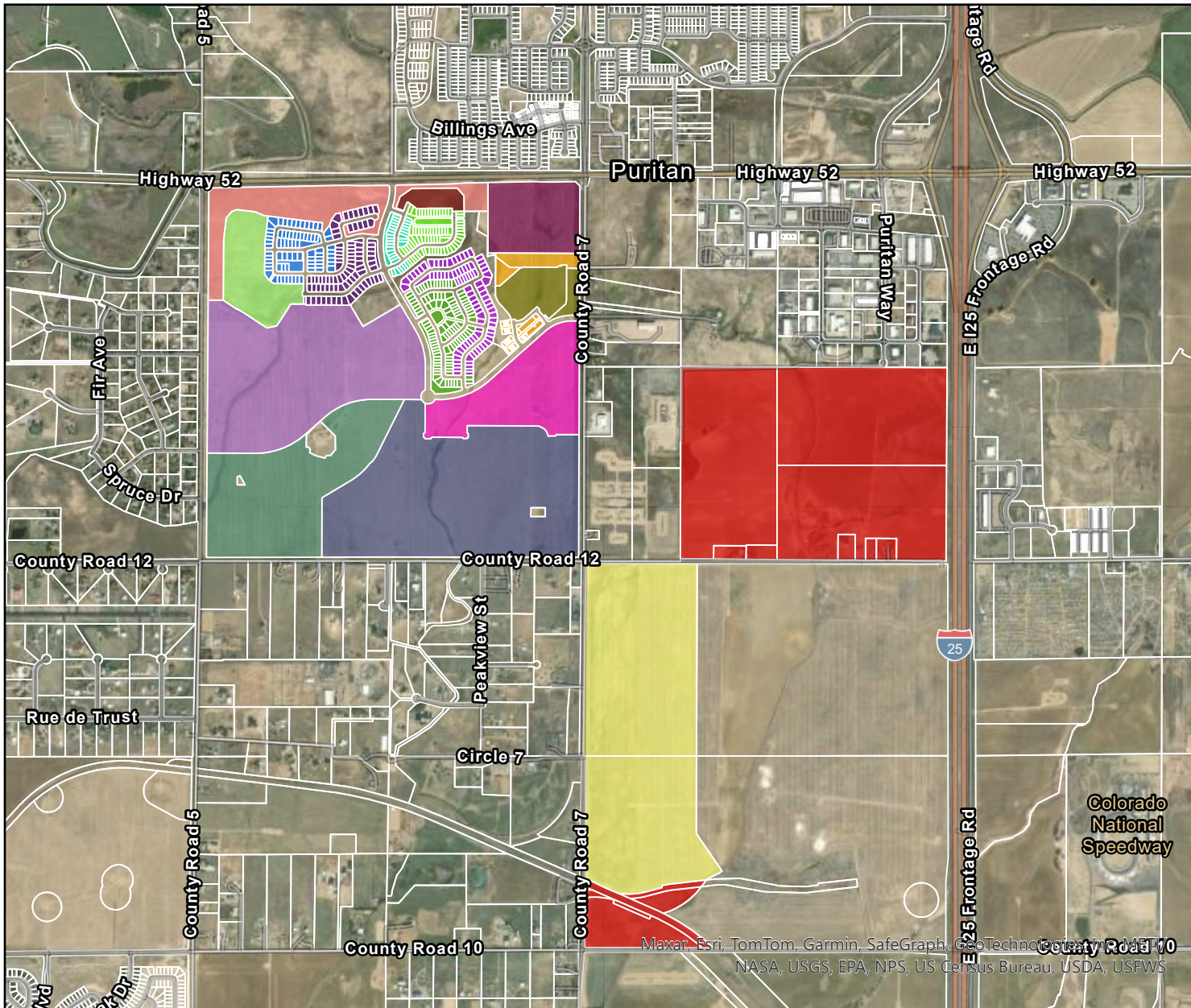
TIF Model Mountain View Fire Protection District Only

Erie Gateway Phase 1		End of URA Timeframe																									
Combin Annual Projforma		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Absorption Schedule																											
Residential Absorption Annual Limit (DUs)	300																										
Commercial Absorption Annual Limit (SF)	190,000																										
Residential		-	-	264	239	288	288	269	270	195	195	195	200	200	200	200	-	-	-	-	-	-	-	-	-	-	-
Commercial		-	-	-	-	134,023	14,468	4,823	4,823	4,823	9,646	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential Units		-	-	264	239	288	288	269	270	195	195	195	200	200	200	200	-	-	-	-	-	-	-	-	-	-	-
Total Commercial SF		-	-	-	-	134,023	14,468	4,823	4,823	4,823	9,646	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Project Total Value																											
Residential		\$ -	\$ -	\$ 169,012,980	\$ 154,884,348	\$ 176,738,886	\$ 194,214,308	\$ 173,970,012	\$ 197,641,505	\$ 150,971,757	\$ 153,991,192	\$ 157,071,016	\$ 143,841,342	\$ 146,718,168	\$ 149,652,532	\$ 152,645,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial		\$ -	\$ -	\$ -	\$ 43,947,798	\$ 4,360,529	\$ 1,327,871	\$ 1,378,190	\$ 1,405,754	\$ 3,286,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Actual Value		\$ -	\$ -	\$ 169,012,980	\$ 154,884,348	\$ 176,738,886	\$ 194,214,308	\$ 173,970,012	\$ 197,641,505	\$ 150,971,757	\$ 153,991,192	\$ 157,071,016	\$ 143,841,342	\$ 146,718,168	\$ 149,652,532	\$ 152,645,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Actual Value		\$ -	\$ -	\$ -	\$ 43,947,798	\$ 4,360,529	\$ 1,327,871	\$ 1,378,190	\$ 1,405,754	\$ 3,286,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Taxable Value																											
Residential Ratio	6.80%																										
Commercial Ratio	27.9%																										
Assessor % Reduction	80%																										
Residential Taxable Value		\$ -	\$ -	\$ 9,194,306	\$ 8,425,709	\$ 9,614,595	\$ 10,565,258	\$ 9,463,969	\$ 10,751,698	\$ 8,212,864	\$ 8,377,121	\$ 8,544,663	\$ 7,824,969	\$ 7,981,468	\$ 8,141,098	\$ 8,303,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ 9,809,149	\$ 973,270	\$ 296,381	\$ 307,612	\$ 313,764	\$ 733,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Assessed Value (Taxable Value)		\$ -	\$ -	\$ 9,194,306	\$ 8,425,709	\$ 19,423,744	\$ 11,538,528	\$ 9,760,349	\$ 11,059,310	\$ 8,526,628	\$ 9,110,580	\$ 8,544,663	\$ 7,824,969	\$ 7,981,468	\$ 8,141,098	\$ 8,303,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Increment																											
Annual NET AV (Assessed Value)	Inflation Factor	\$ -	\$ -	\$ 9,194,306	\$ 8,425,709	\$ 19,423,744	\$ 11,538,528	\$ 9,760,349	\$ 11,059,310	\$ 8,526,628	\$ 9,110,580	\$ 8,544,663	\$ 7,824,969	\$ 7,981,468	\$ 8,141,098	\$ 8,303,920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total NET AV (Inflation Adjusted)		\$ -	\$ -	\$ 9,194,306	\$ 17,972,415	\$ 37,396,159	\$ 49,913,381	\$ 59,673,730	\$ 72,147,701	\$ 80,674,329	\$ 91,580,607	\$ 100,125,270	\$ 110,109,244	\$ 118,090,713	\$ 128,756,447	\$ 137,060,366	\$ 139,801,574	\$ 139,801,574	\$ 142,597,605	\$ 142,597,605	\$ 145,449,557	\$ 145,449,557	\$ 148,358,548	\$ 148,358,548	\$ 151,325,719	\$ 151,325,719	\$ 154,352,234
Estimated Base																											
Existing Taxable Value		\$ 7,617,377	\$ 7,769,725	\$ 7,769,725	\$ 7,925,119	\$ 7,925,119	\$ 8,083,621	\$ 8,083,621	\$ 8,245,294	\$ 8,245,294	\$ 8,410,200	\$ 8,410,200	\$ 8,578,404	\$ 8,578,404	\$ 8,749,972	\$ 8,749,972	\$ 8,924,971	\$ 8,924,971	\$ 9,103,471	\$ 9,103,471	\$ 9,285,540	\$ 9,285,540	\$ 9,471,251	\$ 9,471,251	\$ 9,660,676	\$ 9,660,676	\$ 9,853,889
Inflation Factor	2%																										
Incremental Taxable Value		\$ -	\$ -	\$ 1,424,582	\$ 10,047,296	\$ 29,471,040	\$ 41,829,760	\$ 51,590,109	\$ 63,902,407	\$ 72,429,035	\$ 83,170,407	\$ 91,715,071	\$ 101,530,841	\$ 109,512,309	\$ 120,006,475	\$ 128,310,394	\$ 130,876,602	\$ 130,876,602	\$ 133,494,134	\$ 133,494,134	\$ 136,164,017	\$ 136,164,017	\$ 138,887,297	\$ 138,887,297	\$ 141,665,043	\$ 141,665,043	\$ 144,498,344
Project Sales Tax																											
Sales Tax Rate	3.50%																										
Retail SALES Per SF		\$ -	\$ -	\$ -	\$ -	\$ 31,012,771	\$ 3,720,002	\$ -	\$ -	\$ -	\$ 3,720,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax %		\$ -	\$ -	\$ -	\$ -	\$ 31,012,771	\$ 34,732,773	\$ 34,732,773	\$ 34,732,773	\$ 34,732,773	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775	\$ 38,452,775
Estimated Annual Sales Tax		\$ -	\$ -	\$ -	\$ -	\$ 1,085,447	\$ 1,215,647	\$ 1,215,647	\$ 1,215,647	\$ 1,215,647	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847
Property Tax TIF Estimates																											
Property Tax	Plan Yr -->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Total Incremental Taxable Value		\$ -	\$ -	\$ 1,424,582	\$ 10,047,296	\$ 29,471,040	\$ 41,829,760	\$ 51,590,109	\$ 63,902,407	\$ 72,429,035	\$ 83,170,407	\$ 91,715,071	\$ 101,530,841	\$ 109,512,309	\$ 120,006,475	\$ 128,310,394	\$ 130,876,602	\$ 130,876,602	\$ 133,494,134	\$ 133,494,134	\$ 136,164,017	\$ 136,164,017	\$ 138,887,297	\$ 138,887,297	\$ 141,665,043	\$ 141,665,043	\$ 144,498,344
Mill Levy	16.247																										
Annual Incremental Estimate		\$ -	\$ -	\$ 23,145	\$ 163,238	\$ 478,816	\$ 679,608	\$ 838,185	\$ 1,038,222	\$ 1,176,755	\$ 1,351,270	\$ 1,490,095	\$ 1,649,572	\$ 1,779,246	\$ 1,949,745	\$ 2,084,659	\$ 2,126,352	\$ 2,126,352	\$ 2,168,879	\$ 2,168,879	\$ 2,212,257	\$ 2,212,257	\$ 2,256,502	\$ 2,256,502	\$ 2,301,632	\$ 2,301,632	\$ 2,347,665
Discount Rate	6.50%																										
NPV	\$14,050,397																										
Sales Tax PIF Estimate																											
Retail SF		-	-	-	-	31,012,771	34,732,773	34,732,773	34,732,773	34,732,773	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775	38,452,775
Estimated Annual Sales Tax		\$ -	\$ -	\$ -	\$ -	\$ 1,085,447	\$ 1,215,647	\$ 1,215,647	\$ 1,215,647	\$ 1,215,647	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	
Sales Tax Sharing %	100%																										
Estimated Sales Tax Increment		\$ -	\$ -	\$ -	\$ -	\$ 1,085,447	\$ 1,215,647	\$ 1,215,647	\$ 1,215,647	\$ 1,215,647	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	\$ 1,345,847	
Inflation Adjustment	2%																										
Inflation Adjusted Sales		\$ -	\$ -	\$ -	\$ -	\$ 1,198,421	\$ 1,369,016	\$ 1,396,396	\$ 1,424,324	\$ 1,452,811	\$ 1,640,580	\$ 1,673,392	\$ 1,706,860	\$ 1,740,997	\$ 1,775,817	\$ 1,811,333	\$ 1,847,560	\$ 1,884,511	\$ 1,922,201	\$ 1,960,645	\$ 1,999,858	\$ 2,039,855	\$ 2,080,652	\$ 2,122,265	\$ 2,164,711	\$ 2,208,005	\$ 2,252,165
Rolling Inflation																											
Discount Rate	6.50%																										
NPV /No Inflation	\$11,552,021																										
NPV w/ inflation	\$15,151,764																										

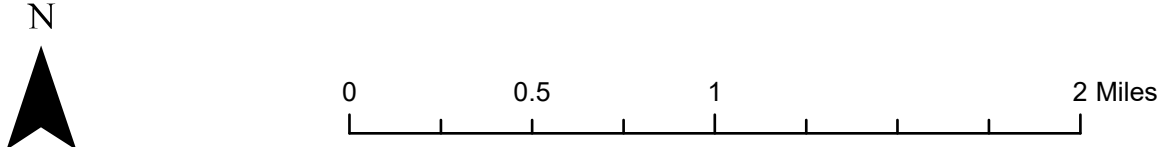
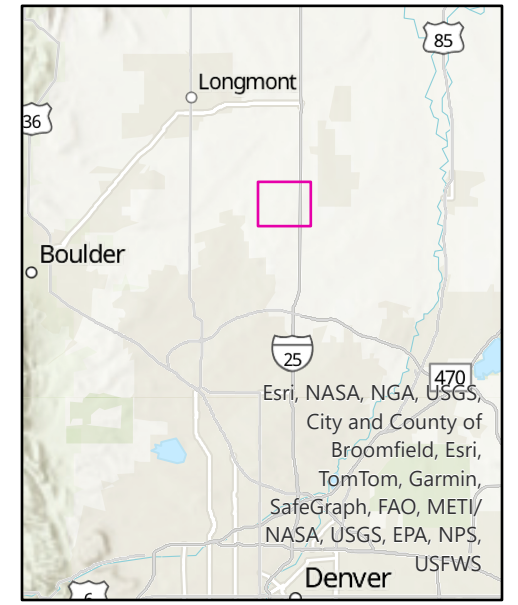
TIF Model Frederick-Firestone Fire District Only

Erie Gateway Phase 1		End of URA Timeframe																									
Combined Annual Proforma		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Absorption Schedule																											
Residential Absorption Annual Limit (DUs)	300																										
Commercial Absorption Annual Limit (SF)	190,000																										
Residential																											
Commercial							146,577	108,340	108,340	108,340	38,238																
Total Residential Units																											
Total Commercial SF							146,577	108,340	108,340	108,340	38,238																
Project Total Value																											
Residential		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,792,151	\$ 29,829,177	\$ 30,959,546	\$ 31,578,737	\$ 13,026,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Actual Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Commercial Actual Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,792,151	\$ 29,829,177	\$ 30,959,546	\$ 31,578,737	\$ 13,026,857	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Taxable Value																											
Residential Ratio	6.80%																										
Commercial Ratio	27.9%																										
Assessor % Reduction	80%																										
Residential Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Commercial Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,328,008	\$ 6,657,872	\$ 6,910,171	\$ 7,048,374	\$ 2,907,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Assessed Value (Taxable Value)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,328,008	\$ 6,657,872	\$ 6,910,171	\$ 7,048,374	\$ 2,907,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Increment																											
Annual NET AV (Assessed Value)	Inflation Factor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,328,008	\$ 6,657,872	\$ 6,910,171	\$ 7,048,374	\$ 2,907,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total NET AV (Inflation Adjusted)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,514,568	\$ 16,172,441	\$ 23,544,263	\$ 30,592,637	\$ 34,170,236	\$ 34,170,236	\$ 34,853,641	\$ 34,853,641	\$ 35,550,714	\$ 35,550,714	\$ 36,261,728	\$ 36,261,728	\$ 36,986,963	\$ 36,986,963	\$ 37,726,702	\$ 37,726,702	\$ 38,481,236	\$ 38,481,236	\$ 39,250,861	\$ 39,250,861	\$ 40,035,878
Estimated Base																											
Existing Taxable Value		\$ 7,617,377	\$ 7,769,725	\$ 7,769,725	\$ 7,925,119	\$ 7,925,119	\$ 8,083,621	\$ 8,083,621	\$ 8,245,294	\$ 8,245,294	\$ 8,410,200	\$ 8,410,200	\$ 8,578,404	\$ 8,578,404	\$ 8,749,972	\$ 8,749,972	\$ 8,924,971	\$ 8,924,971	\$ 9,103,471	\$ 9,103,471	\$ 9,285,540	\$ 9,285,540	\$ 9,471,251	\$ 9,471,251	\$ 9,660,676	\$ 9,660,676	\$ 9,853,889
Inflation Factor	2%																										
Incremental Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,430,947	\$ 8,088,819	\$ 15,298,969	\$ 22,347,343	\$ 25,760,037	\$ 25,760,037	\$ 26,275,237	\$ 26,275,237	\$ 26,800,742	\$ 26,800,742	\$ 27,336,757	\$ 27,336,757	\$ 27,883,492	\$ 27,883,492	\$ 28,441,162	\$ 28,441,162	\$ 29,009,985	\$ 29,009,985	\$ 29,590,185	\$ 29,590,185	\$ 30,181,989
Project Sales Tax																											
Sales Tax Rate	3.50%																										
Retail SALES Per SF		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,746,910	\$ -	\$ -	\$ -	\$ 14,746,910	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales Tax %		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,746,910	\$ 14,746,910	\$ 14,746,910	\$ 14,746,910	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	
Total Retail Sales Per SF		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,746,910	\$ 14,746,910	\$ 14,746,910	\$ 14,746,910	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	\$ 29,493,819	
Estimated Annual Sales Tax		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516,142	\$ 516,142	\$ 516,142	\$ 516,142	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	
Property Tax TIF Estimates	Plan Yr ->	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26
Property Tax																											
Total Incremental Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,430,947	\$ 8,088,819	\$ 15,298,969	\$ 22,347,343	\$ 25,760,037	\$ 25,760,037	\$ 26,275,237	\$ 26,275,237	\$ 26,800,742	\$ 26,800,742	\$ 27,336,757	\$ 27,336,757	\$ 27,883,492	\$ 27,883,492	\$ 28,441,162	\$ 28,441,162	\$ 29,009,985	\$ 29,009,985	\$ 29,590,185	\$ 29,590,185	\$ 30,181,989
Mill Levy	14.369																										
Annual Incremental Estimate		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,561	\$ 116,228	\$ 219,831	\$ 321,109	\$ 370,146	\$ 370,146	\$ 377,549	\$ 377,549	\$ 385,100	\$ 385,100	\$ 392,802	\$ 392,802	\$ 400,658	\$ 400,658	\$ 408,671	\$ 408,671	\$ 416,844	\$ 416,844	\$ 425,181	\$ 425,181	\$ 433,685
Discount Rate	6.50%																										
NPV	\$2,660,737																										
Sales Tax PIF Estimate																											
Retail SF		-	-	-	-	-	14,746,910	14,746,910	14,746,910	14,746,910	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	29,493,819	
Estimated Annual Sales Tax		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516,142	\$ 516,142	\$ 516,142	\$ 516,142	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	
Sales Tax Sharing %	100%																										
Estimated Sales Tax Increment		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516,142	\$ 516,142	\$ 516,142	\$ 516,142	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	\$ 1,032,284	
Inflation Adjustment	2%																										
Inflation Adjusted Sales		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 581,260	\$ 592,885	\$ 604,742	\$ 616,837	\$ 1,258,348	\$ 1,283,515	\$ 1,309,185	\$ 1,335,369	\$ 1,362,076	\$ 1,389,318	\$ 1,417,104	\$ 1,445,446	\$ 1,474,355	\$ 1,503,842	\$ 1,533,919	\$ 1,564,598	\$ 1,595,890	\$ 1,627,807	\$ 1,660,364	\$ 1,693,571	\$ 1,727,442
Rolling Inflation																											
Discount Rate	6.50%																										
NPV /No Inflation	\$7,212,030																										
NPV w/ inflation	\$9,744,762																										

Erie Gateway Phase 1 URA - Development All Phases



- Weld County Parcels
- Summerfield Phase 1A
 - Summerfield Phase 1B
 - Summerfield Phase 1D
 - Summerfield Phase 1E
 - Summerfield Phase 1F
 - Summerfield Phase 1G
 - Summerfield Phase 1C
 - Summerfield Phase 1H
 - Summerfield Tract B (AA SFD)
 - Summerfield Tract J (AA Duplex)
 - Summerfield Tract AA (TRD High Density)
 - Summerfield Tract AC (Commercial)
 - Summerfield Planning Areas 12 (Prelim Plat) and 13
 - Summerfield Planning Areas 9-11-12
 - Summerfield Planning Areas 9-10
 - Summerfield Planning Areas 4-5-8
 - North Station Residential Development
 - Mixed-Use and Commercial Development



Maxar, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

**Erie Gateway Phase 1
Urban Renewal Plan
Absorption and Valuation Estimates**

Erie Gateway Valuation Estimates											
Phase	Property Type	SF	Units	\$ PSF	\$ Per Unit	Growth Rate	Completion Year	Inflation Adjusted Value	Inflation Adj. Per SF	Inflation Adj. Per Unit	
Phase 1A	Open Space	-	-	\$ -	\$ -	2.00%	2025	\$ -	\$ -	\$ -	
Phase 1B	Single Family Detached (AA)	-	86	\$ -	\$ 650,000	2.00%	2025	\$ 57,018,000	\$ -	\$ 663,000	
Phase 1C	Single Family Attached (AA)	-	32	\$ -	\$ 530,000	2.00%	2025	\$ 17,299,200	\$ -	\$ 540,600	
Phase 1D	Single Family Detached (TRD)	-	111	\$ -	\$ 674,000	2.00%	2025	\$ 76,310,280	\$ -	\$ 687,480	
Phase 1E	Single Family Attached (TRD)	-	35	\$ -	\$ 515,000	2.00%	2025	\$ 18,385,500	\$ -	\$ 525,300	
Phase 1F	Single Family Detached (AA)	-	77	\$ -	\$ 650,000	2.00%	2026	\$ 52,072,020	\$ -	\$ 676,260	
Phase 1G	Single Family Attached (AA)	-	72	\$ -	\$ 530,000	2.00%	2026	\$ 39,701,664	\$ -	\$ 551,412	
Phase 1H	Single Family Detached (TRD)	-	90	\$ -	\$ 674,000	2.00%	2026	\$ 63,110,664	\$ -	\$ 701,230	
Tract B	Single Family Detached (AA)	-	97	\$ -	\$ 650,000	2.00%	2027	\$ 66,909,164	\$ -	\$ 689,785	
Tract J	Single Family Detached (AA)	-	38	\$ -	\$ 650,000	2.00%	2027	\$ 26,211,838	\$ -	\$ 689,785	
Tract AA	Single Family Attached (TRD)	-	153	\$ -	\$ 515,000	2.00%	2027	\$ 83,617,884	\$ -	\$ 546,522	
Tract AC (Retail)	Retail	77,606	-	\$ 315	\$ -	2.00%	2027	\$ 25,942,249	\$ 334	\$ -	
Tract AC (Office)	Office	51,737	-	\$ 300	\$ -	2.00%	2027	\$ 16,471,269	\$ 318	\$ -	
Phase 1 Planning Areas 12-13 (Prelim Plat)	Single Family Detached (TRD)	-	162	\$ -	\$ 602,000	2.00%	2028	\$ 105,563,114	\$ -	\$ 651,624	
Planning Areas 4-5-8 (Phase 1)	Single Family Detached (AA)	-	126	\$ -	\$ 650,000	2.00%	2028	\$ 88,651,194	\$ -	\$ 703,581	
Planning Areas 4-5-8 (Phase 2)	Single Family Detached (AA)	-	125	\$ -	\$ 650,000	2.00%	2029	\$ 89,706,565	\$ -	\$ 717,653	
Planning Areas 4-5-8 (Phase 3)	Single Family Attached (AA)	-	144	\$ -	\$ 530,000	2.00%	2029	\$ 84,263,447	\$ -	\$ 585,163	
Planning Areas 9-10	Single Family Detached (AA)	-	270	\$ -	\$ 650,000	2.00%	2030	\$ 197,641,505	\$ -	\$ 732,006	
Planning Areas 9-10-11 (Phase 1)	Single Family Detached (TRD)	-	195	\$ -	\$ 674,000	2.00%	2031	\$ 150,971,757	\$ -	\$ 774,214	
Planning Areas 9-10-11 (Phase 2)	Single Family Detached (TRD)	-	195	\$ -	\$ 674,000	2.00%	2032	\$ 153,991,192	\$ -	\$ 789,698	
Planning Areas 9-10-11 (Phase 3)	Single Family Detached (TRD)	-	195	\$ -	\$ 674,000	2.00%	2033	\$ 157,071,016	\$ -	\$ 805,492	
North Station Residential (Phase 1)	Mixed-Density Residential	-	200	\$ -	\$ 590,000	2.00%	2034	\$ 143,841,342	\$ -	\$ 719,207	
North Station Residential (Phase 2)	Mixed-Density Residential	-	200	\$ -	\$ 590,000	2.00%	2035	\$ 146,718,168	\$ -	\$ 733,591	
North Station Residential (Phase 3)	Mixed-Density Residential	-	200	\$ -	\$ 590,000	2.00%	2036	\$ 149,652,532	\$ -	\$ 748,263	
North Station Residential (Phase 4)	Mixed-Density Residential	-	200	\$ -	\$ 590,000	2.00%	2037	\$ 152,645,582	\$ -	\$ 763,228	
Mixed-Use Commercial (Retail Phase 1)	Retail	47,883	-	\$ 291	\$ -	2.00%	2028	\$ 15,070,658	\$ 315	\$ -	
Mixed-Use Commercial (Retail Phase 2)	Retail	47,883	-	\$ 291	\$ -	2.00%	2032	\$ 16,312,965	\$ 341	\$ -	
Mixed-Use Commercial (Office/Light-Industrial Phase 1)	Office/Light-Industrial	113,162	-	\$ 254	\$ -	2.00%	2028	\$ 31,082,022	\$ 275	\$ -	
Mixed-Use Commercial (Office/Light-Industrial Phase 2)	Office/Light-Industrial	113,162	-	\$ 249	\$ -	2.00%	2029	\$ 31,157,047	\$ 275	\$ -	
Mixed-Use Commercial (Office/Light-Industrial Phase 3)	Office/Light-Industrial	113,162	-	\$ 254	\$ -	2.00%	2030	\$ 32,337,736	\$ 286	\$ -	
Mixed-Use Commercial (Office/Light-Industrial Phase 4)	Office/Light-Industrial	113,162	-	\$ 254	\$ -	2.00%	2031	\$ 32,984,490	\$ 291	\$ -	

SD PRICING PACKET

Mountain View Fire Rescue Administration Building Renovation

May 16, 2024



3561 Stagecoach Dr.
Longmont, CO 80504

Prepared by:

Wember

Project Manager: Michele Gutierrez

Phone: 720-760-1680

e-mail: mgutierrez@wemberinc.com

online: www.wemberinc.com

TABLE OF CONTENTS

1.0 BASELINE SCOPE PRICING

2.0 ALL-ENCOMPASSING PRICING

3.0 COST COMPARISON OF BASELINE AND ALL-ENCOMPASSING

4.0 ELDER CONSTRUCTION PRICING DOCUMENTS

5.0 ELDER PRICING DETAIL

6.0 SALT DESIGN FURNITURE PLANS

7.0 SALT DESIGN FURNITURE PRICING

BASELINE		
Budget		Commitments
Project Accounting		A Initial Budget
▼ A	Design & Engineering	\$211,810.00
	A.1 Architecture West	\$14,760.00
	A.3 Architect Reimbursables	\$15,000.00
	A.4 Architect - Infusion Architects	\$182,050.00
▼ B	Owner's Requirements	\$355,851.00
	B.1 Commissioning Agent	\$20,000.00
	B.2 Legal Service Fees	\$0.00
	B.3 Moving Fee	\$100,000.00
	B.4 Owner's Representation	\$182,351.00
	B.5 Testing & Inspection (Due Diligence)	\$25,000.00
	B.6 Testing & Inspection (Envelope)	\$15,000.00
	B.7 Temporary Signage	\$500.00
	B.8 Landscaping Mtnc	\$0.00
	B.9 Signage	\$0.00
	B.10 Survey	\$4,000.00
	B.11 Maintenance & Repair	\$4,000.00
	B.12 Environmental Remediation	\$5,000.00
▼ C	Construction	\$2,962,980.00
	C.1 General Contractor	\$2,962,980.00
	C.2 Precon Services	\$0.00
	C.3 Allowances	\$0.00
▼ D	Permits, Utility Fees, Impact Fees & Resource Rights	\$0.00
	D.1 Plan Check Fee	\$0.00
	D.2 Parking Impact Fees/Bldg Permit	\$0.00
▼ E	Fixtures Furnishings & Equipment	\$5,000.00
	E.1 Office Furniture	\$0.00
	E.2 Soft Seating	\$0.00
	E.3 Appliances	\$0.00
	E.4 Meeting Room Furniture	\$0.00
	E.5 FF&E Misc	\$5,000.00
	E.6 Fitness Equipment	\$0.00
▼ F	Technology	\$59,500.00
	F.1 Computers	\$0.00
	F.2 Audio/Visual Equipment	\$20,000.00
	F.3 EV Charging Stations	\$0.00
not needed	F.4 Printers	\$0.00
not needed	F.5 Tele/Data Cabling	\$0.00

not needed budget from Kerry	F.6	Keyless Access System	\$30,000.00
	F.7	Add'l Phones	\$5,000.00
	F.8	Wireless Access Points	\$0.00
	F.9	Security Systems	\$4,500.00
	▼ G	Contingencies & Escalation	\$355,557.60
	G.1	Contingency--Design @ 5% of Design Fee	\$148,149.00
	G.2	Contingency--Construction @ 7% of Constr.	\$207,408.60
	H	New Category	\$0.00
		Total	\$3,950,698.60

ALL-ENCOMPASSING		
Budget		Commitments
Project Accounting		A Initial Budget
▼ A	Design & Engineering	\$211,810.00
	A.1 Architecture West	\$14,760.00
	A.3 Architect Reimbursables	\$15,000.00
	A.4 Architect - Infusion Architects	\$182,050.00
▼ B	Owner's Requirements	\$305,851.00
	B.1 Commissioning Agent	\$20,000.00
	B.2 Legal Service Fees	\$0.00
	B.3 Moving Fee	\$50,000.00
	B.4 Owner's Representation	\$182,351.00
	B.5 Testing & Inspection (Due Diligence)	\$25,000.00
	B.6 Testing & Inspection (Envelope)	\$15,000.00
	B.7 Temporary Signage	\$500.00
	B.8 Landscaping MtnC	\$0.00
	B.9 Signage	\$0.00
	B.10 Survey	\$4,000.00
	B.11 Maintenance & Repair	\$4,000.00
	B.12 Environmental Remediation	\$5,000.00
▼ C	Construction	\$6,104,971.00
	C.1 General Contractor	\$6,104,971.00
	C.2 Precon Services	\$0.00
	C.3 Allowances	\$0.00
▼ D	Permits, Utility Fees, Impact Fees & Resource Rights	\$0.00
	D.1 Plan Check Fee	\$0.00
	D.2 Parking Impact Fees/Bldg Permit	\$0.00
▼ E	Fixtures Furnishings & Equipment	\$717,000.00
	E.1 Office Furniture	\$702,000.00
	E.2 Soft Seating	\$0.00
	E.3 Appliances	\$0.00
	E.4 Meeting Room Furniture	\$0.00
	E.5 FF&E Misc	\$5,000.00
	E.6 Fitness Equipment	\$10,000.00
▼ F	Technology	\$69,500.00
	F.1 Computers	\$10,000.00
	F.2 Audio/Visual Equipment	\$20,000.00
	F.3 EV Charging Stations	
not needed	F.4 Printers	\$0.00
not needed	F.5 Tele/Data Cabling	\$0.00

	F.6	Keyless Access System	\$30,000.00
	F.7	Add'l Phones	\$5,000.00
not needed	F.8	Wireless Access Points	\$0.00
budget from Kerry	F.9	Security Systems	\$4,500.00
	▼ G	Contingencies & Escalation	\$732,596.52
	G.1	Contingency--Design @ 5% of Design Fee	\$305,248.55
	G.2	Contingency--Construction @ 7% of Constr.	\$427,347.97
	H	New Category	\$0.00
		Total	\$8,141,728.52

BUDGET SIDE-BY-SIDE COMPARISON

SOFT COSTS	BASELINE SCOPE	ALL-EMCOMPASSING SCOPE
Design & Engineering	\$211,810	\$211,810
Owner's Requirements	\$355,851	\$305,851
Permits, Utility Fees, Impact Fees & I	\$0	\$0
Fixtures Furnishings & Equipment	\$5,000	\$717,000
Technology	\$59,500	\$69,500
Contingencies & Escalation	\$355,558	\$732,597
Total	\$987,719	\$2,036,758

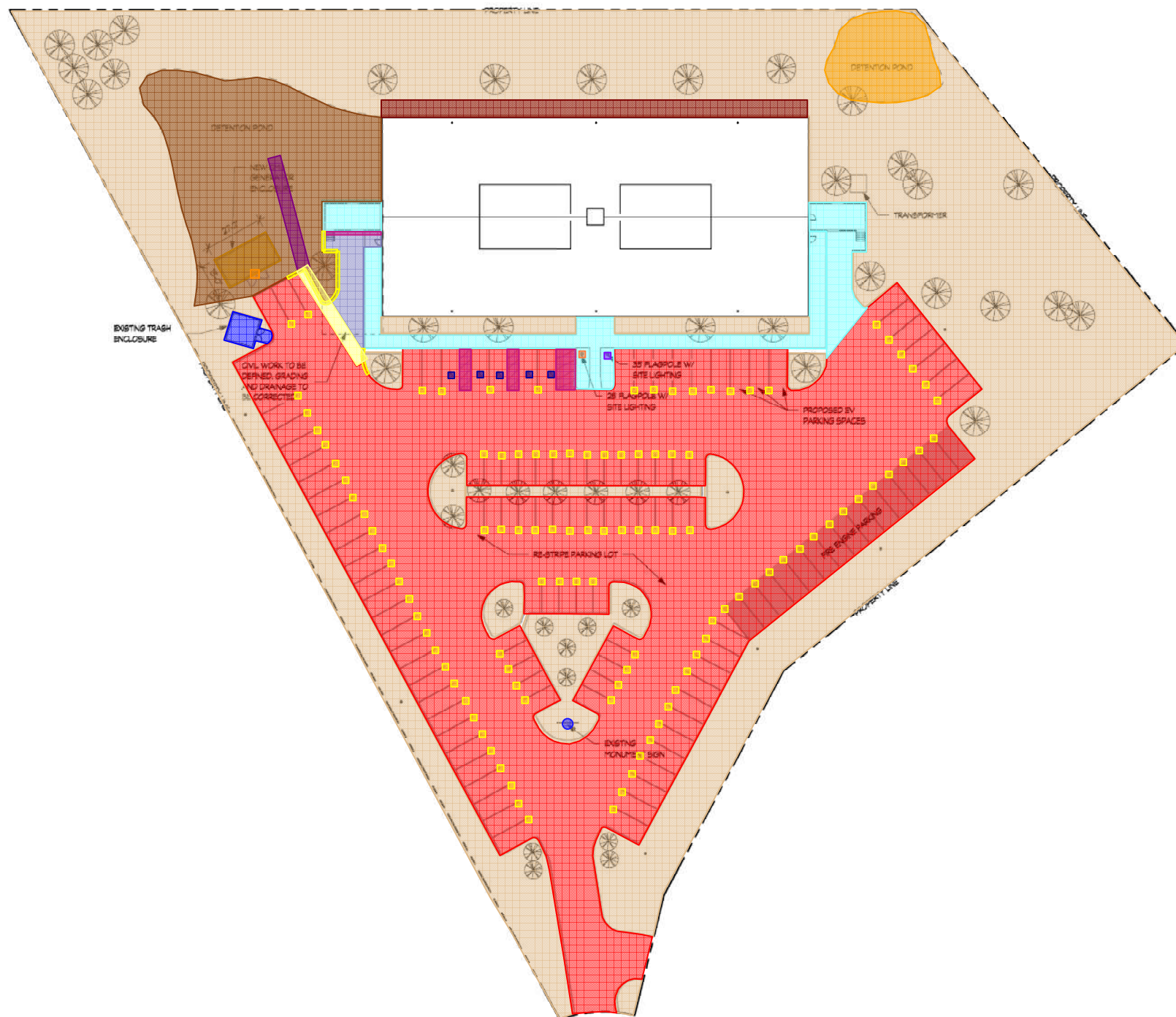
HARD COSTS	BASE SCOPE	DREAM SCOPE
Construction	\$2,962,980	\$6,104,971

TOTAL BUDGET	BASE SCOPE	DREAM SCOPE
37,200 Total Square Footage	\$3,950,699	\$8,141,729
	\$106	\$219



Estimate Summary

DESCRIPTION	01 - Baseline Scope		02 - Quartermaster		03 - Second Floor		04 - Boardroom & Multi-Purpose		05 - First Floor Remaining		06 - Fitness		07 - Exterior Improvements		TOTAL		
	37,200	SF	5,880	SF	18,600	SF	2,000	SF	8,605	SF	2,115	SF	136,836	SF	37,200	SF	
	TOTAL	\$/ SF	TOTAL	\$/ SF	TOTAL	\$/ SF	TOTAL	\$/ SF	TOTAL	\$/ SF	TOTAL	\$/ SF	TOTAL	\$/ SF	TOTAL	\$/ SF	
02 20 00 Assessment	\$ 1,500	\$ 0.04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 0.03	\$ 5,000	\$ 0.13	
02 40 00 Demolition and Structure Moving	\$ 108,878	\$ 2.93	\$ 17,839	\$ 3.03	\$ 35,139	\$ 1.89	\$ 6,873	\$ 3.44	\$ 21,747	\$ 2.53	\$ 10,845	\$ 5.13	\$ -	\$ -	\$ 201,322	\$ 5.41	
03 30 00 Cast-in-Place Concrete	\$ 17,375	\$ 0.47	\$ 625	\$ 0.11	\$ -	\$ -	\$ 2,500	\$ 1.25	\$ 1,875	\$ 0.22	\$ 1,875	\$ 0.89	\$ 18,675	\$ 0.14	\$ 42,925	\$ 1.15	
04 20 00 Unit Masonry	\$ 22,950	\$ 0.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,950	\$ 0.62	
06 10 00 Rough Carpentry	\$ 2,747	\$ 0.07	\$ 12,770	\$ 2.17	\$ 40,395	\$ 2.17	\$ 4,344	\$ 2.17	\$ 18,688	\$ 2.17	\$ 4,593	\$ 2.17	\$ -	\$ -	\$ 83,536	\$ 2.25	
06 40 00 Architectural Woodwork	\$ 24,050	\$ 0.65	\$ 9,350	\$ 1.59	\$ 38,815	\$ 2.09	\$ 20,570	\$ 10.29	\$ 53,290	\$ 6.19	\$ 6,545	\$ 3.09	\$ -	\$ -	\$ 152,620	\$ 4.10	
07 50 00 Membrane Roofing	\$ 298,144	\$ 8.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 298,144	\$ 8.01	
07 90 00 Joint Protection	\$ 48,000	\$ 1.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,000	\$ 1.29	
08 10 00 Doors and Frames	\$ 20,732	\$ 0.56	\$ 32,806	\$ 5.58	\$ 72,309	\$ 3.89	\$ 11,336	\$ 5.67	\$ 22,368	\$ 2.60	\$ 3,986	\$ 1.88	\$ -	\$ -	\$ 163,537	\$ 4.40	
08 30 00 Specialty Doors and Frames	\$ 4,700	\$ 0.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700	\$ 0.13	
08 40 00 Entrances, Storefronts, and Curtain Walls	\$ 11,105	\$ 0.30	\$ 2,500	\$ 0.43	\$ 2,000	\$ 0.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,605	\$ 0.42	
08 60 00 Roof Windows and Skylights	\$ 11,200	\$ 0.30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,200	\$ 0.30	
09 20 00 Plaster and Gypsum Board	\$ 132,416	\$ 3.56	\$ 41,138	\$ 7.00	\$ 206,895	\$ 11.12	\$ 48,065	\$ 24.03	\$ 58,586	\$ 6.81	\$ 5,580	\$ 2.64	\$ -	\$ -	\$ 492,678	\$ 13.24	
09 50 00 Ceilings	\$ -	\$ -	\$ 3,180	\$ 0.54	\$ 65,780	\$ 3.54	\$ 9,500	\$ 4.75	\$ 21,322	\$ 2.48	\$ 15,248	\$ 7.21	\$ -	\$ -	\$ 115,030	\$ 3.09	
09 60 00 Flooring	\$ 350,751	\$ 9.43	\$ 32,143	\$ 5.47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,883	\$ 8.46	\$ -	\$ -	\$ 400,777	\$ 10.77	
09 90 00 Painting and Coating	\$ 101,619	\$ 2.73	\$ 18,392	\$ 3.13	\$ 25,799	\$ 1.39	\$ 4,511	\$ 2.26	\$ 6,269	\$ 0.73	\$ 6,697	\$ 3.17	\$ -	\$ -	\$ 163,286	\$ 4.39	
10 10 00 Information Specialties	\$ 350	\$ 0.01	\$ 425	\$ 0.07	\$ 1,450	\$ 0.08	\$ 100	\$ 0.05	\$ 550	\$ 0.06	\$ 75	\$ 0.04	\$ 5,000	\$ 0.04	\$ 7,950	\$ 0.21	
10 20 00 Interior Specialties	\$ 33,186	\$ 0.89	\$ 44,704	\$ 7.60	\$ 3,030	\$ 0.16	\$ 225	\$ 0.11	\$ 1,385	\$ 0.16	\$ 565	\$ 0.27	\$ -	\$ -	\$ 83,095	\$ 2.23	
10 40 00 Safety Specialties	\$ 2,816	\$ 0.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,816	\$ 0.08	
10 50 00 Storage Specialties	\$ 22,675	\$ 0.61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,675	\$ 0.61	
10 80 00 Other Specialties	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,800	\$ 0.09	\$ 11,800	\$ 0.32	
11 40 00 Foodservice Equipment	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 0.16	\$ 1,500	\$ 0.75	\$ 3,000	\$ 0.35	\$ -	\$ -	\$ -	\$ -	\$ 7,500	\$ 0.20	
12 20 00 Window Treatment	\$ -	\$ -	\$ 6,224	\$ 1.06	\$ 19,288	\$ 1.04	\$ -	\$ -	\$ 10,312	\$ 1.20	\$ 1,880	\$ 0.89	\$ -	\$ -	\$ 37,704	\$ 1.01	
21 00 00 Fire Suppression	\$ 4,428	\$ 0.12	\$ 20,580	\$ 3.50	\$ 65,100	\$ 3.50	\$ 7,000	\$ 3.50	\$ 30,118	\$ 3.50	\$ 7,403	\$ 3.50	\$ -	\$ -	\$ 134,628	\$ 3.62	
22 00 00 Plumbing	\$ 143,000	\$ 3.84	\$ 6,000	\$ 1.02	\$ 2,500	\$ 0.13	\$ 6,000	\$ 3.00	\$ 8,500	\$ 0.99	\$ 6,000	\$ 2.84	\$ -	\$ -	\$ 172,000	\$ 4.62	
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)	\$ 521,355	\$ 14.01	\$ 46,610	\$ 7.93	\$ 130,200	\$ 7.00	\$ 14,000	\$ 7.00	\$ 60,235	\$ 7.00	\$ 14,805	\$ 7.00	\$ -	\$ -	\$ 787,205	\$ 21.16	
26 00 00 Electrical	\$ 391,821	\$ 10.53	\$ 119,070	\$ 20.25	\$ 376,650	\$ 20.25	\$ 40,500	\$ 20.25	\$ 174,251	\$ 20.25	\$ 42,829	\$ 20.25	\$ 4,000	\$ 0.03	\$ 1,149,121	\$ 30.89	
28 40 00 Life Safety	\$ 822	\$ 0.02	\$ 3,822	\$ 0.65	\$ 12,090	\$ 0.65	\$ 1,300	\$ 0.65	\$ 5,593	\$ 0.65	\$ 1,375	\$ 0.65	\$ -	\$ -	\$ 25,002	\$ 0.67	
31 00 00 Earthwork	\$ 18,509	\$ 0.50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,292	\$ 0.20	\$ 45,801	\$ 1.23	
32 10 00 Bases, Ballasts, and Paving	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,715	\$ 0.16	\$ 21,715	\$ 0.58	
32 90 00 Planting	\$ 6,050	\$ 0.16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,014	\$ 0.04	\$ 11,064	\$ 0.30	
TOTAL DIRECT COST	\$ 2,301,179	\$ 61.86	\$ 418,176	\$ 71.12	\$ 1,100,439	\$ 59.16	\$ 178,323	\$ 89.16	\$ 498,089	\$ 57.88	\$ 148,183	\$ 70.06	\$ 96,996	\$ 0.71	\$ 4,741,384	\$ 127.46	
INDIRECT COSTS																	
Estimating Contingency	8.00%	\$ 184,094	\$ 4.95	\$ 33,454	\$ 5.69	\$ 88,035	\$ 4.73	\$ 14,266	\$ 7.13	\$ 39,847	\$ 4.63	\$ 11,855	\$ 5.61	\$ 7,760	\$ 0.06	\$ 379,311	\$ 10.20
Construction Contingency	3.00%	\$ 69,035	\$ 1.86	\$ 12,545	\$ 2.13	\$ 33,013	\$ 1.77	\$ 5,350	\$ 2.67	\$ 14,943	\$ 1.74	\$ 4,445	\$ 2.10	\$ 2,910	\$ 0.02	\$ 142,242	\$ 3.82
Plan Review & Building Permit Fees	1.15%	\$ 26,464	\$ 0.71	\$ 4,809	\$ 0.82	\$ 12,655	\$ 0.68	\$ 2,051	\$ 1.03	\$ 5,728	\$ 0.67	\$ 1,704	\$ 0.81	\$ 1,115	\$ 0.01	\$ 54,526	\$ 1.47
Sales / Use Tax - Exempt	0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Conditions - 40 Weeks	LSUM	\$ 191,224	\$ 5.14	\$ 34,750	\$ 5.91	\$ 91,444	\$ 4.92	\$ 14,818	\$ 7.41	\$ 41,390	\$ 4.81	\$ 12,314	\$ 5.82	\$ 8,060	\$ 0.06	\$ 394,000	\$ 10.59
Umbrella & General Liability Insurance	1.00%	\$ 29,630	\$ 0.80	\$ 5,384	\$ 0.92	\$ 14,169	\$ 0.76	\$ 2,296	\$ 1.15	\$ 6,413	\$ 0.75	\$ 1,908	\$ 0.90	\$ 1,249	\$ 0.01	\$ 61,050	\$ 1.64
Builder's Risk Insurance	0.20%	\$ 5,926	\$ 0.16	\$ 1,077	\$ 0.18	\$ 2,834	\$ 0.15	\$ 459	\$ 0.23	\$ 1,283	\$ 0.15	\$ 382	\$ 0.18	\$ 250	\$ 0.00	\$ 12,210	\$ 0.33
Performance & Payment Bond - 2 Year Warranty	1.00%	\$ 29,630	\$ 0.80	\$ 5,384	\$ 0.92	\$ 14,169	\$ 0.76	\$ 2,296	\$ 1.15	\$ 6,413	\$ 0.75	\$ 1,908	\$ 0.90	\$ 1,249	\$ 0.01	\$ 61,050	\$ 1.64
2 Year Warranty Premium	0.50%	\$ 14,815	\$ 0.40	\$ 2,692	\$ 0.46	\$ 7,085	\$ 0.38	\$ 1,148	\$ 0.57	\$ 3,207	\$ 0.37	\$ 954	\$ 0.45	\$ 624	\$ 0.00	\$ 30,525	\$ 0.82
Preconstruction Service Fee	LSUM	\$ 7,280	\$ 0.20	\$ 1,323	\$ 0.22	\$ 3,481	\$ 0.19	\$ 564	\$ 0.28	\$ 1,576	\$ 0.18	\$ 469	\$ 0.22	\$ 307	\$ 0.00	\$ 15,000	\$ 0.40
Contractors Fee	3.50%	\$ 103,704	\$ 2.79	\$ 18,845	\$ 3.21	\$ 49,592	\$ 2.67	\$ 8,036	\$ 4.02	\$ 22,447	\$ 2.61	\$ 6,678	\$ 3.16	\$ 4,371	\$ 0.03	\$ 213,674	\$ 5.74
TOTAL INDIRECT COST		\$ 661,802	\$ 17.79	\$ 120,264	\$ 20.45	\$ 316,478	\$ 17.01	\$ 51,284	\$ 25.64	\$ 143,247	\$ 16.65	\$ 42,616	\$ 20.15	\$ 27,895	\$ 0.20	\$ 1,363,586	\$ 36.66
TOTAL COST		\$ 2,962,980	\$ 79.65	\$ 538,441	\$ 91.57	\$ 1,416,917	\$ 76.18	\$ 229,607	\$ 114.80	\$ 641,335	\$ 74.53	\$ 190,799	\$ 90.21	\$ 124,892	\$ 0.91	\$ 6,104,971	\$ 164.11
ALTERNATES (ADDS OR DEDUCTS TO TOTAL COST)																	
01 ADD 1200A 3-Phase Electrical Service	\$ 147,007	\$ 3.95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,007	\$ 3.95	
02 ADD One (1) EA Level 2 EV Charger	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,075	\$ 0.26	\$ 35,075	\$ 0.94	
03 ADD Replace Existing Windowsills w/ Grade A Corian Sills	\$ -	\$ -	\$ 9,483	\$ 1.61	\$ 29,447	\$ 1.58	\$ -	\$ -	\$ 14,688	\$ 1.71	\$ 2,852	\$ 1.35	\$ -	\$ -	\$ 56,470	\$ 1.52	
04 ADD New HM Frames & WD Doors at 1st Floor Remaining Offices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,675	\$ 3.56	\$ -	\$ -	\$ -	\$ -	\$ 30,675	\$ 0.82	
05 DEDUCT Eliminate Painting of C3 Exposed Structure Ceilings	\$ -	\$ -	\$ (15,201)	\$ (2.59)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,014)	\$ (3.32)	\$ -	\$ -	\$ (22,215)	\$ (0.60)	
06 ADD Paint Exterior Precast Concrete Façade	\$ 46,449	\$ 1.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,449	\$ 1.25	
07 DEDUCT Parking Lot Asphalt Crack Fill & Seal Coat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (22,086)	\$ (0.16)	\$ (22,086)	\$ (0.59)	



- 25' Flagpole
- 35' Flagpole
- Crack Fill / Seal Existing Parking Lot
- Demo / Replace Concrete Curb
- East Side Re-Grade
- Existing Concrete to Remain
- Existing Landscaping to Remain
- Existing Monument Sign
- Existing Trash Enclosure to Remain
- Generator Enclosure Gates
- New CMU Generator Enclosure w/ Split Face Block Surround
- North Detention Pond
- Pavement Markings - Handicap Stalls
- Pavement Markings - Hatching
- Pavement Markings - Stalls
- Remove / Re-Grade & Replace Conc. Loading Dock
- Remove Berm & Replace w/ Concrete Pan
- Remove Riprap & Pipe / New Concrete Pan
- South Detention Pond
- Trench Drain

MVFA ADMINISTRATION BUILDING
6328 MONARCH PARK PLACE, NIWOT, CO 80503
MOUNTAINVIEW FIRE AUTHORITY

SCHEMATIC DESIGN

Issued For SD:	06/02/2024	
Issued For DD:		
Issued For Perm:		
Issued For Construction:		
Revision Number	Description	Revision Date

Seat: 24004

Plot Date: 5/2/2024 8:42:50 PM

**ARCHITECTURAL
SITE PLAN**

A007
Page 128



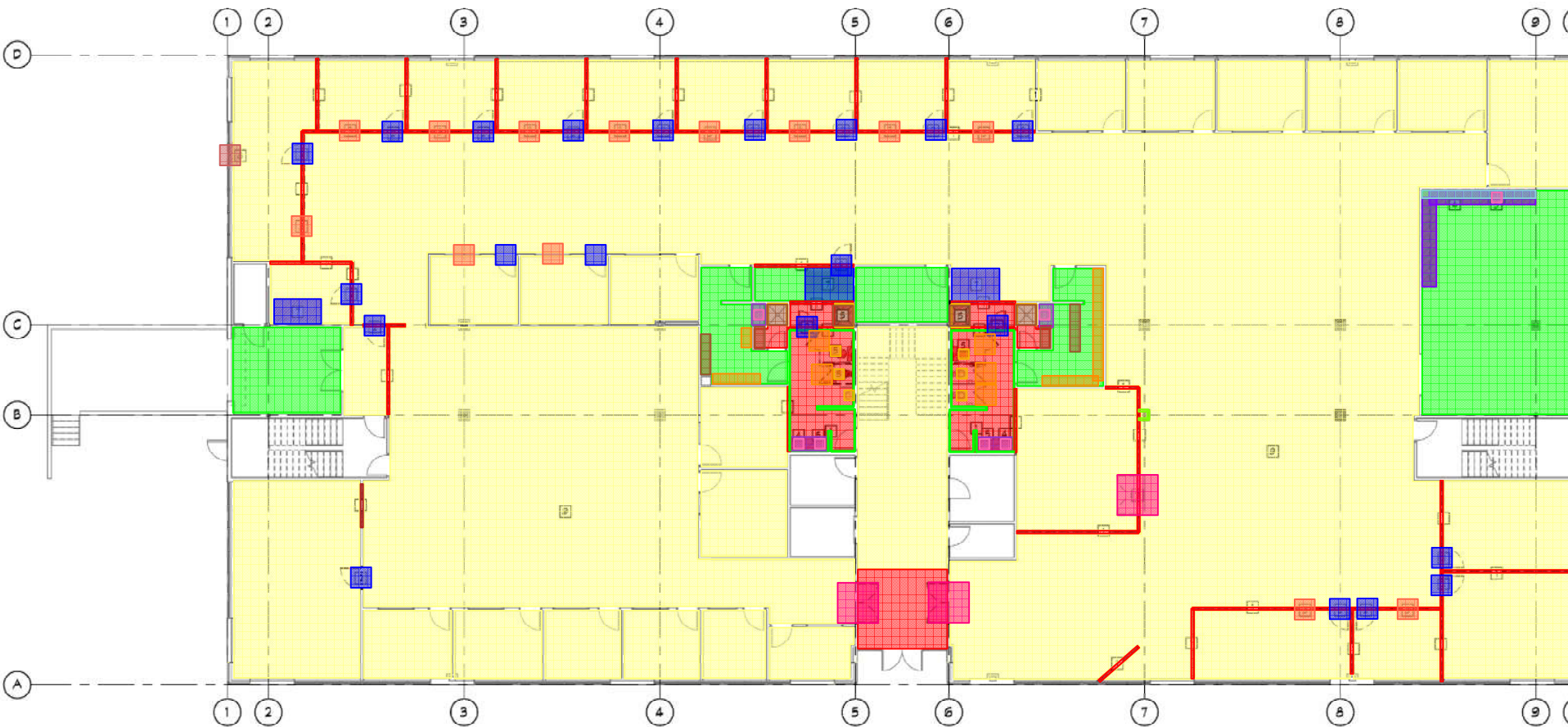
DEMOLITION GENERAL NOTES

1. DOCUMENTS ARE BASED ON OWNERS RECORD DRAWINGS AND ARE SHOWN TO ASSIST THE BIDDERS ONLY. NEITHER THE OWNER NOR THE ARCHITECT WARRANT THESE TO BE 'AS-BUILT' DOCUMENTS, AND ACTUAL CONDITIONS MAY VARY. CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS, AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND NEW WORK. NOTIFY ARCHITECT IMMEDIATELY OF DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
2. THE DEMOLITION WORK INDICATED IS INTENDED TO SHOW THE GENERAL SCOPE OF THE DEMOLITION WORK AND IN NO WAY RELIEVES THE CONTRACTOR FROM PERFORMING ANY AND ALL DEMOLITION REQUIRED TO COMPLETE THE NEW WORK.
3. THE CONTRACTOR SHALL FIELD VERIFY EXACT DIMENSION AND CONDITIONS IN FIELD PRIOR TO START OF WORK.
4. REFER TO STRUCTURAL, MECHANICAL, HEATING AND PLUMBING AND ELECTRICAL DRAWINGS FOR ANY ADDITIONAL WORK REQUIRED. IT IS THE CONTRACTORS RESPONSIBILITY TO FULLY COORDINATE WORK WITH ALL DISCIPLINES.
5. SHORE AND BRACE ALL WORK REQUIRED TO REMAIN.
6. REPAIR, AT NO COST TO OWNER OR TENANT, ITEMS DAMAGED DURING DEMOLITION WORK WHICH ARE REQUIRED TO REMAIN.
7. ALL SURFACES DISTURBED DUE TO DEMOLITION, REMODELING ARE DUE TO ARE TO BE PATCHED TO MATCH ADJACENT SURFACES AND PREPARED TO RECEIVE NEW FINISHES.
8. REMODELING OR PATCHING SHALL BE EXECUTED IN CONJUNCTION WITH THE NEW WORK AND THE DEMOLITION WORK IN THE DRAWINGS.
9. PATCH AND REPAIR ALL EXPOSED INTERIOR AND EXTERIOR WALLS WHERE ATTACHED OR BRIBBODD ITEMS WERE REMOVED.



2 SECOND FLOOR DEMO PLAN
ADD 3/27/17

- Demo Keynote #1 - 3-5/8" Metal Stud Furring - First Floor
- Demo Keynote #1 - 3-5/8" Metal Stud Partitions - 7'-0" Select Cut
- Demo Keynote #1 - 3-5/8" Metal Stud Partitions - First Floor
- Demo Keynote #1 - 3-5/8" Metal Stud Partitions - Second Floor
- Demo Keynote #2 - Doors / Frames - Double
- Demo Keynote #2 - Doors / Frames - Single
- Demo Keynote #3 - Sidelight Window
- Demo Keynote #4 - Base Cabinets & Counter
- Demo Keynote #4 - Upper Cabinets
- Demo Keynote #4 - Vanity Counter
- Demo Keynote #5 - Shower / Shower Door
- Demo Keynote #5 - Sink / Faucet
- Demo Keynote #5 - Toilets / Urinals
- Demo Keynote #7 - Concrete Sawcutting / Removal - Plumbing
- Demo Keynote #8 - Remove Glazing Only
- Demo Keynote #9 - Carpet Tile / Rubber Base
- Demo Keynote #9 - Resilient Flooring / Rubber Base
- Demo Keynote #9 - Stair Flooring
- Demo Keynote #9 - Tile Flooring
- Demolition - Locker Bench
- Demolition - Lockers
- Demolition - Toilet Partitions
- Demolition - Wall Tile - 4'-0"
- Demolition - Wall Tile - 7'-0"



1 FIRST FLOOR DEMO PLAN
ADD 3/27/17

4	REMOVE CASEWORK
5	REMOVE PLUMBING FIXTURE
6	REMOVE CEILING
7	DEMO SLAB AS REQUIRED TO TIE INTO EXISTING WATER AND SANITARY
8	REMOVE GLAZING ONLY, REPLACE W. LOUVER RE-MECHANICAL
9	DEMO ALL EXISTING FLOOR FINISHES

MVFA ADMINISTRATION BUILDING
6328 MONARCH PARK PLACE, NIWOT, CO 80503
MOUNTAINVIEW FIRE AUTHORITY

SCHEMATIC DESIGN

Issued For SD:	06/02/2024	
Issued For DD:		
Issued For Perm:		
Issued For Construction:		
Revision Number	Description	Revision Date

Seat: **24004**
Plot Date: 5/2/2024 4:42:52 PM

DEMOLITION FLOOR PLANS

A010
Page 129

SYSTEM NOTES

INTERIOR WALLS

- P2 - 2 1/2" METAL STUD FRAMING AT 16" O.C.
- P3 - 3 5/8" METAL STUD FRAMING AT 16" O.C.
- P6 - 6" METAL STUD FRAMING AT 16" O.C.

INTERIOR PARTITION SUPPLIES

- A - STANDARD WALL, 1/2" LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
- B - 1/2" SIDE FINISHED, 1/2" LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS.
- D - DEMISING WALL, 1/2" LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. TERMINATE GYP. BD. ON ONE SIDE 2' ABOVE HIGHEST ADJACENT FINISHED CEILING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLIP TRACK. EXTEND GYP. BD. ON OTHER SIDE TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.

LEGEND

BULKHEAD

F1 - 1HR RATED WALL, 1/2" LAYER 5/8" TYPE X GYP. BD. ON EACH SIDE OF THE STUD FRAMING. STUD FRAMING SHALL EXTEND FULL HEIGHT TO UNDERSIDES OF DECK/STRUCTURE. SEAL W/ FIRE-RATED SEALANT.

L - LOW WALL, 1/2" LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. REFER TO PLAN FOR WALL HEIGHT. PROVIDE WIGGLE POSTS @ 4' O.C. AS NEEDED, FOR LATERAL SUPPORT.

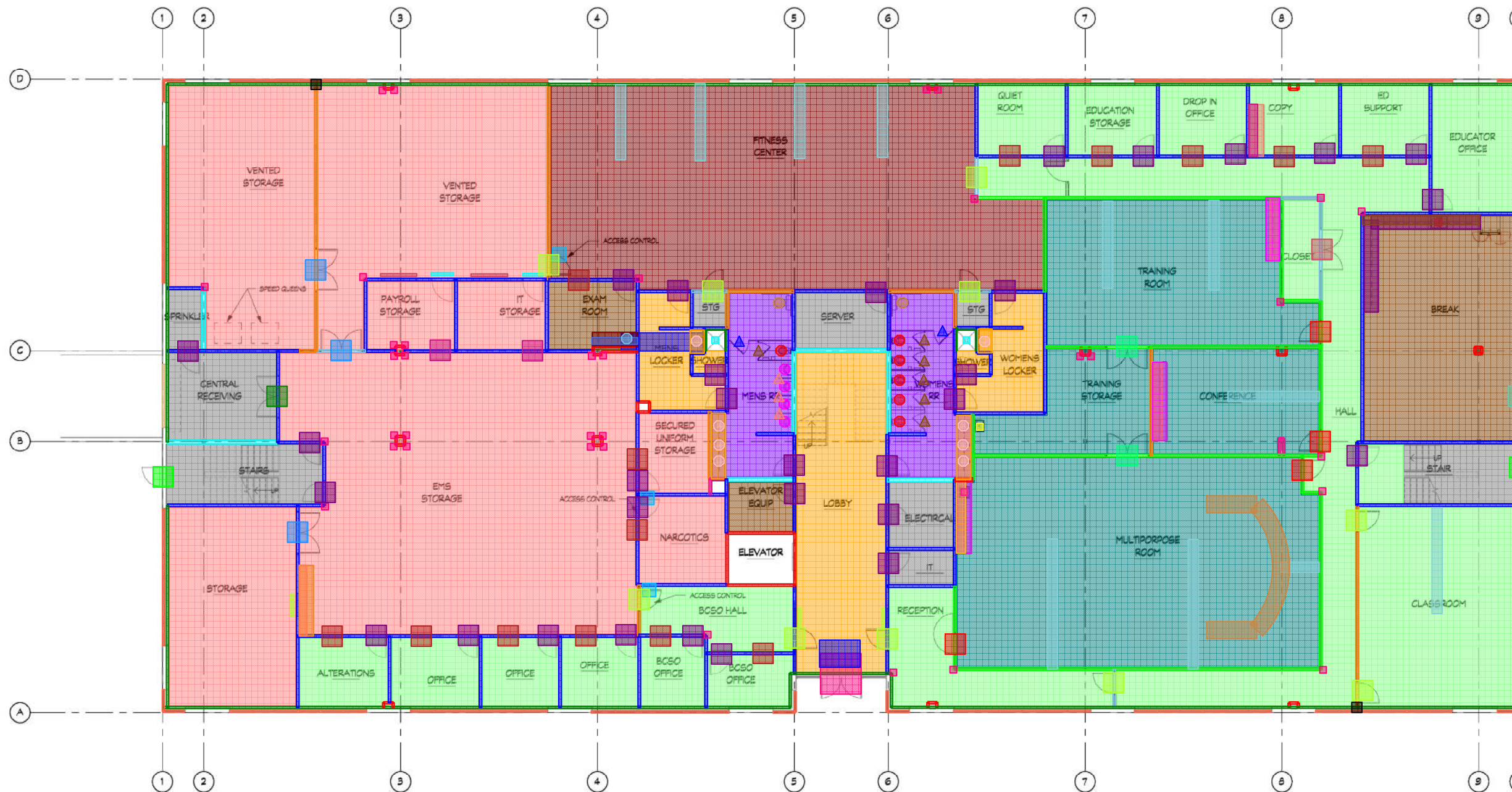
M - MOISTURE WALL, USE 1/2" LAYER 5/8" MOISTURE RESISTANCE GYP. BD. IN LIEU OF STANDARD GYP. BD. ON WET SIDE OF WALL. ADJACENT TO MOP SINK IN JANITORS CLOSET, APPLY FIBER REINFORCED PANELS (FRP) FROM FLOOR TO 4'-0" A.F.F. FOR RESTROOMS. REFER TO INTERIOR FINISH PLANS FOR FINISH SELECTIONS (TILE OR FRP).

P - PLYWOOD WALL, USE 1/2" LAYER 3/4" PLYWOOD, OR OSB, IN LIEU OF STANDARD GYP. BD. ON ONE SIDE, OR BOTH SIDES, DEPENDING ON THE WALL TYPE.

PG - PLYWOOD/DRYWALL WALL, USE 1/2" LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING AND 1/2" LAYER OF 3/4" PLYWOOD, OR OSB, ON THE OTHER SIDE. REFER TO INTERIOR DRAWINGS FOR FINISHES. PLYWOOD GOES BEHIND ANY WOOD FINISHES.

INTERIOR NOTES

- 1 - ALL WALLS ARE F3-A UNLESS NOTED OTHERWISE.
- 2 - ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
- 3 - PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH.
- 4 - FRAME DOOR OPENINGS 5' FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
- 5 - ALL ANGLED WALLS ARE A MULTIPLE OF 45° UNDO.
- 6 - PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.



- Access Control Hardware
- Break Base Cabinet / Solid Surface Top
- Break Upper Cabinet
- CPT-1 Overall Carpet / RB Base
- CPT-2 Accent Carpet / RB Base
- Conference Room Base Cabinet / Solid Surface Top
- Conference Room Upper Cabinet
- Copy Base Cabinet / PLam Top
- Copy Upper Cabinet
- Corner Guards
- Dais Millwork
- Demo Keynote #7 - Concrete Sawcutting / Removal - Electrical
- Demo Keynote #7 - Concrete Sawcutting / Removal - Plumbing
- EF-1 Epoxy Flooring / RB Base
- EMS Storage Base Cabinet / SS Top
- EMS Storage Upper Cabinet
- Entrance Mat / Walk-Off Carpet
- Exam Base Cabinets / Solid Surface Top
- Exam Upper Cabinets
- Existing 3-5/8" Metal Stud Partition - 1st Floor
- Existing 6" Metal Stud Partition - 1st Floor
- Existing Exterior Furring - 1st Floor
- Existing Exterior HM Frame / HM Door
- Existing Exterior Storefront Door - Pair
- Existing Exterior Storefront Door - Single
- Existing Furring Partition - 1st Floor
- Existing Interior HM Frame / HM Door - Pair
- Existing Interior HM Frame / WD Door - Single
- Existing Interior HM Sidelight Window
- Exterior Window Covering - Door Location
- Exterior Window Sill / Window Covering
- LVT-1 Luxury Vinyl Plank / RB Base
- Mullion Closure
- New ADA Toilet
- New Break Sink / Faucet
- New Exam Sink / Faucet
- New Interior HM Frame / HM Door - Pair
- New Interior HM Frame / HM Door - Single
- New Interior HM Frame / WD Door - Pair
- New Interior HM Frame / WD Door - Pair - 1 HR Rated
- New Interior HM Frame / WD Door - Single
- New Interior HM Frame / WD Door - Single - 1 HR Rated
- New Multi-Purpose Sink
- New Shower
- New Toilet
- New Urinal
- New Vanity Sink / Faucet
- New Wall Hung Sink / Faucet
- Overhead Door
- P2A - Furring Partition - 1st Floor
- P3A - 3-5/8" Metal Stud Partition - 1st Floor
- P3A - 3-5/8" Metal Stud Partition Infill - 7'-0"
- P3A - New 3-5/8" Metal Stud Partition Infill - 3'-6"
- P3D - 3-5/8" Metal Stud Partition - 1st Floor
- P3F1 - 3-5/8" Metal Stud Partition - 1st Floor
- P6A - 3-5/8" Metal Stud Partition Infill - 7'-0"
- P6F1 - 6" Metal Stud Partition - 1st Floor
- PT-1 Porcelain Tile / 5' Tile Wainscot
- PT-1 Porcelain Tile / Tile Base
- RF-1 Rubber Sports Flooring / RB Base / Acoustic Panels
- Restroom Vanity
- SC-1 Sealed Concrete / RB Base
- Shower Wall Tile - 8"
- Toilet Compartment - Stall - ADA
- Toilet Compartment - Stall - Standard
- Toilet Compartment - Urinal Screen

1 OVERALL FLOOR PLAN - FIRST FLOOR



OVERALL
PLAN -
FLO

A110
Page 130

SYSTEM NOTES

INTERIOR WALLS

- P2 - 2 1/2" METAL STUD FRAMING AT 16" O.C.
- P3 - 3 5/8" METAL STUD FRAMING AT 16" O.C.
- P6 - 6" METAL STUD FRAMING AT 16" O.C.

INTERIOR PARTITION SUPPLIES

- A - STANDARD WALL, 1/2" LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. PROVIDE SOUND BATT INSULATION FULL HEIGHT.
- B - 1/2" SIDE FINISHED, 1/2" LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING ONLY. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATERALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS.
- D - DOUBLE WALL, 1/2" LAYER 5/8" GYP. BD. EACH SIDE OF STUD FRAMING. TERMINATE GYP. BD. ON ONE SIDE 2" ABOVE HIGHEST ADJACENT FINISHED CEILING. EXTEND FRAMING FULL HEIGHT AND ATTACH TO DECK ABOVE W/ SLP TRACK. EXTEND GYP. BD. ON OTHER SIDE TO BOTTOM OF DECK. PROVIDE SOUND BATT INSULATION FULL HEIGHT TO DECK.

LEGEND

- 1/2" LAYER 5/8" GYP. BD. BULK-HEAD
- 3/4" LAYER 5/8" GYP. BD. BULK-HEAD

P - 1/2" LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. STUD FRAMING SHALL EXTEND FULL HEIGHT TO UNDERSIDE OF DECK/STRUCTURE. SEAL W/ PRE-RATED SEALANT.

L - LOW WALL, 1/2" LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. REFER TO PLAN FOR WALL HEIGHT. PROVIDE WIGGLE POSTS @ 48" O.C. AS NEEDED, FOR LATERAL SUPPORT.

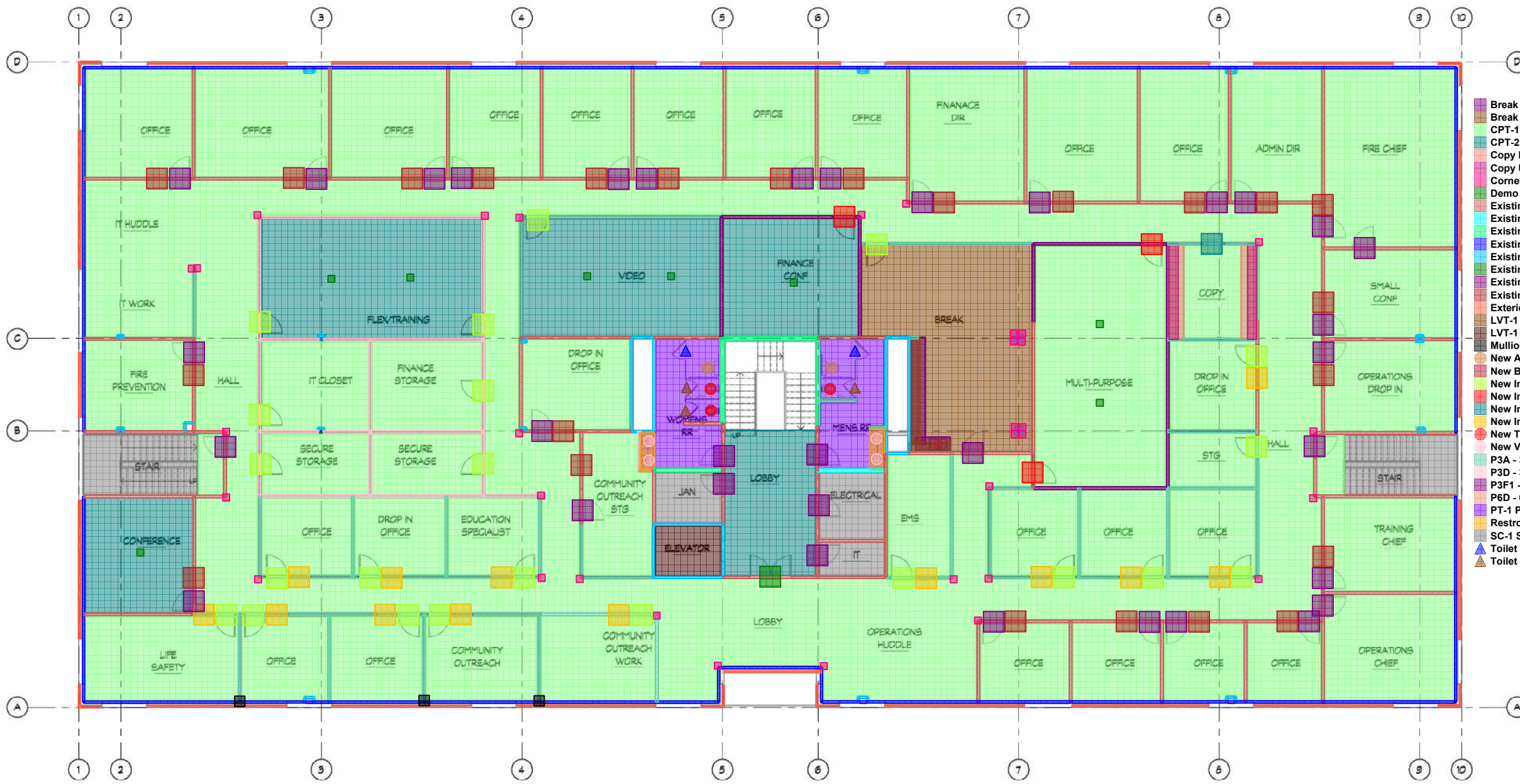
M - MOISTURE WALL, USE 1/2" LAYER 5/8" MOISTURE RESISTANCE GYP. BD. IN LIEU OF STANDARD GYP. BD. ON WET SIDE OF WALL. ADJACENT TO MOP SINK IN JANITORS CLOSET. APPLY FIBER REINFORCED PANELS (FRP) FROM FLOOR TO 4'-0" A.P.F. FOR RESTROOMS. REFER TO INTERIOR FINISH PLANS FOR FINISH SELECTIONS (TILE OR FRP).

P - PLYWOOD WALL, USE 1/2" LAYER 3/4" PLYWOOD, OR OSB, IN LIEU OF STANDARD GYP. BD. ON ONE SIDE, OR BOTH SIDES, DEPENDING ON THE WALL TYPE.

PS - PLYWOOD/DRYWALL WALL, USE 1/2" LAYER 5/8" GYP. BD. ON ONE SIDE OF STUD FRAMING AND 1/2" LAYER OF 3/4" PLYWOOD, OR OSB, ON THE OTHER SIDE. REFER TO INTERIOR DRAWINGS FOR FINISHES. PLYWOOD GOES BEHIND ANY WOOD FINISHES.

INTERIOR NOTES

- 1 - ALL WALLS ARE P3-A UNLESS NOTED OTHERWISE.
- 2 - ALL DIMENSIONS ARE TO GRID LINES, FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
- 3 - PROVIDE GYP. BOARD CONTROL JOINTS AT WALLS OVER 25'-0" IN LENGTH.
- 4 - FRAME DOOR OPENINGS 8" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
- 5 - ALL ANGLED WALLS ARE A MULTIPLE OF 45° UNLESS NOTED OTHERWISE.
- 6 - PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.



- Break Base Cabinet / Solid Surface Top
- Break Upper Cabinet
- CPT-1 Overall Carpet / RB Base
- CPT-2 Accent Carpet / RB Base
- Copy Base Cabinet / PLam Top
- Copy Upper Cabinet
- Corner Guards
- Demo Keynote #7 - Core Drill - Electrical
- Existing 3-5/8" Metal Stud Partition - 2nd Floor
- Existing 6" Metal Stud Partition - 1st Floor
- Existing 6" Metal Stud Partition - 2nd Floor
- Existing Exterior Furring - 2nd Floor
- Existing Furring Partition - 2nd Floor
- Existing Interior HM Frame / HM Door - Pair
- Existing Interior HM Frame / WD Door - Single
- Existing Interior HM Sidelight Window
- Exterior Window Sill / Window Covering
- LVT-1 Luxury Vinyl Plank / RB Base
- LVT-1 Luxury Vinyl Plank / RB Base - Elevator Cab
- Mullion Closure
- New ADA Toilet
- New Break Sink / Faucet
- New Interior HM Frame / WD Door - Single
- New Interior HM Frame / WD Door - Single - 1 HR Rated
- New Interior HM Frame Only - Single
- New Interior HM Sidelight Window - 7'-0" H x 3'-0" W
- New Toilet
- New Vanity Sink / Faucet
- P3A - 3-5/8" Metal Stud Partition - 2nd Floor
- P3D - 3-5/8" Metal Stud Partition - 2nd Floor
- P3F1 - 3-5/8" Metal Stud Partition - 2nd Floor
- P6D - 6" Metal Stud Partition - 2nd Floor
- PT-1 Porcelain Tile / 5" Tile Wainscot
- Restroom Vanity
- SC-1 Sealed Concrete / RB Base
- Toilet Compartment - Stall - ADA
- Toilet Compartment - Stall - Standard

MVFA ADMINISTRATION BUILDING
6328 MONARCH PARK PLACE, NIWOT, CO 80503
MOUNTAINVIEW FIRE AUTHORITY

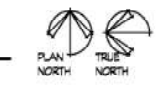
SCHEMATIC DESIGN

Issued For SD:	06/02/2024	
Issued For DC:		
Issued For Perm:		
Issued For Construction:		
Revision Number	Description	Revision Date

Sheet: 24004
Plot Date: 5/2/2024 8:42:53 PM

OVERALL FLOOR PLAN - SECOND FLOOR

A120



SYSTEM NOTES

CEILING

- C1 2x4 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, SQUARE EDGE.
- C2 2x4 SECOND LOOK SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C3 2x4 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C4 5/8" GYPSUM BOARD OVER METAL STUDS AT 24" O.C.
- C5 EXPOSED STRUCTURE (DECK) - PAINTED
- C6 EXPOSED STRUCTURE (DECK) - UNPAINTED
- C7 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, SQUARE EDGE.
- C8 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C9 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C10 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C11 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C12 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C13 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C14 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C15 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C16 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C17 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C18 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C19 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C20 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C21 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C22 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C23 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C24 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C25 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C26 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C27 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C28 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C29 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C30 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C31 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C32 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C33 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C34 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C35 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C36 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C37 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C38 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C39 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C40 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C41 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C42 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C43 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C44 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C45 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C46 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C47 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C48 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C49 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C50 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C51 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C52 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C53 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C54 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C55 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C56 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C57 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C58 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C59 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C60 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C61 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C62 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C63 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C64 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C65 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C66 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C67 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C68 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C69 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C70 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C71 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C72 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C73 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C74 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C75 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C76 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C77 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C78 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C79 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C80 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C81 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C82 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C83 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C84 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C85 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C86 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C87 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C88 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C89 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C90 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C91 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C92 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C93 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C94 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C95 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C96 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C97 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C98 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C99 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.
- C100 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, TEGULAR EDGE.

NOTES

1. ALL S.A.T. CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID U.N.O.
2. ALL S.A.T. CEILINGS TO BE 8'-0" A.F.F. U.N.O.
3. PROVIDE 3/4" SOUND BATT'S OVER CEILING IN ENTIRE ROOM AND 2'-0" BEYOND OUTSIDE WALL AT ALL EXAM, TOILETS, CONF. ROOMS WITH SOUND WALLS.
4. ALL GYP. BD. CEILINGS TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE.
5. AT S.A.T. CEILINGS, EXTEND GYPSUM BOARD TO ABOVE CEILING AT GYP. BD. CEILINGS, TERMINATE GYP. BD. AT CEILING UNLESS OTHERWISE NOTED.
6. REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CABINETS.
7. ALL CEILINGS TO BE 0' U.N.O.
8. SEE INTERIOR ELEVATION AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURE.
9. MECHANICAL DUCTS SHOULD BE HELD TIGHT (WITHIN 1/2") OF STRUCTURE ABOVE.

LEGEND

- ELEVATION IDENTIFICATION
- 2x4 LAY-IN FIXTURE
- 2x2 LAY-IN FIXTURE
- 1x4 LAY-IN FIXTURE
- 1x4 WALL-MOUNTED FLUORESCENT LIGHT FIXTURE
- COVE LIGHT FIXTURE
- 4' SURFACE MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT
- PENDANT LIGHT FIXTURE
- WALL-MOUNTED INTERIOR LIGHT FIXTURE
- WALL-MOUNTED EXTERIOR LIGHT FIXTURE
- EXIT LIGHT
- EXIT LIGHT - WALL-MOUNTED
- RECESSED SECURITY CAMERA
- SURFACE-MOUNTED STROBE
- EMERGENCY LIGHT FIXTURE
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN GRILL
- CARBON MONOXIDE DETECTOR
- SPRINKLER HEAD
- TV MOUNTING BRACKET
- 2x4 SUSPENDED ACOUSTICAL CEILING
- 2x4 SECOND LOOK SUSPENDED ACOUSTICAL CEILING
- 2x2 SUSPENDED ACOUSTICAL CEILING
- GYPSUM BOARD CEILING

- C2 5/8" Gypsum Board Over Metal Studs
- C3 Exposed Structure - Painted
- C4 Exposed Structure - Unpainted
- C5 2x2 Suspended ACT System
- Patch / Repair & Paint Existing Drywall Ceiling
- Patch / Repair Existing ACT System



MVFA ADMINISTRATION BUILDING
6328 MONARCH PARK PLACE, NIWOT, CO 80503
MOUNTAINVIEW FIRE AUTHORITY

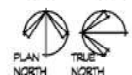
SCHEMATIC DESIGN

Issued For SD:	06/02/2024	
Issued For DD:		
Issued For Perm:		
Issued For Construction:		
Revision Number	Description	Revision Date

Sheet:
24004
Plot Date: 5/2/2024 8:42:56 PM

OVERALL REFLECTED CEILING PLAN - FIRST FLOOR

A310
Page 132



SYSTEM NOTES

CEILING

- C1 2x4 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL, FISHER PANELS, WHITE, SQUARE EDGE.
- C2 2x4 SECOND LOOK SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL, FISHER PANELS, WHITE, TESULAR EDGE.
- C3 2x4 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL, FISHER PANELS, WHITE, TESULAR EDGE.
- C4 5/8" GYPSUM BOARD OVER METAL STUDS AT 24" O.C.
- C5 EXPOSED STRUCTURE (DECK) - PAINTED
- C6 EXPOSED STRUCTURE (DECK) - UNPAINTED
- C7 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL, FISHER PANELS, WHITE, SQUARE EDGE.
- C8 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL, FISHER PANELS, WHITE, TESULAR EDGE.
- C9 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL, FISHER PANELS, WHITE, TESULAR EDGE.
- C10 2x2 SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - PROVIDE COST OPTIONS FOR AR-15/STRONG OPTIMA & ULTIMA LAY-IN, OR APPROVED EQUAL W/ 70 NRC OR GREATER, WASHABILITY, SCRUBABILITY, WHITE.

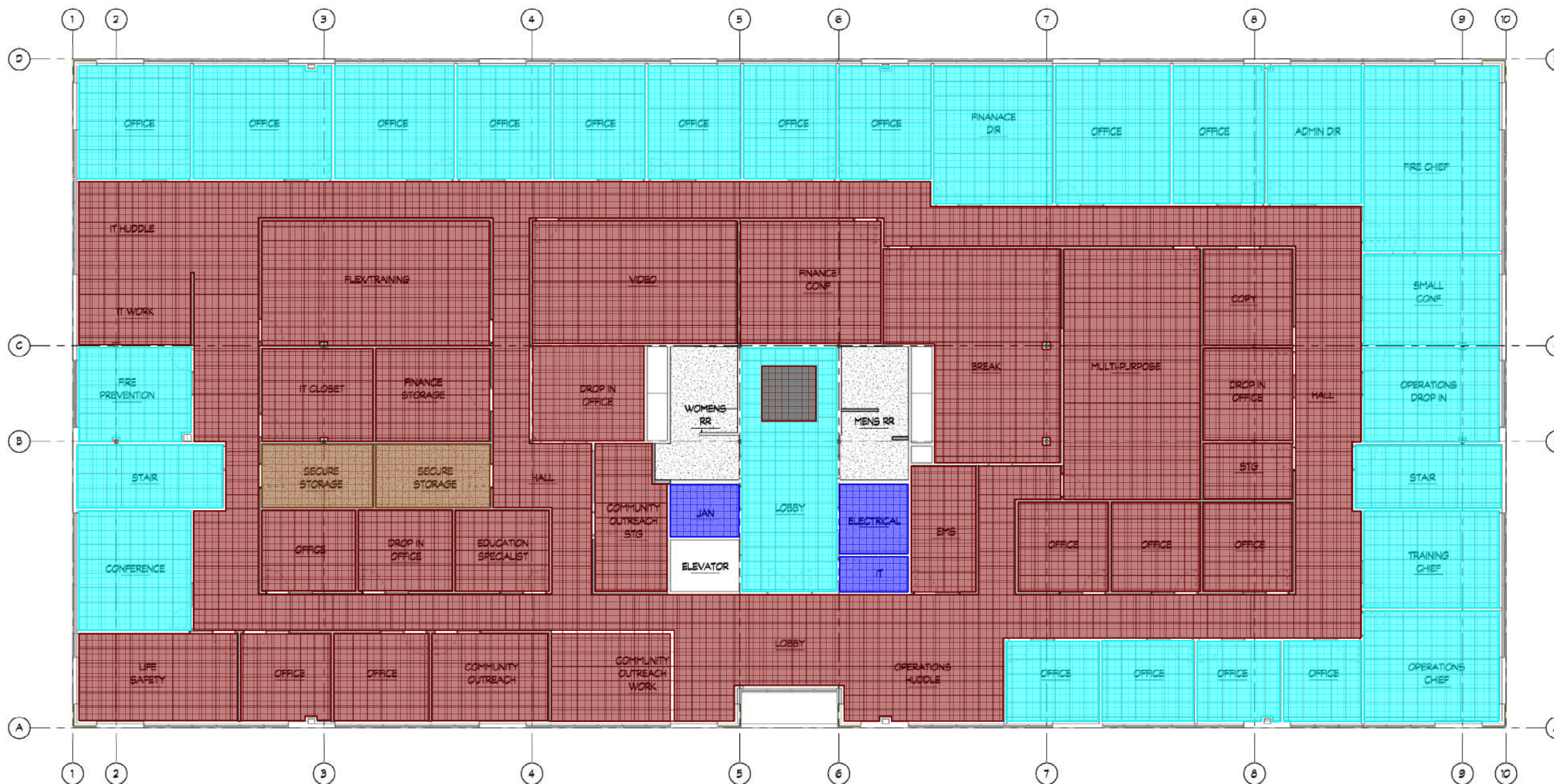
NOTES

1. ALL S.A.T. CEILING TO BE STANDARD 15/16" WHITE METAL TEE GRID U.N.O.
2. ALL S.A.T. CEILING TO BE 8'-0" A.F.F. U.N.O.
3. PROVIDE 3/2" SOUND BATT OVER CEILING IN ENTIRE ROOM AND 2'-0" BEYOND OUTSIDE WALL AT ALL EXAM, TOILETS, CONF. ROOMS WITH SOUND WALLS.
4. ALL GYP. BD. CEILING TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE.
5. AT S.A.T. CEILING, EXTEND GYPSUM BOARD TO ABOVE CEILING AT GYP. BD. CEILING, TERMINATE GYP. BD. AT CEILING UNLESS OTHERWISE NOTED.
6. REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CABINETS.
7. ALL CEILING TO BE U.N.O.
8. SEE INTERIOR ELEVATION AND/OR SECTIONS FOR MOUNTING HEIGHTS OF ALL WALL MOUNTED FIXTURE.
9. MECHANICAL DUCTS SHOULD BE HELD TIGHT (WITHIN 1/2") OF STRUCTURE ABOVE.

LEGEND

- ELEVATION IDENTIFICATION
- 2x4 LAY-IN FIXTURE
- 2x2 LAY-IN FIXTURE
- 1x4 LAY-IN FIXTURE
- 1x4 WALL-MOUNTED FLUORESCENT LIGHT FIXTURE
- COVE LIGHT FIXTURE
- 4 SURFACE MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT
- PENDANT LIGHT FIXTURE
- WALL-MOUNTED INTERIOR LIGHT FIXTURE
- WALL-MOUNTED EXTERIOR LIGHT FIXTURE
- EXIT LIGHT
- EXIT LIGHT - WALL-MOUNTED
- RECESSED SECURITY CAMERA
- SURFACE-MOUNTED STROBE
- EMERGENCY LIGHT FIXTURE
- SUPPLY DIFFUSER
- RETURN DIFFUSER
- LINEAR DIFFUSER
- EXHAUST FAN GRILL
- CARBON MONOXIDE DETECTOR
- SPRINKLER HEAD
- TV MOUNTING BRACKET
- 2x4 SUSPENDED ACOUSTICAL CEILING
- 2x4 SECOND LOOK SUSPENDED ACOUSTICAL CEILING
- 2x2 SUSPENDED ACOUSTICAL CEILING
- GYPSUM BOARD CEILING

- C2 5/8" Gypsum Board Over Metal Studs
- C5 2x2 Suspended ACT System
- Patch / Repair & Paint Existing Drywall Ceiling
- Patch / Repair Existing ACT System



1 OVERALL REFLECTED CEILING PLAN - SECOND FLOOR
ASD 10'-1/2"



MVFA ADMINISTRATION BUILDING
6328 MONARCH PARK PLACE, NIWOT, CO 80503
MOUNTAINVIEW FIRE AUTHORITY

SCHEMATIC DESIGN

Issued For SD:	06/02/2024	
Issued For DD:		
Issued For Perm:		
Issued For Construction:		
Revision Number	Description	Revision Date

Sheet: **24004**
Plot Date: 5/2/2024 8:42:58 PM

OVERALL REFLECTED CEILING PLAN - SECOND FLOOR



May 16, 2024

04628 MVFR Administration Building Renovation - SD1

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		UNIT	TOTAL
01 - Baseline Scope		\$61.86	\$2,301,179
02 - Quartermaster		\$11.24	\$418,176
03 - Second Floor		\$29.58	\$1,100,439
04 - Boardroom & Multi-Purpose		\$4.79	\$178,323
05 - First Floor Remaining		\$13.39	\$498,089
06 - Fitness		\$3.98	\$148,183
07 - Exterior Improvements		\$2.61	\$96,996
Direct Cost		\$127.46	\$4,741,384
Estimating Contingency	8.00%	\$10.20	\$379,311
Construction Contingency	3.00%	\$3.82	\$142,242
Plan Review & Building Permit Fees	1.15%	\$1.47	\$54,526
Sales / Use Tax - Exempt	0.00%	\$0.00	\$0
General Conditions - 40 Weeks		\$10.59	\$394,000
Umbrella & General Liability Insurance	1.00%	\$1.64	\$61,050
Builder's Risk Insurance	0.20%	\$0.33	\$12,210
Performance & Payment Bond - 2 Year Warranty	1.00%	\$1.64	\$61,050
2 Year Warranty Premium	0.50%	\$0.82	\$30,525
Preconstruction Service Fee		\$0.40	\$15,000
Contractors Fee	3.50%	\$5.74	\$213,674
Indirect Cost		\$36.66	\$1,363,586
Total Cost		\$164.11	\$6,104,971



May 16, 2024

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
01 - Baseline Scope				
02 20 00 Assessment				
2200.01	Surveying - Generator Enclosure	1.00	LS	\$1,500.00
TOTAL: 02 20 00 Assessment				\$1,500
02 40 00 Demolition and Structure Moving				
2400.01	Temporary Protection Measures	1,265.00	SF	\$792
2400.02	Demo Keynote #1 - 3-5/8" Metal Stud Partitions	1,152.00	SF	\$3,762
2400.03	Demo Keynote #2 - Doors / Frames - Single	3.00	EA	\$298
2400.04	Demo Keynote #4 - Vanity Counter	30.00	LF	\$170
2400.05	Demo Keynote #5 - Plumbing Fixtures	24.00	EA	\$1,704
2400.06	Demo Keynote #5 - Shower / Shower Door	4.00	EA	\$568
2400.07	Demo Keynote #6 - Drywall Ceiling	793.00	SF	\$1,182
2400.08	Demo Keynote #7 - Concrete Sawcutting / Removal	100.00	SF	\$2,000
2400.09	Demo Keynote #9 - Tile Flooring	891.00	SF	\$1,645
2400.10	Demo Keynote #9 - Resilient Flooring / Rubber Base	1,747.00	SF	\$1,364
2400.11	Demo Keynote #9 - Carpet Tile / Rubber Base	30,148.00	SF	\$19,265
2400.12	Demo Keynote #10 - Carpet Stair Flooring	138.00	SF	\$216
2400.13	Demo - Skylight	64.00	SF	\$745
2400.14	Demo - Flooring Adhesive / Floor Scrape	32,924.00	SF	\$32,924
2400.15	Demo - Wall Tile	1,420.00	SF	\$3,226
2400.16	Demo - Lockers	35.00	LF	\$1,325
2400.17	Demo - Locker Bench	19.00	LF	\$360
2400.18	Demo - Toilet Partitions	10.00	EA	\$1,420
2400.19	Misc. Not Identified Item Demo	37,200.00	SF	\$26,412
2400.20	Demo Dumpster	13.00	EA	\$6,500
2400.21	Demo Equipment Rental	1.00	LS	\$3,000.00
TOTAL: 02 40 00 Demolition and Structure Moving				\$108,878
03 30 00 Cast-in-Place Concrete				
3300.01	Shallow Foundation / Slab - Generator Enclosure	425.00	SF	\$14,875
3300.02	Slab-on-Grade Infill	100.00	SF	\$2,500
TOTAL: 03 30 00 Cast-in-Place Concrete				\$17,375
04 20 00 Unit Masonry				
4200.01	8" CMU Splitface Block - Generator Enclosure	680.00	SF	\$18,700
4200.02	Precast Cap - Generator Enclosure	85.00	LF	\$4,250
TOTAL: 04 20 00 Unit Masonry				\$22,950
06 10 00 Rough Carpentry				
6100.01	Safety Measures	1,265.00	SF	\$351
6100.02	Backing & Blocking	1,265.00	SF	\$2,396
TOTAL: 06 10 00 Rough Carpentry				\$2,747
06 40 00 Architectural Woodwork				
6400.01	Restroom Vanity	37.00	LF	\$24,050
TOTAL: 06 40 00 Architectural Woodwork				\$24,050
07 50 00 Membrane Roofing				
7500.01	Membrane Roofing - Baseline Scope <i>Notes: FRW Consult Quote</i>	1.00	LS	\$298,144.00
TOTAL: 07 50 00 Membrane Roofing				\$298,144
07 90 00 Joint Protection				
7900.01	Exterior Joint Sealants - Baseline Scope <i>Notes: Restoration Specialists Inc.</i>	1.00	LS	\$48,000.00
TOTAL: 07 90 00 Joint Protection				\$48,000
08 10 00 Doors and Frames				



May 16, 2024

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
8100.01	Existing Door - Hardware Upgrades	71.00 EA	\$292.00	\$20,732
TOTAL: 08 10 00 Doors and Frames				\$20,732
08 30 00 Specialty Doors and Frames				
8300.01	Overhead Loading Dock Door - Baseline Scope <i>Notes: DH Pace</i>	1.00 LS	\$4,700.00	\$4,700
TOTAL: 08 30 00 Specialty Doors and Frames				\$4,700
08 40 00 Entrances, Storefronts, and Curtain Walls				
8400.01	Storefront Windows - Baseline Scope <i>Notes: Slade Glass</i>	1.00 LS	\$2,655.00	\$2,655
8400.02	Existing Storefront Doors - Hardware Upgrades	3.00 EA	\$250.00	\$750
8400.03	Frameless Glass Vanity Mirrors	148.00 SF	\$25.00	\$3,700
8400.04	3/8" Glass Shower Doors	2.00 EA	\$2,000.00	\$4,000
TOTAL: 08 40 00 Entrances, Storefronts, and Curtain Walls				\$11,105
08 60 00 Roof Windows and Skylights				
8600.01	New Skylight - Baseline Scope	64.00 SF	\$175.00	\$11,200
TOTAL: 08 60 00 Roof Windows and Skylights				\$11,200
09 20 00 Plaster and Gypsum Board				
9200.01	P2A - Furring Partition	69.00 SF	\$8.75	\$604
9200.02	P3A - 3-5/8" Metal Stud Partition	107.00 SF	\$11.00	\$1,177
9200.03	P3D - 3-5/8" Metal Stud Partition	659.00 SF	\$12.50	\$8,238
9200.04	P3F1 - 3-5/8" Metal Stud Partition	139.00 SF	\$15.00	\$2,085
9200.05	P6D - 6" Metal Stud Partition	29.00 SF	\$13.50	\$392
9200.06	P6F1 - 6" Metal Stud Partition	38.00 SF	\$16.00	\$608
9200.07	C2 Ceiling 5/8" Gypsum Board Over Metal Studs	902.00 SF	\$7.50	\$6,765
9200.08	Patch / Repair Existing Gypsum Board Surfaces	78,841.00 SF	\$0.15	\$11,826
9200.09	Extend Existing Partition Top-of-Wall	353.00 LF	\$28.00	\$9,884
9200.10	Daily Cleaning	37,200.00 SF	\$1.17	\$43,338
9200.11	Equipment Rental	37,200.00 SF	\$1.25	\$46,500
9200.12	Trash Dumpsters	2.00 EA	\$500.00	\$1,000
TOTAL: 09 20 00 Plaster and Gypsum Board				\$132,416
09 60 00 Flooring				
9300.01	PT-1 Porcelain Tile Flooring	1,866.00 SF	\$20.00	\$37,320
9300.02	PT-1 Porcelain Tile Base	300.00 LF	\$20.00	\$6,000
9300.03	PT-1 Porcelain Tile Wainscot	1,747.00 SF	\$20.00	\$34,940
9600.01	LVT-1 Luxury Vinyl Plank	1,614.00 SF	\$8.00	\$12,912
9600.02	RB Base	7,670.00 LF	\$2.50	\$19,175
9600.03	CPT-1 & CPT-2 Carpet	29,094.00 SF	\$6.00	\$174,564
9600.04	SC-1 Sealed Concrete	1,386.00 SF	\$2.00	\$2,772
9600.05	Entrance Floor Mat Frame / Walk-Off Carpet	24.00 SF	\$75.00	\$1,800
9600.06	Floor Prep	37,200.00 SF	\$0.25	\$9,300
9600.07	Floor Protection	37,200.00 SF	\$0.75	\$27,788
9600.08	Final Cleaning	37,200.00 SF	\$0.65	\$24,180
TOTAL: 09 60 00 Flooring				\$350,751
09 90 00 Painting and Coating				
9900.01	Sandblast / Prep RTU Roof Screen	1,702.00 SF	\$7.50	\$12,765
9900.02	Paint RTU Roof Screen	1,702.00 SF	\$5.00	\$8,510
9900.03	Paint Metal Gate - Generator Enclosure	2.00 EA	\$250.00	\$500
9900.04	Paint Metal Stairs	45.00 VLF	\$50.00	\$2,250
9900.05	Paint HM Frames	10.00 EA	\$100.00	\$1,000
9900.06	Paint HM Doors	2.00 EA	\$125.00	\$250
9900.07	Touch Up / Repair Existing Wood Doors	64.00 EA	\$250.00	\$16,000
9900.08	Paint GWB Partitions	75,398.00 SF	\$0.65	\$49,009
9900.09	Paint GWB Ceilings	1,265.00 SF	\$0.80	\$1,012



May 16, 2024

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
9900.10	Punchlist Correction	37,200.00 SF	\$0.28	\$10,323
TOTAL: 09 90 00 Painting and Coating				\$101,619
10 10 00 Information Specialties				
10100.01	Code Signage	14.00 EA	\$25.00	\$350
TOTAL: 10 10 00 Information Specialties				\$350
10 20 00 Interior Specialties				
10200.01	Toilet Partition - ADA	4.00 EA	\$1,700.00	\$6,800
10200.02	Toilet Partition - Standard	9.00 EA	\$1,300.00	\$11,700
10200.03	Toilet Partition - Urinal Screen	3.00 EA	\$470.00	\$1,410
10200.04	Toilet Accessories - Grab Bars	4.00 SET	\$350.00	\$1,400
10200.05	Toilet Accessories - Toilet Paper Dispenser	13.00 EA	\$150.00	\$1,950
10200.06	Toilet Accessories - Sanitary Napkin Disposal	9.00 EA	\$475.00	\$4,275
10200.07	Toilet Accessories - Soap Dispenser	6.00 EA	\$100.00	\$600
10200.08	Toilet Accessories - Paper Towel Dispenser / Waste Combo	4.00 EA	\$555.00	\$2,220
10200.09	Toilet Accessories - Baby Changing Station	2.00 EA	\$990.00	\$1,980
10200.10	Toilet Accessories - Mop & Broom Holder	2.00 EA	\$120.00	\$240
10200.11	8' Tall FRP Wall Protection - Mop Sinks	64.00 SF	\$9.55	\$611
TOTAL: 10 20 00 Interior Specialties				\$33,186
10 40 00 Safety Specialties				
10400.01	Fire Extinguisher	8.00 EA	\$159.00	\$1,272
10400.02	Fire Extinguisher Cabinet	8.00 EA	\$193.00	\$1,544
TOTAL: 10 40 00 Safety Specialties				\$2,816
10 50 00 Storage Specialties				
10500.01	Lockers - Benches	19.00 LF	\$125.00	\$2,375
10500.02	Lockers - Two Tier	35.00 EA	\$580.00	\$20,300
TOTAL: 10 50 00 Storage Specialties				\$22,675
21 00 00 Fire Suppression				
21000.01	Fire Suppression Tenant Finish	1,265.00 SF	\$3.50	\$4,428
TOTAL: 21 00 00 Fire Suppression				\$4,428
22 00 00 Plumbing				
22000.01	Generator Natural Gas Trenching / Pipe / Upsizing	1.00 LS	\$50,000.00	\$50,000
22000.02	New Restroom Fixtures <i>Notes: Reconnect to Existing Piping</i>	29.00 EA	\$3,000.00	\$87,000
22000.03	New Showers / Shower Base <i>Notes: Reconnect to Existing Piping</i>	2.00 LS	\$3,000.00	\$6,000
TOTAL: 22 00 00 Plumbing				\$143,000
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				
23000.01	HVAC Baseline Scope	1.00 LS	\$507,500.00	\$507,500
23000.02	HVAC Commissioning Participation	1.00 LS	\$5,000.00	\$5,000
23000.03	HVAC Tenant Finish	1,265.00 SF	\$7.00	\$8,855
TOTAL: 23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				\$521,355
26 00 00 Electrical				
26000.01	Electrical Meter Disconnects	1.00 LS	\$54,300.00	\$54,300
26000.02	New Step Down Transformers	1.00 LS	\$23,588.00	\$23,588
26000.03	250-kw Natural Gas Generator	1.00 EA	\$288,000.00	\$288,000
26000.04	Electrical Tenant Finish	1,265.00 SF	\$20.50	\$25,933
TOTAL: 26 00 00 Electrical				\$391,821
28 40 00 Life Safety				
28400.00	Fire Alarm Tenant Finish	1,265.00 SF	\$0.65	\$822
TOTAL: 28 40 00 Life Safety				\$822
31 00 00 Earthwork				



May 16, 2024

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION	QUANTITY	UNIT	TOTAL
31000.01 Generator Enclosure Grading / Excavation / Backfill	425.00 SF	\$35.00	\$14,875
31200.01 Erosion & Sedimentation Control - Generator Enclosure	425.00 SF	\$5.00	\$2,125
31200.02 Erosion Control Maintenance & Removal - Generator Enclosure	425.00 SF	\$3.55	\$1,509
TOTAL: 31 00 00 Earthwork			\$18,509
32 90 00 Planting			
32800.01 Landscaping - Baseline Scope <i>Notes: Ward's Lawn Service, Inc.</i>	1.00 LS	\$6,050.00	\$6,050
TOTAL: 32 90 00 Planting			\$6,050
TOTAL: 01 - Baseline Scope			\$2,301,179
02 - Quartermaster			
02 40 00 Demolition and Structure Moving			
2400.01 Temporary Protection Measures	5,880.00 SF	\$0.56	\$3,263
2400.02 Demo Keynote #1 - 3-5/8" Metal Stud Partitions	1,997.00 SF	\$3.27	\$6,522
2400.03 Demo Keynote #2 - Doors / Frames - Single	9.00 EA	\$99.40	\$895
2400.04 Demo Keynote #3 - Demo Sidelight Window	6.00 EA	\$71.00	\$426
2400.05 Demo Keynote #6 - ACT Ceiling	3,890.00 SF	\$0.92	\$3,590
2400.06 Demo Keynote #7 - Concrete Sawcutting / Removal	25.00 SF	\$20.00	\$500
2400.07 Demo Keynote #8 - Remove Glazing Only	1.00 EA	\$142.00	\$142
2400.08 Core Drill Precast - Vented Exhaust	1.00 EA	\$1,000.00	\$1,000
2400.09 Demo Equipment Rental	1.00 LS	\$500.00	\$500
2400.10 Demo Dumpster	2.00 EA	\$500.00	\$1,000
TOTAL: 02 40 00 Demolition and Structure Moving			\$17,839
03 30 00 Cast-in-Place Concrete			
3300.01 Slab-on-Grade Infill	25.00 SF	\$25.00	\$625
TOTAL: 03 30 00 Cast-in-Place Concrete			\$625
06 10 00 Rough Carpentry			
6100.01 Safety Measures	5,880.00 SF	\$0.28	\$1,632
6100.02 Backing & Blocking	5,880.00 SF	\$1.89	\$11,138
TOTAL: 06 10 00 Rough Carpentry			\$12,770
06 40 00 Architectural Woodwork			
6400.01 EMS Storage Base Cabinet / SS Top	10.00 LF	\$700.00	\$7,000
6400.02 EMS Storage Upper Cabinet	10.00 LF	\$235.00	\$2,350
TOTAL: 06 40 00 Architectural Woodwork			\$9,350
08 10 00 Doors and Frames			
8100.02 New Interior HM Frame / HM Door - Single <i>Notes: To Include Door Glazing as Required</i>	2.00 EA	\$2,143.00	\$4,286
8100.02 New Interior HM Frame / WD Door - Single <i>Notes: To Include Door Glazing as Required</i>	2.00 EA	\$1,993.00	\$3,986
8100.04 New Interior HM Frame / HM Door - Pair	3.00 EA	\$3,752.00	\$11,256
8100.05 Access Control Hardware Premium	3.00 EA	\$4,426.00	\$13,278
TOTAL: 08 10 00 Doors and Frames			\$32,806
08 40 00 Entrances, Storefronts, and Curtain Walls			
8400.01 Storage Exhaust Louver	1.00 EA	\$2,500.00	\$2,500
TOTAL: 08 40 00 Entrances, Storefronts, and Curtain Walls			\$2,500
09 20 00 Plaster and Gypsum Board			
9200.01 P3A - 3-5/8" Metal Stud Partition	106.00 SF	\$11.00	\$1,166
9200.02 P3D - 3-5/8" Metal Stud Partition	1,132.00 SF	\$12.50	\$14,150
9200.03 P6D - 6" Metal Stud Partition	23.00 SF	\$13.50	\$311
9200.04 C2 Ceiling 5/8" Gypsum Board Over Metal Studs	162.00 SF	\$7.50	\$1,215
9200.06 Extend Existing Partition Top-of-Wall	707.00 LF	\$28.00	\$19,796



May 16, 2024

04628 MVFR Administration Building Renovation - SD1

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
9200.07	Acoustic Partition Mullion Closure Joint <i>Notes: New Partitions Only</i>	1.00 EA	\$1,500.00	\$1,500
9200.10	Trash Dumpsters	6.00 EA	\$500.00	\$3,000
TOTAL: 09 20 00 Plaster and Gypsum Board				\$41,138
09 50 00 Ceilings				
9500.01	C5 2x4 Suspended ACT System	120.00 SF	\$4.75	\$570
9500.02	Patch / Repair Existing ACT System	870.00 SF	\$3.00	\$2,610
TOTAL: 09 50 00 Ceilings				\$3,180
09 60 00 Flooring				
9600.18	EF-1 Epoxy Flooring <i>Notes: Premium Cost</i>	4,945.00 SF	\$6.50	\$32,143
TOTAL: 09 60 00 Flooring				\$32,143
09 90 00 Painting and Coating				
9900.01	C3 Exposed Structure - Painted	4,406.00 SF	\$3.00	\$13,218
9900.02	Paint HM Frames	23.00 EA	\$100.00	\$2,300
9900.03	Paint HM Doors	8.00 EA	\$125.00	\$1,000
9900.05	Paint GWB Partitions	2,684.00 SF	\$0.65	\$1,745
9900.06	Paint GWB Ceilings	162.00 SF	\$0.80	\$130
TOTAL: 09 90 00 Painting and Coating				\$18,392
10 10 00 Information Specialties				
10100.01	Code Signage	17.00 EA	\$25.00	\$425
10100.02	Marker Boards / Tack Boards <i>Notes: Not Included</i>	0.00 EA	\$0.00	\$0
TOTAL: 10 10 00 Information Specialties				\$425
10 20 00 Interior Specialties				
10200.01	Wall Protection - Corner Guards	20.00 EA	\$85.00	\$1,700
10200.02	Door & Frame Protection	21.00 EA	\$250.00	\$5,250
10200.03	8' Tall FRP Wall Protection - Storage Areas	5,952.00 SF	\$6.34	\$37,754
TOTAL: 10 20 00 Interior Specialties				\$44,704
12 20 00 Window Treatment				
12200.01	Manual Roller Shades	778.00 SF	\$8.00	\$6,224
TOTAL: 12 20 00 Window Treatment				\$6,224
21 00 00 Fire Suppression				
21000.01	Fire Suppression Tenant Finish	5,880.00 SF	\$3.50	\$20,580
TOTAL: 21 00 00 Fire Suppression				\$20,580
22 00 00 Plumbing				
22000.01	"Speed Queen" Plumbing	2.00 EA	\$3,000.00	\$6,000
TOTAL: 22 00 00 Plumbing				\$6,000
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				
23000.01	Vented Storage Exhaust	1.00 LS	\$5,450.00	\$5,450
23000.02	HVAC Tenant Finish	5,880.00 SF	\$7.00	\$41,160
TOTAL: 23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				\$46,610
26 00 00 Electrical				
26000.04	Electrical Tenant Finish	5,880.00 SF	\$20.25	\$119,070
TOTAL: 26 00 00 Electrical				\$119,070
28 40 00 Life Safety				
28400.00	Fire Alarm Tenant Finish	5,880.00 SF	\$0.65	\$3,822
TOTAL: 28 40 00 Life Safety				\$3,822
TOTAL: 02 - Quartermaster				\$418,176



May 16, 2024

04628 MVFR Administration Building Renovation - SD1

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
03 - Second Floor				
02 40 00 Demolition and Structure Moving				
2400.01	Temporary Protection Measures	18,600.00 SF	\$0.56	\$10,323
2400.02	Demo Keynote #1 - 3-5/8" Metal Stud Partitions	2,011.00 SF	\$3.27	\$6,568
2400.03	Demo Keynote #2 - Doors / Frames - Single	5.00 EA	\$99.40	\$497
2400.04	Demo Keynote #3 - Demo Sidelight Window	1.00 EA	\$71.00	\$71
2400.05	Demo Keynote #4 - Base Cabinets & Counter	21.00 LF	\$14.20	\$298
2400.06	Demo Keynote #4 - Upper Cabinets	19.00 LF	\$14.20	\$270
2400.07	Demo Keynote #6 - ACT Ceiling	10,232.00 SF	\$0.92	\$9,444
2400.08	Demo Keynote #7 - Core Drill Plumbing	8.00 EA	\$200.00	\$1,600
2400.09	Demo Equipment Rental	1.00 LS	\$500.00	\$500
2400.10	Demo Dumpster	3.00 EA	\$500.00	\$1,500
2400.11	Elevator Cab Protection	1.00 EA	\$1,568.00	\$1,568
2400.12	Trash Chute	1.00 EA	\$2,500.00	\$2,500
TOTAL: 02 40 00 Demolition and Structure Moving				\$35,139
06 10 00 Rough Carpentry				
6100.01	Safety Measures	18,600.00 SF	\$0.28	\$5,162
6100.02	Backing & Blocking	18,600.00 SF	\$1.89	\$35,233
TOTAL: 06 10 00 Rough Carpentry				\$40,395
06 40 00 Architectural Woodwork				
6400.01	Break Base Cabinet / Solid Surface Top	20.00 LF	\$700.00	\$14,000
6400.02	Break Upper Cabinet	21.00 LF	\$235.00	\$4,935
6400.03	Copy Base Cabinet / PLam Top	28.00 LF	\$475.00	\$13,300
6400.04	Copy Upper Cabinet	28.00 LF	\$235.00	\$6,580
TOTAL: 06 40 00 Architectural Woodwork				\$38,815
08 10 00 Doors and Frames				
8100.02	New HM Frame Only	1.00 EA	\$417.00	\$417
8100.03	New Interior HM Frame / WD Door - Single <i>Notes: To Include Door Glazing as Required</i>	22.00 EA	\$1,993.00	\$43,846
8100.04	New Interior HM Frame / WD Door - Single Fire Rated <i>Notes: To Include Door Glazing as Required</i>	3.00 EA	\$2,268.00	\$6,804
8100.05	New Interior HM Sidelight Window - 7'-0" H x 3'-0" W <i>Notes: Includes 1/4" Door Glazing</i>	13.00 EA	\$1,634.00	\$21,242
TOTAL: 08 10 00 Doors and Frames				\$72,309
08 40 00 Entrances, Storefronts, and Curtain Walls				
8400.05	Remove / Replace Storefront Window <i>Notes: Material Stocking</i>	1.00 EA	\$2,000.00	\$2,000
TOTAL: 08 40 00 Entrances, Storefronts, and Curtain Walls				\$2,000
09 20 00 Plaster and Gypsum Board				
9200.01	P3A - 3-5/8" Metal Stud Partition	6,874.00 SF	\$11.00	\$75,614
9200.02	P3D - 3-5/8" Metal Stud Partition	3,210.00 SF	\$12.50	\$40,125
9200.03	P3F1 - 3-5/8" Metal Stud Partition	1,887.00 SF	\$15.00	\$28,305
9200.04	C2 Ceiling 5/8" Gypsum Board Over Metal Studs	275.00 SF	\$7.50	\$2,063
9200.06	Extend Existing Partition Top-of-Wall	1,671.00 LF	\$28.00	\$46,788
9200.07	Acoustic Partition Mullion Closure Joint <i>Notes: New Partitions Only</i>	3.00 EA	\$1,500.00	\$4,500
9200.10	Trash Dumpsters	19.00 EA	\$500.00	\$9,500
TOTAL: 09 20 00 Plaster and Gypsum Board				\$206,895
09 50 00 Ceilings				
9500.01	C5 2x4 Suspended ACT System	9,908.00 SF	\$4.75	\$47,063
9500.02	Patch / Repair Existing ACT System	6,239.00 SF	\$3.00	\$18,717
TOTAL: 09 50 00 Ceilings				\$65,780



May 16, 2024

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
09 90 00 Painting and Coating				
9900.01	Paint HM Frames	96.00 EA	\$100.00	\$9,600
9900.02	Paint HM Doors	2.00 EA	\$125.00	\$250
9900.05	Paint GWB Partitions	23,942.00 SF	\$0.65	\$15,562
9900.06	Paint GWB Ceilings	483.00 SF	\$0.80	\$386
TOTAL: 09 90 00 Painting and Coating				\$25,799
10 10 00 Information Specialties				
10100.01	Code Signage	58.00 EA	\$25.00	\$1,450
10100.02	Marker Boards / Tack Boards	0.00 EA	\$0.00	\$0
<i>Notes: Not Included</i>				
TOTAL: 10 10 00 Information Specialties				\$1,450
10 20 00 Interior Specialties				
10200.01	Wall Protection - Corner Guards	33.00 EA	\$85.00	\$2,805
10200.02	Toilet Accessories - Soap Dispenser	1.00 EA	\$100.00	\$100
10200.03	Toilet Accessories - Paper Towel Dispenser	1.00 EA	\$125.00	\$125
TOTAL: 10 20 00 Interior Specialties				\$3,030
11 40 00 Foodservice Equipment				
11400.13	Appliance Allowance	1.00 LS	\$3,000.00	\$3,000
TOTAL: 11 40 00 Foodservice Equipment				\$3,000
12 20 00 Window Treatment				
12200.01	Manual Roller Shades	2,411.00 SF	\$8.00	\$19,288
TOTAL: 12 20 00 Window Treatment				\$19,288
21 00 00 Fire Suppression				
21000.01	Fire Suppression Tenant Finish	18,600.00 SF	\$3.50	\$65,100
TOTAL: 21 00 00 Fire Suppression				\$65,100
22 00 00 Plumbing				
22000.01	New Break Room Sink / Faucet	1.00 EA	\$2,500.00	\$2,500
<i>Notes: Reconnect to Existing Piping</i>				
TOTAL: 22 00 00 Plumbing				\$2,500
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				
23000.02	HVAC Tenant Finish	18,600.00 SF	\$7.00	\$130,200
TOTAL: 23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				\$130,200
26 00 00 Electrical				
26000.04	Electrical Tenant Finish	18,600.00 SF	\$20.25	\$376,650
TOTAL: 26 00 00 Electrical				\$376,650
28 40 00 Life Safety				
28400.00	Fire Alarm Tenant Finish	18,600.00 SF	\$0.65	\$12,090
TOTAL: 28 40 00 Life Safety				\$12,090
TOTAL: 03 - Second Floor				\$1,100,439
04 - Boardroom & Multi-Purpose				
02 40 00 Demolition and Structure Moving				
2400.01	Temporary Protection Measures	2,000.00 SF	\$0.56	\$1,110
2400.02	Demo Keynote #1 - 3-5/8" Metal Stud Partitions	703.00 SF	\$3.27	\$2,296
2400.03	Demo Keynote #2 - Doors / Frames - Double	1.00 EA	\$127.80	\$128
2400.04	Demo Keynote #6 - ACT Ceiling	368.00 SF	\$0.92	\$340
2400.05	Demo Keynote #7 - Concrete Sawcutting / Removal	100.00 SF	\$20.00	\$2,000
2400.06	Demo Equipment Rental	1.00 LS	\$500.00	\$500
2400.07	Demo Dumpster	1.00 EA	\$500.00	\$500
TOTAL: 02 40 00 Demolition and Structure Moving				\$6,873



May 16, 2024

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
03 30 00 Cast-in-Place Concrete				
3300.01	Slab-on-Grade Infill	100.00 SF	\$25.00	\$2,500
TOTAL: 03 30 00 Cast-in-Place Concrete				\$2,500
06 10 00 Rough Carpentry				
6100.01	Safety Measures	2,000.00 SF	\$0.28	\$555
6100.02	Backing & Blocking	2,000.00 SF	\$1.89	\$3,789
TOTAL: 06 10 00 Rough Carpentry				\$4,344
06 40 00 Architectural Woodwork				
6400.01	Conference Room Base Cabinet / Solid Surface Top	22.00 LF	\$700.00	\$15,400
6400.02	Conference Room Upper Cabinet	22.00 LF	\$235.00	\$5,170
6400.03	Dais Millwork	0.00 LF	\$0.00	\$0
<i>Notes: Not Included - Furniture by Owner</i>				
TOTAL: 06 40 00 Architectural Woodwork				\$20,570
08 10 00 Doors and Frames				
8100.01	New Interior HM Frame / WD Door - Single Fire Rated <i>Notes: To Include Door Glazing as Required</i>	3.00 EA	\$2,339.00	\$7,017
8100.02	New Interior HM Frame / WD Door - Pair - Fire Rated <i>Notes: To Include Door Glazing as Required</i>	1.00 EA	\$4,319.00	\$4,319
TOTAL: 08 10 00 Doors and Frames				\$11,336
09 20 00 Plaster and Gypsum Board				
9200.01	P2A - Furring Partition	82.00 SF	\$8.75	\$718
9200.02	P3D - 3-5/8" Metal Stud Partition	232.00 SF	\$12.50	\$2,900
9200.03	P3F1 - 3-5/8" Metal Stud Partition	2,889.00 SF	\$15.00	\$43,335
9200.05	Extend Existing Partition Top-of-Wall	4.00 LF	\$28.00	\$112
9200.08	Trash Dumpsters	2.00 EA	\$500.00	\$1,000
TOTAL: 09 20 00 Plaster and Gypsum Board				\$48,065
09 50 00 Ceilings				
9500.01	C5 2x4 Suspended ACT System	2,000.00 SF	\$4.75	\$9,500
TOTAL: 09 50 00 Ceilings				\$9,500
09 90 00 Painting and Coating				
9900.01	Paint HM Frames	4.00 EA	\$100.00	\$400
9900.02	Paint GWB Partitions	6,324.00 SF	\$0.65	\$4,111
TOTAL: 09 90 00 Painting and Coating				\$4,511
10 10 00 Information Specialties				
10100.01	Code Signage	4.00 EA	\$25.00	\$100
10100.02	Marker Boards / Tack Boards <i>Notes: Not Included</i>	0.00 EA	\$0.00	\$0
TOTAL: 10 10 00 Information Specialties				\$100
10 20 00 Interior Specialties				
10200.01	Toilet Accessories - Soap Dispenser	1.00 EA	\$100.00	\$100
10200.02	Toilet Accessories - Paper Towel Dispenser	1.00 EA	\$125.00	\$125
TOTAL: 10 20 00 Interior Specialties				\$225
11 40 00 Foodservice Equipment				
11400.13	Appliance Allowance	1.00 LS	\$1,500.00	\$1,500
TOTAL: 11 40 00 Foodservice Equipment				\$1,500
21 00 00 Fire Suppression				
21000.01	Fire Suppression Tenant Finish	2,000.00 SF	\$3.50	\$7,000
TOTAL: 21 00 00 Fire Suppression				\$7,000
22 00 00 Plumbing				
22000.01	New Multi-Purpose Room Sink / Faucet	1.00 EA	\$6,000.00	\$6,000



May 16, 2024

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION	QUANTITY	UNIT	TOTAL
TOTAL: 22 00 00 Plumbing			\$6,000
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)			
23000.02 HVAC Tenant Finish	2,000.00 SF	\$7.00	\$14,000
TOTAL: 23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)			\$14,000
26 00 00 Electrical			
26000.04 Electrical Tenant Finish	2,000.00 SF	\$20.25	\$40,500
TOTAL: 26 00 00 Electrical			\$40,500
28 40 00 Life Safety			
28400.00 Fire Alarm Tenant Finish	2,000.00 SF	\$0.65	\$1,300
TOTAL: 28 40 00 Life Safety			\$1,300
TOTAL: 04 - Boardroom & Multi-Purpose			\$178,323
05 - First Floor Remaining			
02 40 00 Demolition and Structure Moving			
2400.01 Temporary Protection Measures	8,605.00 SF	\$0.56	\$4,776
2400.02 Demo Keynote #1 - 3-5/8" Metal Stud Partitions	1,658.00 SF	\$3.27	\$5,415
2400.03 Demo Keynote #2 - Doors / Frames - Single	4.00 EA	\$99.40	\$398
2400.04 Demo Keynote #2 - Doors / Frames - Double	2.00 EA	\$127.80	\$256
2400.05 Demo Keynote #3 - Demo Sidelight Window	2.00 EA	\$71.00	\$142
2400.06 Demo Keynote #4 - Base Cabinets & Counter	29.00 LF	\$14.20	\$412
2400.07 Demo Keynote #4 - Upper Cabinets	17.00 LF	\$14.20	\$241
2400.08 Demo Keynote #6 - ACT Ceiling	7,159.00 SF	\$0.92	\$6,608
2400.09 Demo Keynote #7 - Concrete Sawcutting / Removal	75.00 SF	\$20.00	\$1,500
2400.10 Demo Equipment Rental	1.00 LS	\$500.00	\$500
2400.11 Demo Dumpster	3.00 EA	\$500.00	\$1,500
TOTAL: 02 40 00 Demolition and Structure Moving			\$21,747
03 30 00 Cast-in-Place Concrete			
3300.01 Slab-on-Grade Infill	75.00 SF	\$25.00	\$1,875
TOTAL: 03 30 00 Cast-in-Place Concrete			\$1,875
06 10 00 Rough Carpentry			
6100.01 Safety Measures	8,605.00 SF	\$0.28	\$2,388
6100.02 Backing & Blocking	8,605.00 SF	\$1.89	\$16,300
TOTAL: 06 10 00 Rough Carpentry			\$18,688
06 40 00 Architectural Woodwork			
6400.01 Break Base Cabinet / Solid Surface Top	30.00 LF	\$700.00	\$21,000
6400.02 Break Upper Cabinet	17.00 LF	\$235.00	\$3,995
6400.03 Conference Room Base Cabinet / Solid Surface Top	9.00 LF	\$700.00	\$6,300
6400.04 Conference Room Upper Cabinet	9.00 LF	\$235.00	\$2,115
6400.05 Copy Base Cabinet / PLam Top	28.00 LF	\$475.00	\$13,300
6400.06 Copy Upper Cabinet	28.00 LF	\$235.00	\$6,580
TOTAL: 06 40 00 Architectural Woodwork			\$53,290
08 10 00 Doors and Frames			
8100.02 New Interior HM Frame / WD Door - Single <i>Notes: To Include Door Glazing as Required</i>	6.00 EA	\$1,993.00	\$11,958
8100.03 New Interior HM Frame / HM Door - Pair	1.00 EA	\$3,752.00	\$3,752
8100.04 New Interior HM Frame / WD Door - Single Fire Rated <i>Notes: To Include Door Glazing as Required</i>	1.00 EA	\$2,339.00	\$2,339
8100.05 New Interior HM Frame / WD Door - Pair - Fire Rated <i>Notes: To Include Door Glazing as Required</i>	1.00 EA	\$4,319.00	\$4,319
TOTAL: 08 10 00 Doors and Frames			\$22,368
09 20 00 Plaster and Gypsum Board			
9200.01 P3A - 3-5/8" Metal Stud Partition	474.00 SF	\$11.00	\$5,214



May 16, 2024

04628 MVFR Administration Building Renovation - SD1

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
9200.02	P3D - 3-5/8" Metal Stud Partition	432.00 SF	\$12.50	\$5,400
9200.03	P3F1 - 3-5/8" Metal Stud Partition	1,379.00 SF	\$15.00	\$20,685
9200.04	P6A - 6" Metal Stud Partition	41.00 SF	\$12.00	\$492
9200.05	C2 Ceiling 5/8" Gypsum Board Over Metal Studs	275.00 SF	\$7.50	\$2,063
9200.07	Extend Existing Partition Top-of-Wall	669.00 LF	\$28.00	\$18,732
9200.08	Acoustic Partition Mullion Closure Joint	1.00 EA	\$1,500.00	\$1,500
<i>Notes: New Partitions Only</i>				
9200.11	Trash Dumpsters	9.00 EA	\$500.00	\$4,500
TOTAL: 09 20 00 Plaster and Gypsum Board				\$58,586
09 50 00 Ceilings				
9500.01	C5 2x4 Suspended ACT System	3,076.00 SF	\$4.75	\$14,611
9500.02	Patch / Repair Existing ACT System	2,237.00 SF	\$3.00	\$6,711
TOTAL: 09 50 00 Ceilings				\$21,322
09 90 00 Painting and Coating				
9900.01	Paint HM Frames	29.00 EA	\$100.00	\$2,900
9900.03	Paint GWB Partitions	4,562.00 SF	\$0.65	\$2,965
9900.04	Paint GWB Ceilings	505.00 SF	\$0.80	\$404
TOTAL: 09 90 00 Painting and Coating				\$6,269
10 10 00 Information Specialties				
10100.01	Code Signage	22.00 EA	\$25.00	\$550
10100.02	Marker Boards / Tack Boards	0.00 EA	\$0.00	\$0
<i>Notes: Not Included</i>				
TOTAL: 10 10 00 Information Specialties				\$550
10 20 00 Interior Specialties				
10200.01	Wall Protection - Corner Guards	11.00 EA	\$85.00	\$935
10200.02	Toilet Accessories - Soap Dispenser	2.00 EA	\$100.00	\$200
10200.03	Toilet Accessories - Paper Towel Dispenser	2.00 EA	\$125.00	\$250
TOTAL: 10 20 00 Interior Specialties				\$1,385
11 40 00 Foodservice Equipment				
11400.13	Appliance Allowance	1.00 LS	\$3,000.00	\$3,000
TOTAL: 11 40 00 Foodservice Equipment				\$3,000
12 20 00 Window Treatment				
12200.01	Manual Roller Shades	1,289.00 SF	\$8.00	\$10,312
TOTAL: 12 20 00 Window Treatment				\$10,312
21 00 00 Fire Suppression				
21000.01	Fire Suppression Tenant Finish	8,605.00 SF	\$3.50	\$30,118
TOTAL: 21 00 00 Fire Suppression				\$30,118
22 00 00 Plumbing				
22000.01	New Break Room Sink / Faucet	1.00 EA	\$2,500.00	\$2,500
<i>Notes: Reconnect to Existing Piping</i>				
22000.02	New Storage Area Sink / Faucet	1.00 EA	\$6,000.00	\$6,000
TOTAL: 22 00 00 Plumbing				\$8,500
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				
23000.02	HVAC Tenant Finish	8,605.00 SF	\$7.00	\$60,235
TOTAL: 23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				\$60,235
26 00 00 Electrical				
26000.04	Electrical Tenant Finish	8,605.00 SF	\$20.25	\$174,251
TOTAL: 26 00 00 Electrical				\$174,251
28 40 00 Life Safety				
28400.00	Fire Alarm Tenant Finish	8,605.00 SF	\$0.65	\$5,593



May 16, 2024

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
TOTAL: 28 40 00 Life Safety				\$5,593
TOTAL: 05 - First Floor Remaining				\$498,089
06 - Fitness				
02 40 00 Demolition and Structure Moving				
2400.01	Temporary Protection Measures	2,115.00 SF	\$0.56	\$1,174
2400.02	Demo Keynote #1 - 3-5/8" Metal Stud Partitions	1,751.00 SF	\$3.27	\$5,719
2400.03	Demo Keynote #2 - Doors / Frames - Single	5.00 EA	\$99.40	\$497
2400.04	Demo Keynote #3 - Demo Sidelight Window	5.00 EA	\$71.00	\$355
2400.05	Demo Keynote #6 - ACT Ceiling	651.00 SF	\$0.92	\$601
2400.06	Demo Keynote #7 - Concrete Sawcutting / Removal	75.00 SF	\$20.00	\$1,500
2400.07	Demo Equipment Rental	1.00 LS	\$500.00	\$500
2400.08	Demo Dumpster	1.00 EA	\$500.00	\$500
TOTAL: 02 40 00 Demolition and Structure Moving				\$10,845
03 30 00 Cast-in-Place Concrete				
3300.01	Slab-on-Grade Infill	75.00 SF	\$25.00	\$1,875
TOTAL: 03 30 00 Cast-in-Place Concrete				\$1,875
06 10 00 Rough Carpentry				
6100.01	Safety Measures	2,115.00 SF	\$0.28	\$587
6100.02	Backing & Blocking	2,115.00 SF	\$1.89	\$4,006
TOTAL: 06 10 00 Rough Carpentry				\$4,593
06 40 00 Architectural Woodwork				
6400.01	Exam Base Cabinets / Solid Surface Top	7.00 LF	\$700.00	\$4,900
6400.02	Exam Upper Cabinets	7.00 LF	\$235.00	\$1,645
TOTAL: 06 40 00 Architectural Woodwork				\$6,545
08 10 00 Doors and Frames				
8100.02	New Interior HM Frame / WD Door - Single <i>Notes: To Include Door Glazing as Required</i>	2.00 EA	\$1,993.00	\$3,986
TOTAL: 08 10 00 Doors and Frames				\$3,986
09 20 00 Plaster and Gypsum Board				
9200.01	P3A - 3-5/8" Metal Stud Partition	152.00 SF	\$11.00	\$1,672
9200.03	Extend Existing Partition Top-of-Wall	86.00 LF	\$28.00	\$2,408
9200.06	Trash Dumpsters	3.00 EA	\$500.00	\$1,500
TOTAL: 09 20 00 Plaster and Gypsum Board				\$5,580
09 50 00 Ceilings				
9500.01	Acoustic Treatment - Fitness Room	2,033.00 SF	\$7.50	\$15,248
TOTAL: 09 50 00 Ceilings				\$15,248
09 60 00 Flooring				
9600.06	RF-1 Rubber Sports Flooring <i>Notes: Premium Cost</i>	1,987.00 SF	\$9.00	\$17,883
TOTAL: 09 60 00 Flooring				\$17,883
09 90 00 Painting and Coating				
9900.01	C3 Exposed Structure - Painted	2,033.00 SF	\$3.00	\$6,099
9900.02	Paint HM Frames	4.00 EA	\$100.00	\$400
9900.03	Paint GWB Partitions	304.00 SF	\$0.65	\$198
TOTAL: 09 90 00 Painting and Coating				\$6,697
10 10 00 Information Specialties				
10100.01	Code Signage	3.00 EA	\$25.00	\$75
10100.02	Marker Boards / Tack Boards <i>Notes: Not Included</i>	0.00 EA	\$0.00	\$0
TOTAL: 10 10 00 Information Specialties				\$75



May 16, 2024

Mountain View Fire Rescue

Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
10 20 00 Interior Specialties				
10200.01	Wall Protection - Corner Guards	4.00 EA	\$85.00	\$340
10200.02	Toilet Accessories - Soap Dispenser	1.00 EA	\$100.00	\$100
10200.03	Toilet Accessories - Paper Towel Dispenser	1.00 EA	\$125.00	\$125
TOTAL: 10 20 00 Interior Specialties				\$565
12 20 00 Window Treatment				
12200.01	Manual Roller Shades	235.00 SF	\$8.00	\$1,880
TOTAL: 12 20 00 Window Treatment				\$1,880
21 00 00 Fire Suppression				
21000.01	Fire Suppression Tenant Finish	2,115.00 SF	\$3.50	\$7,403
TOTAL: 21 00 00 Fire Suppression				\$7,403
22 00 00 Plumbing				
22000.01	New Exam Sink / Faucet	1.00 EA	\$6,000.00	\$6,000
TOTAL: 22 00 00 Plumbing				\$6,000
23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				
23000.02	HVAC Tenant Finish	2,115.00 SF	\$7.00	\$14,805
TOTAL: 23 00 00 Heating, Ventilating, and Air Conditioning (HVAC)				\$14,805
26 00 00 Electrical				
26000.04	Electrical Tenant Finish	2,115.00 SF	\$20.25	\$42,829
TOTAL: 26 00 00 Electrical				\$42,829
28 40 00 Life Safety				
28400.00	Fire Alarm Tenant Finish	2,115.00 SF	\$0.65	\$1,375
TOTAL: 28 40 00 Life Safety				\$1,375
TOTAL: 06 - Fitness				\$148,183
07 - Exterior Improvements				
02 20 00 Assessment				
2200.01	Surveying - Exterior Improvements	1.00 LS	\$3,500.00	\$3,500
TOTAL: 02 20 00 Assessment				\$3,500
03 30 00 Cast-in-Place Concrete				
3300.01	6" Concrete Paving	991.00 SF	\$10.00	\$9,910
3300.02	Formed Trickle Pan	324.00 SF	\$15.00	\$4,860
3300.03	18" Curb & Gutter	83.00 LF	\$35.00	\$2,905
3300.04	Flag Pole Base Concrete Fill	2.00 EA	\$500.00	\$1,000
TOTAL: 03 30 00 Cast-in-Place Concrete				\$18,675
10 10 00 Information Specialties				
10100.13	Monument Sign Upgrades	1.00 LS	\$5,000.00	\$5,000
TOTAL: 10 10 00 Information Specialties				\$5,000
10 80 00 Other Specialties				
10800.01	25' Flagpole	1.00 EA	\$5,150.00	\$5,150
10800.02	35' Flagpole	1.00 EA	\$6,650.00	\$6,650
TOTAL: 10 80 00 Other Specialties				\$11,800
26 00 00 Electrical				
26000.04	Flag Pole Lighting	2.00 EA	\$2,000.00	\$4,000
TOTAL: 26 00 00 Electrical				\$4,000
31 00 00 Earthwork				
31000.01	Mobilize Earthwork Equipment / Pothole / Locates	1.00 LS	\$5,000.00	\$5,000
31000.02	Sawcut Concrete / Asphalt	262.00 LF	\$5.50	\$1,441
31000.03	Demo & Haul Concrete Paving	991.00 SF	\$2.20	\$2,180
31000.04	Demo & Haul Curb & Gutter	83.00 LF	\$3.30	\$274

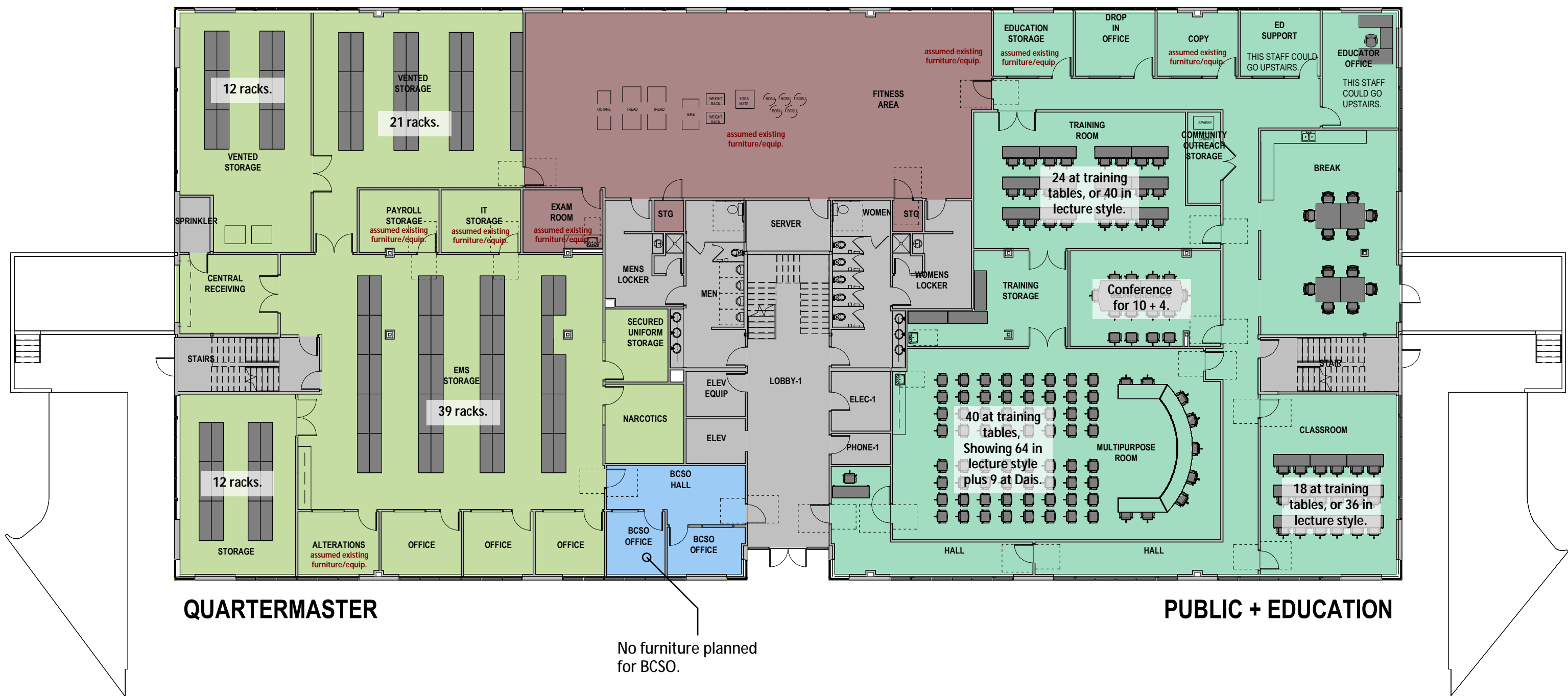


May 16, 2024

Mountain View Fire Rescue
Total Building Area (SF): 37,200

DESCRIPTION		QUANTITY	UNIT	TOTAL
31000.05	Clear & Grub	11,495.00 SF	\$0.25	\$2,874
31000.06	Cut & Fill Site	213.00 CY	\$20.00	\$4,260
31000.07	Backfill & Grade for Concrete Paving	1,315.00 SF	\$2.20	\$2,893
31000.08	Backfill & Grade for Gutter	83.00 LF	\$5.50	\$457
31000.09	New Rip Rap	1.00 LS	\$2,500.00	\$2,500
31000.10	Drill Flag Pole Base	2.00 EA	\$250.00	\$500
31200.01	Erosion & Sedimentation Control	11,495.00 SF	\$0.25	\$2,874
31200.02	Erosion Control Maintenance & Removal - Generator Enclosure	11,495.00 SF	\$0.18	\$2,040
TOTAL: 31 00 00 Earthwork				\$27,292
32 10 00 Bases, Ballasts, and Paving				
32100.16	Asphalt Crack Fill & Seal Coat	48,012.00 SF	\$0.40	\$19,205
32100.20	Pavement Markings - Handicap Symbol	5.00 EA	\$100.00	\$500
32100.21	Pavement Markings - 4" Lines	2,000.00 LF	\$0.65	\$1,300
32100.22	Pavement Markings - Pedestrian Crossings	284.00 SF	\$2.50	\$710
TOTAL: 32 10 00 Bases, Ballasts, and Paving				\$21,715
32 90 00 Planting				
32800.01	Native Seeding	10,056.00 SF	\$0.25	\$2,514
32800.01	Patch / Repair Existing Landscaping	1.00 LS	\$2,500.00	\$2,500
TOTAL: 32 90 00 Planting				\$5,014
TOTAL: 07 - Exterior Improvements				\$96,996

FITNESS



QUARTERMASTER

PUBLIC + EDUCATION

No furniture planned for BCSO.

MVFA - First Floor - Furniture Plan

scale - 1/16" = 1'-0"

IT + TECHNOLOGY

FINANCE + HR

ADMINISTRATION



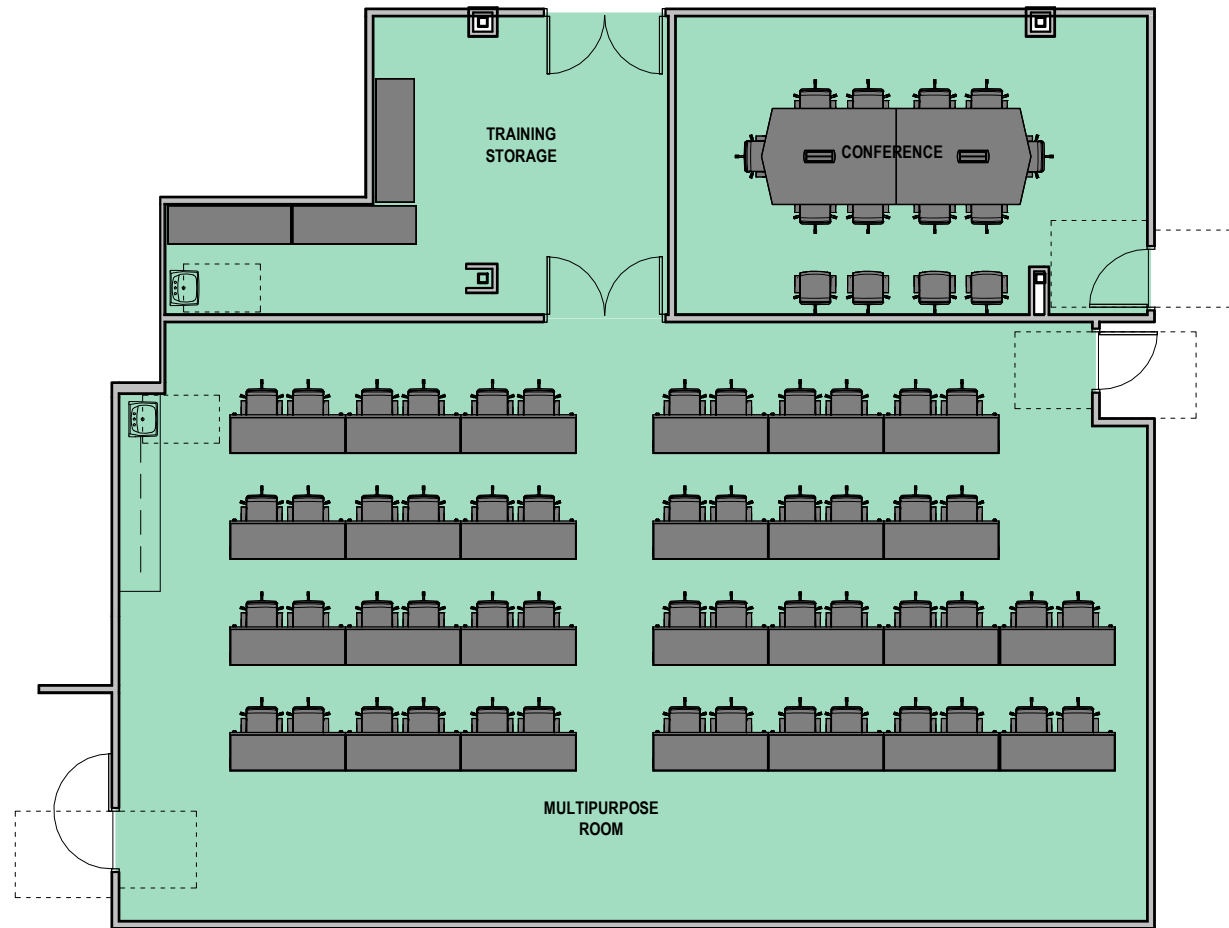
PREVENTION + LIFE SAFETY

COMMUNITY OUTREACH

OPERATIONS + TRAINING AND EMS

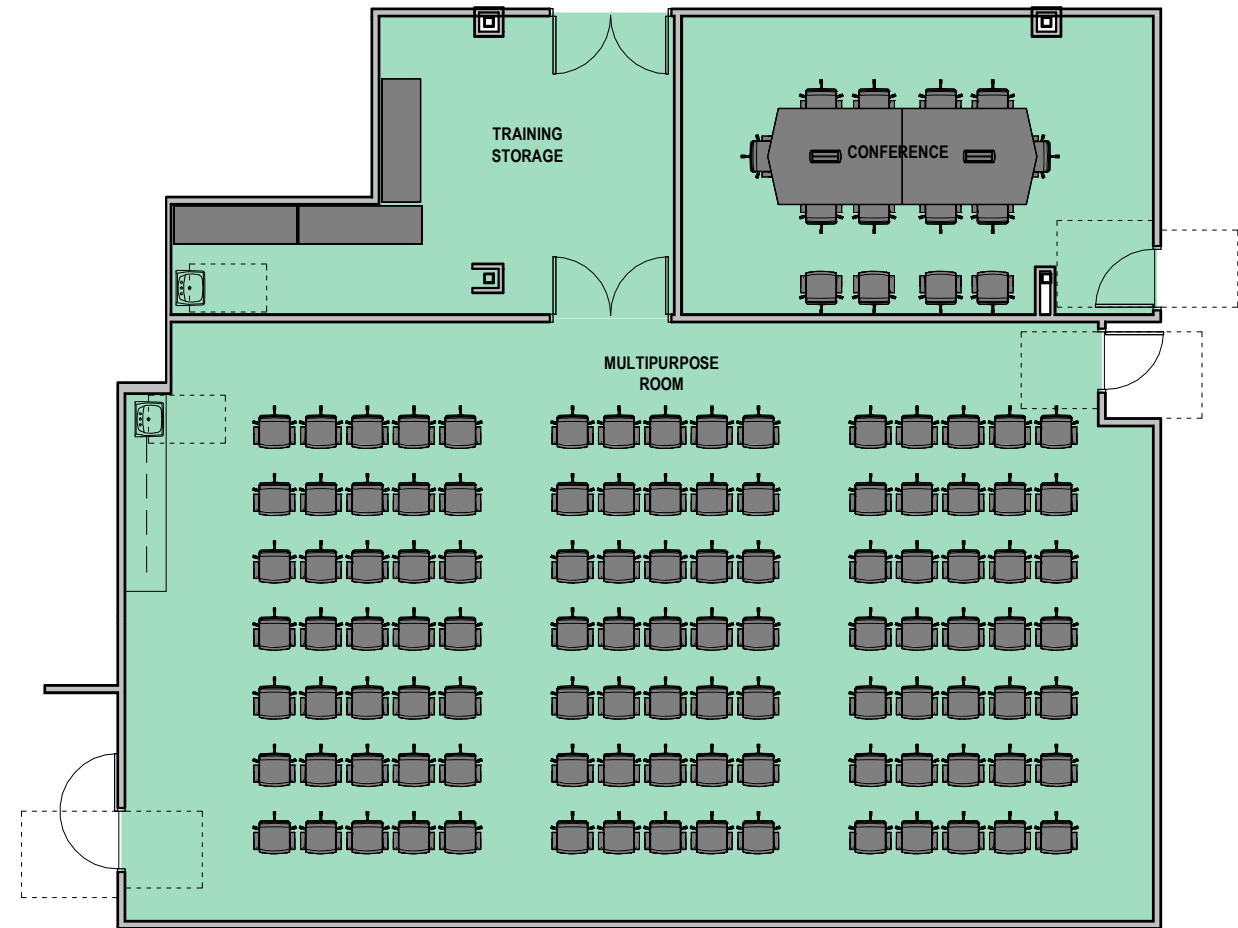
MVFA - Second Floor - Furniture Plan

scale - 1/16" = 1'-0"



TRAINING ROOM LAYOUT OPTION

52 at training tables - Dais would need to be removed from room.

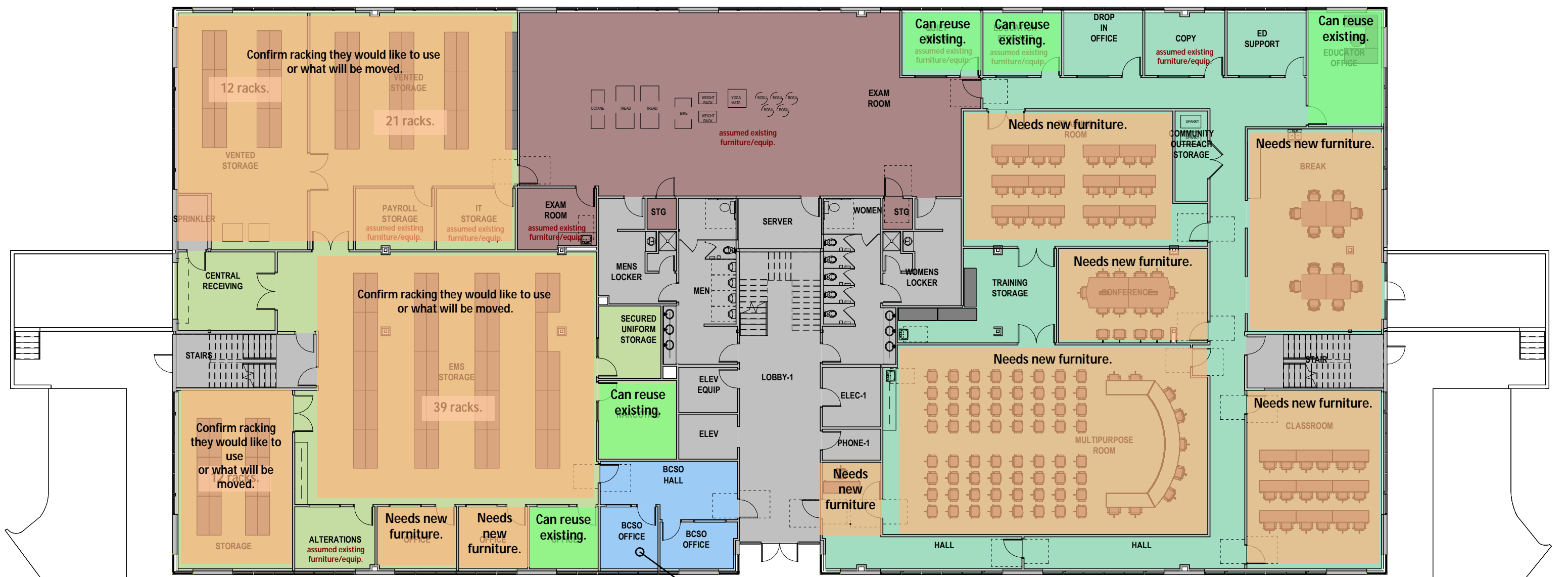


LECTURE STYLE LAYOUT OPTION

105 in chairs only - Dais would need to be removed from room.

MVFA - Board Room Furniture Options

FITNESS



QUARTERMASTER

M-4 - Metal Closed Door Shelving	Station 13	3		
M-5 - Metal Heavy Duty Shelving (red and yellow)	Station 13	4	77" w x 24" d x 78" h	
M-6 - Metal Shelving (gray)	Station 13	2	77" w x 18" d x 72" h	
M-7 - Metal Heavy Duty Shelving (red and yellow)	Station 13	2	48" w x 24" d	

No furniture planned for BCSO.

NOTE: THERE ARE 12 TRAINING TABLES FROM STATION 13 and 79 OF THE STACKING CHAIRS THAT COULD BE REUSED. NOT IDEAL.

PUBLIC + EDUCATION

MVFA - First Floor - Furniture Plan

scale - 1/16" = 1'-0"

IT + TECHNOLOGY

FINANCE + HR

ADMINISTRATION



PREVENTION + LIFE SAFETY

COMMUNITY OUTREACH

OPERATIONS + TRAINING AND EMS

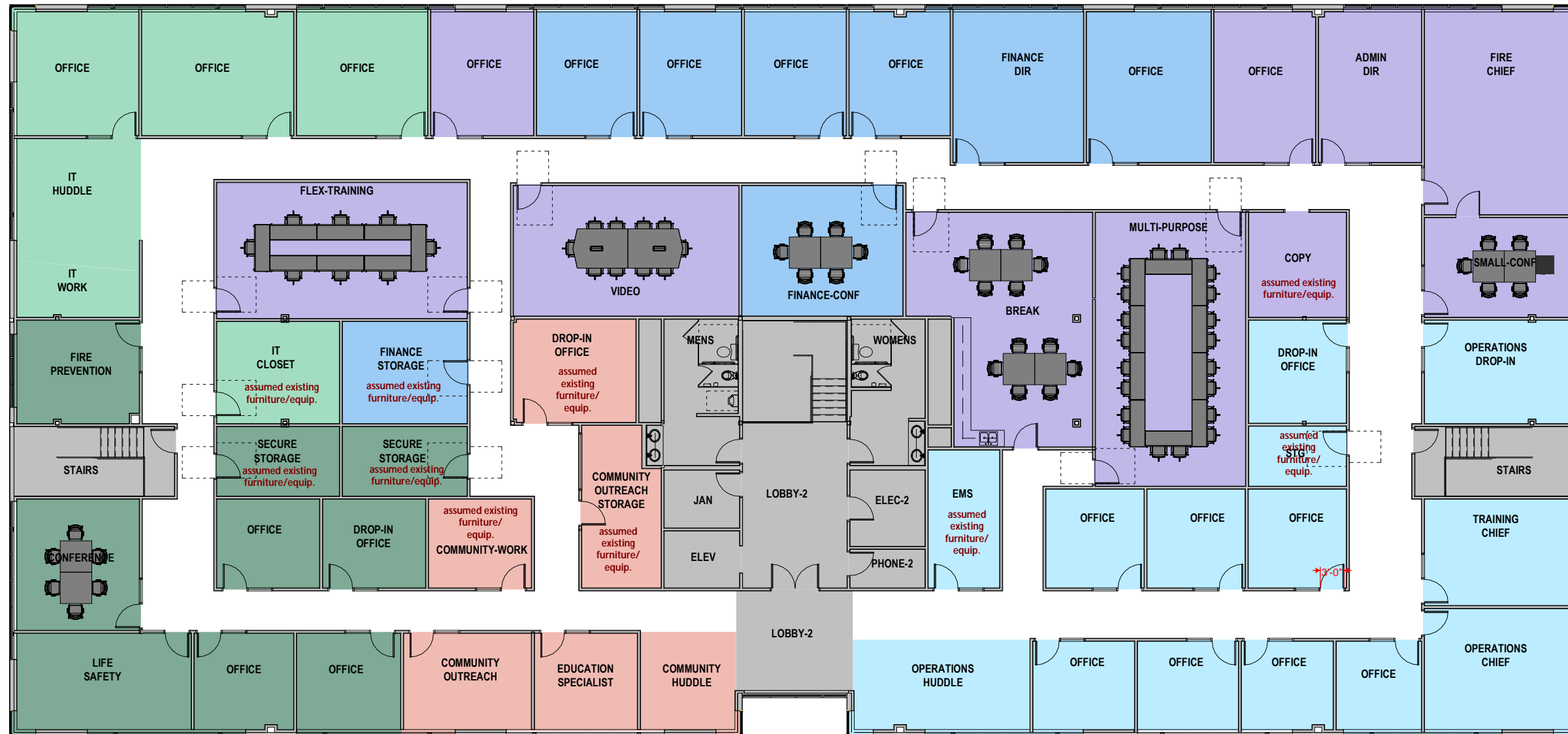
MVFA - Second Floor - Furniture Plan

scale - 1/16" = 1'-0"

IT + TECHNOLOGY

FINANCE + HR

ADMINISTRATION



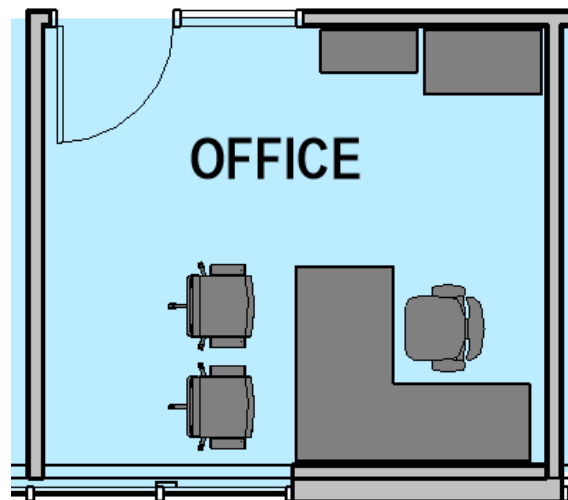
PREVENTION + LIFE SAFETY

COMMUNITY OUTREACH

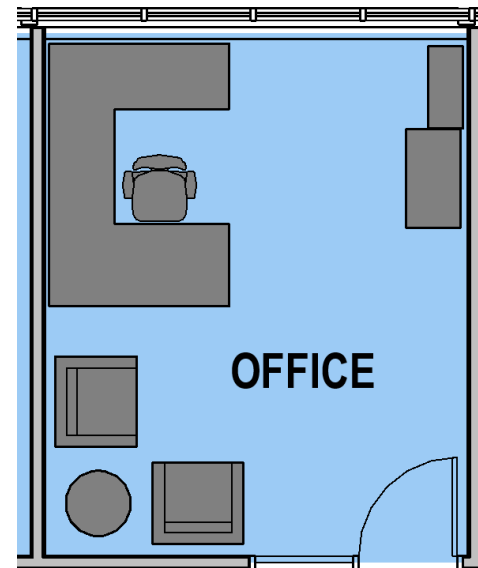
OPERATIONS + TRAINING AND EMS

MVFA - Second Floor - Furniture Plan

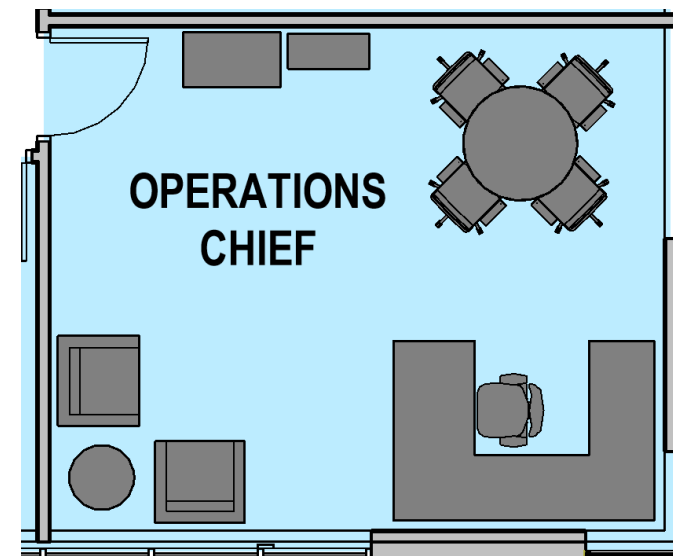
scale - 1/16" = 1'-0"



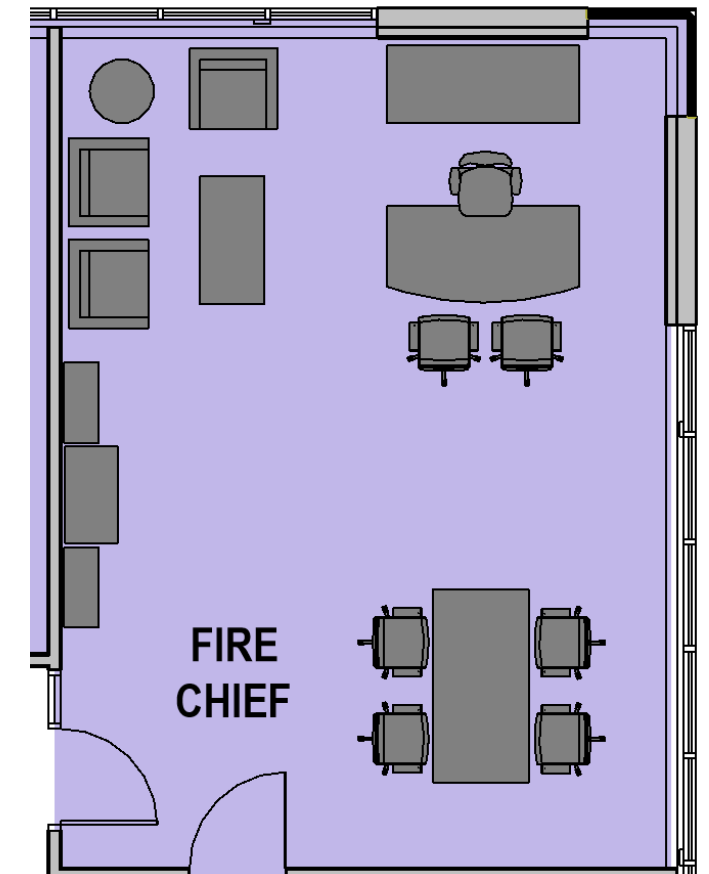
- SMALL OFFICE**
- (1) L Shape Desk \$2,000
 - (1) Lateral File \$1,366
 - (1) Bookshelf \$500
 - (1) Task Chair \$550
 - (2) Guest Chairs \$500 x 2
 - (1) White Board \$300



- MEDIUM OFFICE**
- (1) U Shape Desk \$1,300
 - (1) Lateral File \$1,366
 - (1) Bookshelf \$500
 - (1) Task Chair \$500
 - (2) Lounge Chairs
 - (1) Side table
 - (1) White Board \$300



- LARGE OFFICE**
- (1) U Shape Desk
 - (1) Lateral File
 - (1) Bookshelf
 - (1) Task Chair
 - (2) Lounge Chairs
 - (1) Side table
 - (1) White Board
 - (1) Round Conference Table
 - (4) Guest Chairs



- EXTRA LARGE OFFICE**
- (1) Office Suite Bow Front Desk
 - (1) Lateral File
 - (2) Bookshelf
 - (1) Task Chair
 - (2-3) Lounge Chairs
 - (1) Side table
 - (1) Coffee Table
 - (1) White Board
 - (1) Round Rectangular Conference Table
 - (6) Guest Chairs



CONFERENCE TABLES



Rectangle Conference Table Top

Base Model	Dimensions	
HLPLTBL3672RCT_	36"x72"	\$400 list
HLPLTBL4296RCT_	42"x96"	
HLPLTBL48120RCT_	48"x120"	\$1,000 list



Round Conference Table Top

Base Model	Dimensions	
HLPLTBL36RND_	36"x36"	
HLPLTBL42RND_	42"x42"	
HLPLTBL48RND_	48"x48"	

\$300 list



Rectangle Conference Table Base

Base Model	Dimensions	
HLPLTBL72BASE_	39½"x23"x28"	
HLPLTBL96BASE_	63½"x29"x28"	
HLPLTBL120BASE_	87½"x35"x28"	

\$150 list



Round Conference Table Base

Base Model	Dimensions	
HLPLTBL36BASE_	24"x24"x28"	
HLPLTBL42BASE_	27½"x27½"x28"	
HLPLTBL48BASE_	30"x30"x28"	

\$150 list



GUEST CHAIRS



Fabric
.VA10
Black

- Lota® Guest Chair**
- Seat upholstery is abrasion resistant polyester
 - Black frame and fixed arms
 - Stacks up to four high

H2285.VA10.T

\$550 list



Fabric
.GRY01
Light Gray

- Matter™ Upholstered Chair**
- Harvest wood legs
 - Integrated fixed arms

HVL238.GRY01

\$650 list

TASK CHAIRS



Crio™ Mesh Back

- Asynchronous control with seat slide
- Height- and width-adjustable arms
- Adjustable lumbar

HVL582.Fabric.T

Fabric | .ES10 .SB11

\$700 list

MULTI-PURPOSE CHAIRS



Motivate® Flex-Back

- Black 4-Way Stretch mesh
- Available with Black frame
- Stacks up to four high

HMN2.F.S.JM.ON.CU10.CBK

\$884 list



Black Mesh Back

- 4-Way Stretch mesh back
- Stacks up to four high
- Fixed arms

HIGS6.F.H.IM.Fabric.T

Fabric | .APX25 .APX13 .CU10

\$650 list



Motivate® High-Density Stacker

- Warranted for users up to 300 lbs.
- Stacks up to twelve high
- Ships 4 chairs per carton

HMS1.N.Shell.Y

Shell | .ON .RE

\$280 list

STORAGE



Bookcase

Base Model	Dimensions	
HLPLBC3013B2_	2-Shelf 30"x13"x 29"	\$240 list
HLPLBC3013B4_	4-Shelf 30"x13"x 53"	\$350 list
HLPLBC3013B5_	5-Shelf 30"x13"x 65"	\$500 list



Lateral

Base Model	Dimensions	
HLPPLF3620L2_	2-Drawer 36"x20"x29"	\$800 list
HLPPLF3620L3_	3-Drawer 36"x20"x40"	
HLPPLF3620L4_	4-Drawer 36"x20"x53"	\$1,366 list



About Mod

Sometimes it's the simple things that make life special. HON's Mod desk is a perfect example of straightforward design combined with reliable performance and uncomplicated essential features, created to keep you focused without fuss.



60\"/>

- Credenza Shell | 60\"/>

66\"/>

- Desk Shell | 66\"/>



72\"/>

- Desk Shell | Bow Front | 72\"/>

Typicals Mod



66\"/>

- Desk Shell | 66\"/>



72\"/>

- Worksurface | Rectangular | 60\"/>



72\"/>

- Worksurface | Rectangular | 60\"/>

- Laminate**
- .LSE1 Sepia Walnut
 - .LSL1 Slate Teak
 - .LJA1 Java Oak
 - .LTM1 Traditional Mahogany
- Paint**
- .SLVR Silver
 - .BLKP Black
- Fabric**
- .CN02 Cool Neutral
 - .WM01 Warm Neutral



Shown with Ignition® seating

Typicals Mod



60\"/>

- Desk Shell | 60\"/>



96\"/>

- Desk Shell | 96\"/>



\$1,300 list



60\"/>

- Desk Shell | 60\"/>



48\"/>

- Desk Shell | 48\"/>



60\"/>

- Desk Shell | 60\"/>



72\"/>

- Desk Shell | Bow Front | 72\"/>

\$1,600 list

\$2,600 list



West Hill



Parkwin (Quick Ship)

LOUNGE CHAIRS



West Hill
\$2,600 list (low)
\$4,600 list (high)



Grove



Parkwin
(Quick Ship)

OCCASIONAL TABLES



Soft Rectangle Coffee Table



Soft Square End Table



Soft Square Coffee Table



Round End Table

QUICK SHIP



Ottoman

- 4-Way Stretch mesh back
 - Textured Charcoal frame
 - Fixed arms
- HVLVLOT.Fabric
Fabric | GRY02 .BLK01



Club Chair

- 4-Way Stretch mesh back
 - Black frame
 - Fixed arms
- HVLVL1.Fabric
Fabric | GRY02 .BLK01



Loveseat

- Seat upholstery is abrasion resistant polyester
 - Black frame and fixed arms
 - Stacks up to four high
- HVLVL2.Fabric
Fabric | GRY02 .BLK01



Coffee Table

Base Model H80191... Dimensions 48"W x 24"D x 16"H

\$690 list



Side Table

Base Model H80192... Dimensions 24"W x 24"D x 20"H

\$600 list

Mountain View Fire Rescue - Administration

Furniture Budget

Date: May 5, 2024

		High End Budget			
Description	Qty.	Cost	Total	Notes	
Quartermaster Suite					
Storage	Shelving	12.00	\$500.00	\$6,000.00	*assumed DeWalt Industrial
Vented Storage	Shelving	33.00	\$500.00	\$16,500.00	
EMS Storage	Shelving	39.00	\$500.00	\$19,500.00	
EMS Offices	Small Office Setup	3.00	\$4,600.00	\$13,800.00	
Narcotics Office	Small Office Setup	1.00	\$6,000.00	\$6,000.00	
Fitness					
assume all existing. Gym equipment by owner.			\$0.00	\$0.00	
Public and Education					
Front Entrance	Reception Desk	1.00	\$1,300.00	\$1,300.00	
Front Entrance	Chair	1.00	\$550.00	\$550.00	
Multipurpose Room	Training Chairs	64.00	\$400.00	\$25,600.00	
Multipurpose Room	Rolling Training Tables	20.00	\$1,200.00	\$24,000.00	
Multipurpose Room	Board Chairs	9.00	\$650.00	\$5,850.00	
Multipurpose Room	Dais	1.00	\$30,000.00	\$30,000.00	
Multipurpose Room	Rolling White Boards	4.00	\$1,000.00	\$4,000.00	
Classroom	Rolling Training Tables	9.00	\$1,200.00	\$10,800.00	
Classroom	Training Chairs	18.00	\$400.00	\$7,200.00	
Classroom	Podium	1.00	\$800.00	\$800.00	
Break Room	48" Tables	4.00	\$500.00	\$2,000.00	
Break Room	Break room Chairs	12.00	\$200.00	\$2,400.00	
Conference Room	Powered Conference Table	1.00	\$2,300.00	\$2,300.00	
Conference Room	Conference Room Chairs	14.00	\$650.00	\$9,100.00	
Training Room	Rolling Training Tables	12.00	\$1,200.00	\$14,400.00	
Training Room	Training Chairs	24.00	\$400.00	\$9,600.00	
Training Storage	Shelving	3.00	\$200.00	\$600.00	wire shelving.
Quiet Room	Lounge Chair, Coffee Table	1.00	\$800.00	\$800.00	
Educator Office	Medium Office Set Up	1.00	\$6,650.00	\$6,650.00	
Ed Support	Small Office Setup	1.00	\$4,600.00	\$4,600.00	
Drop in Office	Small Office Setup for 2	1.00	\$4,600.00	\$4,600.00	
Administration					
Multipurpose Room	Rolling Training Tables	10.00	\$1,200.00	\$12,000.00	
Multipurpose Room	Training Chairs	20.00	\$400.00	\$8,000.00	
Break Room	Poly Chairs	12.00	\$200.00	\$2,400.00	
Break Room	48" square tables	4.00	\$500.00	\$2,000.00	
Small Conference	Conference Table	1.00	\$1,000.00	\$1,000.00	
Small Conference	Task Chairs	6.00	\$550.00	\$3,300.00	
Video	Conference Table	1.00	\$1,800.00	\$1,800.00	
Video	Task Chairs	10.00	\$550.00	\$5,500.00	
Flex-Training	Rolling Training Tables	8.00	\$1,200.00	\$9,600.00	
Flex-Training	Training Chairs	8.00	\$400.00	\$3,200.00	
Office	Large Office Set Up	2.00	\$13,950.00	\$27,900.00	
Office	Medium Office Set Up	1.00	\$6,650.00	\$6,650.00	
Fire Chief Office	Extra Large Office Set Up	1.00	\$20,840.00	\$20,840.00	
Operations					
Operations Huddle	Lounge Setup	1.00	\$2,500.00	\$2,500.00	
Office	Small Office Set Up	8.00	\$4,600.00	\$36,800.00	
Operations Drop- In Offices	4 desks and task chairs	1.00	\$7,400.00	\$7,400.00	
Offices	Large Office Set Up	2.00	\$13,950.00	\$27,900.00	
HR + Finance					
Finance Conference Room	Conference Table	1.00	\$1,800.00	\$1,800.00	
Finance Conference Room	Task Chairs	6.00	\$550.00	\$3,300.00	
Office	Medium Office Set Up	4.00	\$6,650.00	\$26,600.00	request for sit to stand
Office	Large Office Set Up	2.00	\$13,950.00	\$27,900.00	
IT + Technology					
IT Huddle/ Work	Lounge Setup	1.00	\$2,500.00	\$2,500.00	
Office	Large Office Set Up	2.00	\$13,950.00	\$27,900.00	
Office	Medium Office Set Up	1.00	\$6,650.00	\$6,650.00	
Prevention + Life Safety					
Life Safety	Large Office Set Up	1.00	\$13,950.00	\$13,950.00	
Office/ Drop in Office	Small Office Set Up	5.00	\$6,650.00	\$33,250.00	
Conference Room	Conference Table	1.00	\$1,300.00	\$1,300.00	
Conference Room	Task Chairs	6.00	\$550.00	\$3,300.00	
Community Outreach					
Office	Medium Office Set Up	1.00	\$6,650.00	\$6,650.00	
Office	Small Office Set Up	3.00	\$4,600.00	\$13,800.00	
Community Huddle	Lounge Setup	1.00	\$2,500.00	\$2,500.00	
Subtotal - Furniture			\$579,140.00		
Delivery/Installation/Freight @ 10%				\$57,914.00	
Contingency @ 3%				\$17,374.20	
Taxes		6.7%		\$38,802.38	
Design Fee				\$9,000.00	
TOTAL AREA COST			\$702,230.58		

50% off list \$351,115.29
40% off list \$421,338.35

Low End Budget		
Qty.	Cost	Total
-	\$500.00	\$0.00
-	\$500.00	\$0.00
-	\$500.00	\$0.00
2.00	\$4,600.00	\$9,200.00
-	\$6,000.00	\$0.00
	\$0.00	\$0.00
1.00	\$1,300.00	\$1,300.00
1.00	\$550.00	\$550.00
64.00	\$400.00	\$25,600.00
20.00	\$1,200.00	\$24,000.00
9.00	\$650.00	\$5,850.00
1.00	\$30,000.00	\$30,000.00
4.00	\$1,000.00	\$4,000.00
9.00	\$1,200.00	\$10,800.00
18.00	\$400.00	\$7,200.00
1.00	\$800.00	\$800.00
4.00	\$500.00	\$2,000.00
12.00	\$200.00	\$2,400.00
1.00	\$2,300.00	\$2,300.00
14.00	\$650.00	\$9,100.00
12.00	\$1,200.00	\$14,400.00
24.00	\$400.00	\$9,600.00
3.00	\$200.00	\$600.00
1.00	\$800.00	\$800.00
-	\$6,650.00	\$0.00
-	\$4,600.00	\$0.00
-	\$4,600.00	\$0.00
-	\$1,200.00	\$0.00
-	\$400.00	\$0.00
-	\$200.00	\$0.00
-	\$500.00	\$0.00
-	\$1,000.00	\$0.00
-	\$550.00	\$0.00
1.00	\$1,800.00	\$1,800.00
1.00	\$550.00	\$550.00
-	\$1,200.00	\$0.00
-	\$400.00	\$0.00
1.00	\$13,950.00	\$13,950.00
-	\$6,650.00	\$0.00
-	\$20,840.00	\$0.00
-	\$2,500.00	\$0.00
1.00	\$4,600.00	\$4,600.00
-	\$7,400.00	\$0.00
-	\$13,950.00	\$0.00
-	\$1,800.00	\$0.00
-	\$550.00	\$0.00
2.00	\$6,650.00	\$13,300.00
1.00	\$13,950.00	\$13,950.00
1.00	\$2,500.00	\$2,500.00
-	\$13,950.00	\$0.00
1.00	\$6,650.00	\$6,650.00
1.00	\$13,950.00	\$13,950.00
5.00	\$6,650.00	\$33,250.00
1.00	\$1,300.00	\$1,300.00
6.00	\$550.00	\$3,300.00
1.00	\$6,650.00	\$6,650.00
3.00	\$4,600.00	\$13,800.00
1.00	\$2,500.00	\$2,500.00
\$292,550.00		
		\$29,255.00
		\$8,776.50
6.7%		\$19,600.85
		\$9,000.00
\$359,182.35		

50% off list \$179,591.18
40% off list \$215,509.41



Mountain View Fire Rescue
Statement of Revenues and Expenditures
GENERAL FUND
 For the 4 Month(s) Ending April 30, 2024
 (in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
BEGINNING FUND BALANCE	12,893,316	66,453,578	57,890,524	(44,997,208)	-349%
REVENUES					
Property Taxes	53,297,048	28,482,157	44,072,951	9,224,097	17% FS4-1
Local TIF Reimbursements	1,690,000	527,000	686,629	1,003,371	59%
Specific Ownership Tax	1,927,230	174,543	725,132	1,202,098	62%
Fees for Service	18,000	1,750	6,250	11,750	65%
EMS Transports	2,600,000	124,162	519,333	2,080,667	80%
Fire Prevention Fees	100,000	22,111	116,579	(16,579)	-17%
Maintenance Shop Fees	350,000	0	83,018	266,982	76%
Investment Earnings	1,000,000	261,372	970,284	29,716	3% FS4-2
Wildland	102,000	0	0	102,000	100%
Grant Awards	0	0	0	0	0%
Total REVENUES	61,084,278	29,593,094	47,180,176	(13,904,102)	-23%
OTHER REVENUE SOURCES					
Miscellaneous Revenues	171,000	374,366	394,175	(223,175)	-131% FS4-3
Contributions/Donations	0	(25,000)	(25,000)	25,000	0%
Oil & Gas Royalties	0	1,971	5,494	(5,494)	0%
Sale of Assets	0	0	49,986	(49,986)	0%
Rebates and Discounts	0	0	300	(300)	0%
Total OTHER REVENUE SOURCES	171,000	351,337	424,956	253,956	149%
EXPENDITURES					
Salaries & Wages	22,536,464	1,577,728	6,924,667	15,611,797	69%
Overtime	2,320,652	163,584	646,509	1,674,143	72%
Benefits	8,920,422	641,586	2,520,141	6,400,281	72%
General Operating Supplies	1,453,748	102,249	371,085	1,082,663	74%
Small Equipment/Tools	775,708	137,114	218,685	557,023	72%
Non-Capital Tech Expense	488,860	44,104	139,167	349,693	72%
Non-Capital Fleet Expense	324,500	17,121	46,380	278,120	86%
General Purchased Services	1,649,327	430,644	924,184	725,144	44%
Contract Services	710,177	44,507	202,455	507,722	71%
Training	480,043	13,757	53,298	426,745	89%
Repairs & Maint/Equip	406,426	39,134	90,167	316,259	78%
Repairs & Maint/Building	592,548	31,121	95,991	496,557	84%
Utilities	571,144	40,752	148,317	422,827	74%
Capital Outlay	60,000	0	0	60,000	100%
Total EXPENDITURES	41,290,020	3,283,400	12,381,047	28,908,973	70%
EXCESS/(DEFICIENCY) REVENUES AFTER EXPENDITURES					
	19,965,259	26,661,030	35,224,085	15,258,826	76%
Changes in Fund Balances	(17,000,000)	0	0	(17,000,000)	100%
ENDING FUND BALANCE	15,858,574	93,114,609	93,114,609	(77,256,035)	-487%

FS4-1 - April disbursement includes state exemption backfill.

FS4-2 - April is the highest tax collection month.

FS4-3 - NREL payments for 2023 & 2024.

JANUARY FOOTNOTES:

FS1-1 - Exclusion fee, reimbursement by Hazmat Authority

MARCH FOOTNOTES:

FS3-1 - Ritchie Auction Proceeds - from sale of old trucks and apparatus.



Mountain View Fire Rescue
Budget Summary by Department
ADMINISTRATION
 For the 4 Month(s) Ending April 30, 2024
 (in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	41,100	775	4,117	36,983	90%
5209 - Food/Catering	6,200	414	2,093	4,107	66%
5211 - Tech-Hardware & Accessories		113	113	(113)	0%
5227 - Misc. Fees	10,000		1	9,999	100%
5235 - Membership/subscriptions	7,535	2,424	8,981	(1,446)	-19%
5240 - Postage/UPS,Fed X	3,001	100	325	2,676	89%
5244 - Janitorial Supplies	3,900			3,900	100%
5245 - Uniform/allowance	9,452	490	1,439	8,013	85%
5288 - Travel costs/per diems	29,350	602	5,744	23,606	80%
5300 - General Purchased Services	1,700	1,632	1,633	67	4% FS4-4
5305 - Board Member Attendance Compensati	12,000	1,900	1,900	10,100	84%
5306 - Board expenses	200			200	100%
5307 - Board member training/travel	7,250			7,250	100%
5310 - Printing legal notices	13,500		99	13,401	99%
5320 - Legal fees	140,000	7,599	33,996	106,004	76%
5330 - Elections	1			1	100%
5342 - Contract labor services	103,000			103,000	100%
5346 - R & M equipment	4,100			4,100	100%
5347 - Repairs & maintenance, vehicles	30,000			30,000	100%
5348 - Repairs & maintenance, building	30,000			30,000	100%
5355 - Training seminars	18,100	527	4,048	14,052	78%
5365 - Exams and Certifications	2,000			2,000	100%
5390 - Tax collection fee(Purch Svcs)	825,958	401,976	635,944	190,014	23% FS4-5
5395 - Contingency reserve	17,737			17,737	100%
5410 - District liability insurance	287,000	22,876	101,642	185,358	65%
5525 - Non-Capital Equip <\$5K	2,000			2,000	100%
ADMINISTRATION	1,605,084	441,428	802,074	803,009	50%

FS4-4 - Account 5300 - Annual Accreditation Fee.

FS4-5 - Account 5390 - April is the highest tax collection month.

JANUARY FOOTNOTES:

FS3-2 - Account 5235 - One time Colorado State Fire Chiefs membership dues.



**Mountain View Fire Rescue
Budget Summary by Department
COMMUNICATIONS**

For the 4 Month(s) Ending April 30, 2024
(in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	8,500		18	8,482	100%
5209 - Food/Catering	4,000			4,000	100%
5223 - Promotional & Marketing	13,000	1,676	1,720	11,280	87%
5235 - Membership/subscriptions	2,000		190	1,810	91%
5237 - Public education supplies	1,000			1,000	100%
5240 - Postage/UPS,Fed X	500			500	100%
5245 - Uniform/allowance	350		70	280	80%
5260 - Misc supplies & expense	1,150			1,150	100%
5288 - Travel costs/per diems	3,000			3,000	100%
5355 - Training seminars	4,000			4,000	100%
COMMUNICATIONS	37,500	1,676	1,998	35,502	95%



Mountain View Fire Rescue
Budget Summary by Department
INFORMATION TECHNOLOGY SERVICE
 For the 4 Month(s) Ending April 30, 2024
 (in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5211 - Tech-Hardware & Accessories	70,000	2,993	24,160	45,840	65%
5212 - Tech-Software & Applications	342,625	27,026	96,185	246,440	72%
5227 - Misc. Fees		175	175	(175)	0% FS4-6
5240 - Postage/UPS,Fed X			10	(10)	0%
5245 - Uniform/allowance	700			700	100%
5288 - Travel costs/per diems	5,000	18	873	4,127	83%
5311 - Tech Expense-Maintenance & Sup	30,000	1,392	6,072	23,928	80%
5355 - Training seminars	10,200	45	1,983	8,217	81%
5375 - Telecom, cell phones	60,000	4,825	11,839	48,161	80%
5377 - Utilities, Telephone & cable	13,000	969	3,343	9,657	74%
5381 - Utilities, Data Services	200,000	13,321	52,833	147,167	74%
INFORMATION TECHNOLOGY SERVICE	731,525	50,764	197,472	534,053	73%

FS4-6 - Account 5227 - Recycling fee for decommissioned district electronics from stations and admin.



**Mountain View Fire Rescue
Budget Summary by Department
HUMAN RESOURCES**

For the 4 Month(s) Ending April 30, 2024
(in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	200	36	111	89	45%
5209 - Food/Catering	3,000	289	1,991	1,009	34%
5220 - Awards & Celebrations	25,000		2,062	22,938	92%
5235 - Membership/subscriptions	9,630		1,402	8,228	85%
5240 - Postage/UPS,Fed X	500			500	100%
5245 - Uniform/allowance	700		336	364	52%
5263 - Training library			367	(367)	0%
5267 - Mileage	300			300	100%
5288 - Travel costs/per diems	6,300	54	54	6,246	99%
5300 - General Purchased Services	6,000			6,000	100%
5322 - Employee Testing	12,500	711	11,122	1,378	11%
5324 - Recruiting/Hiring services	3,000		18,988	(15,988)	-533%
5339 - Employee Incentives/Celebrations	5,000			5,000	100%
5342 - Contract labor services			10,890	(10,890)	0%
5355 - Training seminars	16,000	445	445	15,555	97%
5365 - Exams and Certifications	1,800			1,800	100%
5366 - Tuition Reimbursement	45,000	7,894	16,469	28,531	63%
5520 - Protective gear/equip	40,000			40,000	100%
HUMAN RESOURCES	174,930	9,428	64,237	110,693	63%

MARCH FOOTNOTES:

FS3-3 - Account 5324 - Oral Interviews conducted by CPS HR Consulting.

FS3-4 - Account 5342 - HR Department Assessment contractor.

FEBRUARY FOOTNOTES:

FS2-1 - Account 5322 - Health and background check pre-employment screening.

JANUARY FOOTNOTES:

FS1-2 - Account 5205 - Purchase of minifridge for motherhood accomodation.

FS1-3 - Account 5209 - Lunch for assessment of new hires.

FS1-4 - Account 5235 - Annual membership to Nation Testing Network (NTN) and Society for Human Resource Dual Membership and Professional Membership.

FS1-5 - Account 5263 - Books for hiring process.

FS1-6 - Account 5322 - Davis and Associates testing for new hires.



Mountain View Fire Rescue
Budget Summary by Department
FINANCIAL SERVICES
 For the 4 Month(s) Ending April 30, 2024
 (in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5209 - Food/Catering	600		162	438	73%
5225 - Bank charges	3,900		56	3,844	99%
5227 - Misc. Fees	600		80	520	87%
5235 - Membership/subscriptions	200			200	100%
5240 - Postage/UPS,Fed X		2	2	(2)	0%
5245 - Uniform/allowance	1,050			1,050	100%
5288 - Travel costs/per diems	2,690	57	158	2,532	94%
5300 - General Purchased Services		15	15	(15)	0% FS4-7
5315 - Audit & accounting	31,000	25,000	25,000	6,000	19% FS4-8
5342 - Contract labor services	133,500	10,473	29,547	103,953	78%
5355 - Training seminars	8,600		5,640	2,960	34% FS4-9
FINANCIAL SERVICES	182,140	35,547	60,661	121,479	67%

FS4-7 - Account 5300 - Fee for 1099 reissue.

FS4-8 - Account 5315 - Fee for 2023 Audit.

FS4-9 - Account 5355 - JMT Innovate conference for new financial application.

JANUARY FOOTNOTES:

FS1-7 - Account 5227 - Xerox Financial Services.



Mountain View Fire Rescue
Budget Summary by Department
EMERGENCY OPERATIONS
 For the 4 Month(s) Ending April 30, 2024
 (in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	124,600	10,017	30,788	93,812	75%
5209 - Food/Catering	23,500	206	254	23,246	99%
5235 - Membership/subscriptions	7,700	90	490	7,210	94%
5240 - Postage/UPS,Fed X	1,100			1,100	100%
5244 - Janitorial Supplies	51,800	2,555	8,967	42,833	83%
5245 - Uniform/allowance	110,900	7,717	31,997	78,903	71%
5255 - Small Equipment	19,900	200	302	19,598	98%
5256 - Saw supplies/accessories	2,600	320	320	2,280	88%
5259 - Station Allowance	300			300	100%
5261 - FF Equipment	13,000		3,087	9,913	76%
5263 - Training library	7,800		107	7,693	99%
5269 - SCBA Supplies/parts	35,250	251	28,884	6,366	18%
5270 - Hose/nozzle supplies	26,765		22,263	4,502	17%
5271 - EMS Disposables	210,000	12,008	53,535	156,465	75%
5272 - EMS Durables	31,000	8,690	8,690	22,310	72%
5288 - Travel costs/per diems	62,000		137	61,863	100%
5300 - General Purchased Services	52,200	196	6,328	45,872	88%
5318 - Honor Guard	14,400			14,400	100%
5332 - Repairs/Maintenance, Saws	10,900			10,900	100%
5333 - Repairs/Maint, Extinguishers	5,725			5,725	100%
5335 - Repairs & Maint, Hose/nozzles	4,500			4,500	100%
5336 - Repairs/Maint-FF Equip	6,000			6,000	100%
5342 - Contract labor services	72,676		24,224	48,452	67%
5346 - R & M equipment	88,641	22,535	22,936	65,705	74%
5348 - Repairs & maintenance, building	8,680	83	151	8,529	98%
5355 - Training seminars	190,148	996	1,743	188,405	99%
5360 - Authority Fee	108,759		108,786	(27)	0%
5362 - SCBA Repair/Maint/Testing	52,200		6,492	45,708	88%
5363 - Protective Clothing Repairs	11,800			11,800	100%
5365 - Exams and Certifications	17,223		5,090	12,133	70%
5367 - Mileage Reimbursement			86	(86)	0%
5372 - Landscaping Maintenance	3,460	240	240	3,220	93%
5380 - EMS Purchased Services	33,300	1,050	2,100	31,200	94%
5515 - Hose Equipment <\$5K	4,500			4,500	100%
5520 - Protective gear/equip	389,902	109,896	125,088	264,814	68%
5525 - Non-Capital Equip <\$5K	31,700	210	3,460	28,240	89%
EMERGENCY OPERATIONS	1,834,929	177,260	496,545	1,338,384	73%

MARCH FOOTNOTES:

FS3-5 - Account 5270 - Large purchase of hoses ordered last year.

FEBRUARY FOOTNOTES:

FS2-2 - Account 5365 - Pediatric Advanced Life Support (PALS) recertifications.

JANUARY FOOTNOTES:

FS1-8 - Account 5261 - Purchase of high output battery pack and waterproof poly tarps cover.

FS1-9 - Account 5269 - Purchase of SCBA masks and regulators for new hires.

FS1-10 - Account 5360 - One time authority fee to Boulder County Hazardous Materials Response Authority; will be netted with the total remaining budget



**Mountain View Fire Rescue
Budget Summary by Department
LIFE SAFETY**

For the 4 Month(s) Ending April 30, 2024
(in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	2,500	184	854	1,646	66%
5209 - Food/Catering	8,000	329	1,307	6,693	84%
5220 - Awards & Celebrations	1,000		51	949	95%
5235 - Membership/subscriptions	4,660		2,354	2,307	49%
5237 - Public education supplies	59,150	12,523	23,449	35,701	60%
5238 - Fire investigation supplies	4,400	114	114	4,286	97%
5240 - Postage/UPS,Fed X	100			100	100%
5245 - Uniform/allowance	7,610	780	1,396	6,214	82%
5288 - Travel costs/per diems	11,700	584	2,188	9,512	81%
5342 - Contract labor services	6,700			6,700	100%
5355 - Training seminars	9,655	1,849	4,197	5,458	57% FS4-10
5365 - Exams and Certifications	8,900		475	8,425	95%
5525 - Non-Capital Equip <\$5K	7,900	140	140	7,760	98%
LIFE SAFETY	132,275	16,503	36,525	95,750	72%

FS4-10 - Account 5355 - Variety of courses for community outreach division.

MARCH FOOTNOTES:

FS3-6 - Account 5235 - National Fire Protection Association (NFPA) National Fire Protection Code annual fee for access.



**Mountain View Fire Rescue
Budget Summary by Department
RADIOS & DISPATCH**

For the 4 Month(s) Ending April 30, 2024
(in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	24,500		60	24,440	100%
5209 - Food/Catering	300		40	260	87%
5235 - Membership/subscriptions	100			100	100%
5240 - Postage/UPS,Fed X	500		19	481	96%
5346 - R & M equipment	51,000		8,122	42,878	84%
5359 - Dispatching service	86,001		75,387	10,614	12%
RADIOS & DISPATCH	162,401	0	83,628	78,773	49%

JANUARY FOOTNOTES:

FS1-11 - Account 5346 - Purchase of radios.

FS1-12 - Account 5359 - 2024 annual fee for dispatch services/wireless maintenance.



**Mountain View Fire Rescue
Budget Summary by Department
TRAINING**

For the 4 Month(s) Ending April 30, 2024
(in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	15,000	538	5,104	9,896	66%
5209 - Food/Catering	5,000	275	1,787	3,213	64%
5211 - Tech-Hardware & Accessories	1,500			1,500	100%
5212 - Tech-Software & Applications	1,500	1,110	1,147	353	24% FS4-11
5235 - Membership/subscriptions	25,000		15,800	9,200	37%
5245 - Uniform/allowance	1,500		305	1,195	80%
5261 - FF Equipment	5,000			5,000	100%
5263 - Training library	2,000		159	1,841	92%
5288 - Travel costs/per diems	7,500	680	3,305	4,195	56%
5300 - General Purchased Services	1,500			1,500	100%
5322 - Employee Testing	5,000			5,000	100%
5346 - R & M equipment	2,000	217	1,505	495	25%
5355 - Training seminars	93,000	2,115	16,750	76,250	82%
5356 - Seminar/Academy Expenses	12,500			12,500	100%
5365 - Exams and Certifications	25,000		2,651	22,349	89%
5525 - Non-Capital Equip <\$5K	5,000	70	828	4,172	83%
5550 - Training equipment	10,000			10,000	100%
TRAINING	218,000	5,005	49,341	168,659	77%

FS4-11 - Account 5212 - Annual Sims-U-Shape software subscription.

MARCH FOOTNOTES:

FS3-7 - Account 5288 - Travel expense for two trainings.

FEBRUARY FOOTNOTES:

FS2-3 - Account 5235 - Annual Fire Department Training Network and Boulder County Regional Training Center Memberships.

JANUARY FOOTNOTES:

FS1-13 - Account 5346 - Purchase Headrush Tech. Auto-belay recertification.



Mountain View Fire Rescue
Budget Summary by Department
FLEET OPERATION
 For the 4 Month(s) Ending April 30, 2024
 (in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	239,400	18,128	70,486	168,914	71%
5208 - Ambulance Expenses	1,650		1,375	275	17%
5209 - Food/Catering	1,500	304	304	1,196	80%
5212 - Tech-Software & Applications	23,000	10,750	10,750	12,250	53% FS4-12
5227 - Misc. Fees	3,000	241	1,268	1,732	58% FS4-13
5234 - Outside Svc-Supplies/Materials	0	18,408	44,973	(44,973)	0%
5235 - Membership/subscriptions	800		50	750	94%
5240 - Postage/UPS,Fed X	5,000		1,301	3,699	74%
5244 - Janitorial Supplies	6,300	1,010	2,356	3,944	63%
5245 - Uniform/allowance	10,140	709	1,398	8,742	86%
5265 - Fuel	230,000	9,060	36,873	193,127	84%
5266 - Tires	94,500	8,061	9,508	84,992	90%
5288 - Travel costs/per diems	32,900	2,980	10,215	22,685	69%
5311 - Tech Expense-Maintenance & Sup	11,235	720	720	10,515	94%
5342 - Contract labor services	10,000	110	110	9,890	99%
5347 - Repairs & maintenance, vehicles	132,300	15,628	42,951	89,349	68%
5355 - Training seminars	17,540		1,390	16,151	92%
5364 - Annual Equip Testing	8,510			8,510	100%
5525 - Non-Capital Equip <\$5K	12,400	11,257	11,892	508	4% FS4-14
FLEET OPERATION	840,175	97,365	247,920	592,255	70%

FS4-12 - Account 5212 - RTA annual fleet software license.

FS4-13 - Account 5227 - Tolls, registration and plates for 6 new apparatus.

FS4-14 - Account 5525 - Purchase of variety of maintenance tools.

JANUARY FOOTNOTES:

FS1-14 - Account 5208 - One time ambulance license fees, no further expense for the year.

FS1-15 - Account 5234 - Supplies/parts purchased for billable work only; offset by revenue collected.

FS1-16 - Account 5288 - FDIC Conference travel and Waterous training for B.Ross and C.Gransee.



Mountain View Fire Rescue
Budget Summary by Department
WILDLAND/RESCUE SERVICES
 For the 4 Month(s) Ending April 30, 2024
 (in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	29,000	300	1,450	27,550	95%
5209 - Food/Catering	5,000	296	296	4,704	94%
5211 - Tech-Hardware & Accessories	9,000		20	8,980	100%
5245 - Uniform/allowance	10,800	1,904	4,404	6,396	59%
5256 - Saw supplies/accessories	10,000		989	9,011	90%
5261 - FF Equipment	44,291	2,054	6,862	37,429	85%
5288 - Travel costs/per diems	20,000			20,000	100%
5342 - Contract labor services	5,000			5,000	100%
5346 - R & M equipment	6,000			6,000	100%
5355 - Training seminars	35,000			35,000	100%
5378 - Utilities, trash	3,000			3,000	100%
5520 - Protective gear/equip	45,000	2,065	2,290	42,710	95%
WILDLAND/RESCUE SERVICES	222,091	6,619	16,311	205,780	93%



**Mountain View Fire Rescue
Budget Summary by Department
STATIONS AND GROUNDS**
For the 4 Month(s) Ending April 30, 2024
(in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	74,750	3,041	14,507	60,243	81%
5245 - Uniform/allowance	1,000		78	922	92%
5300 - General Purchased Services	5,000			5,000	100%
5342 - Contract labor services	73,500		239	73,261	100%
5344 - Janitorial Services	38,330	2,315	6,337	31,993	83%
5348 - Repairs & maintenance, building	175,110	3,631	26,093	149,017	85%
5349 - Repairs & maint. appliances	4,550	754	8,161	(3,611)	-79%
5355 - Training seminars	1,500			1,500	100%
5361 - Alarm system service fees	27,930	3,205	7,610	20,320	73%
5370 - HVAC/Mechanical Repairs	252,023	20,245	49,244	202,779	80%
5372 - Landscaping Maintenance	57,015	1,403	6,316	50,699	89%
5376 - Utilities, electric & gas	213,144	15,076	58,978	154,166	72%
5378 - Utilities, trash	33,000	2,417	9,099	23,901	72%
5379 - Utilities, water & sewer	49,000	4,144	12,225	36,775	75%
5511 - Capital outlay, furniture & fixtures	50,000			50,000	100%
5525 - Non-Capital Equip <\$5K	48,000	2,101	3,591	44,409	93%
STATIONS AND GROUNDS	1,103,852	58,332	202,478	901,374	82%

JANUARY FOOTNOTES:

FS1-17 - Account 5349 - Stove repair at st.2 and other appliances maintenance st.9



Mountain View Fire Rescue
Budget Summary by Department
WELLNESS PROGRAM
 For the 4 Month(s) Ending April 30, 2024
 (in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
5205 - Operating supplies & expense	1,000			1,000	100%
5209 - Food/Catering	2,280		152	2,128	93%
5300 - General Purchased Services	5,500	495	1,375	4,125	75%
5304 - Fitness Memberships	2,500	147	351	2,149	86%
5342 - Contract labor services	48,800	1,325	3,063	45,738	94%
5350 - Wellness check/Annual Physical	167,000		25,600	141,400	85%
5353 - Health Screening-RTW	10,000			10,000	100%
5355 - Training seminars	9,000			9,000	100%
5525 - Non-Capital Equip <\$5K	1,500			1,500	100%
WELLNESS PROGRAM	247,580	1,967	30,541	217,039	88%

JANUARY FOOTNOTES:

FS1-18 - Account 5350 - Front Line Mobile Health, PLLC covered by the AFG award.



Mountain View Fire Rescue
Statement of Revenues and Expenditures
CAPITAL RESERVE FUND
 For the 4 Month(s) Ending April 30, 2024
 (in Whole Numbers)

	Total Original Budget	Current Period Actual	YTD Actual	Total Remaining Budget	
BEGINNING FUND BALANCE	(26,778,424)	11,055,396	18,928,072	45,706,496	-171%
REVENUES					
4441 - INTEREST ON DEPOSITS	0	69,856	367,854	367,854	0%
4557 - Energy Impact Grant	0	0	123,622	123,622	0%
Total REVENUES	0	69,856	491,476	491,476	0%
EXPENDITURES					
90000-Capital Projects Contingency	119,289			119,289	100%
100-ADMINISTRATION	119,289			119,289	100%
91000-Station Capital Improvements	50,000		920	49,080	98%
99010-Tech-Software Implementation	68,000		44,451	23,549	35%
105-INFORMATION TECHNOLOGY SERVI	118,000		45,371	72,629	62%
90007-SCBA Replacement	1,007,086			1,007,086	100%
90008-EMS Pram Replacement	621,507			621,507	100%
90010-Extrication Equip Replacement	159,535			159,535	100%
90027-EMS Monitor Replacment	302,331			302,331	100%
90028-EMS Equip Replacement	55,000			55,000	100%
90030-FF Equip Replacement	47,000			47,000	100%
90034-Rescue Task Force - PPE	5,686			5,686	100%
99027-EMS Stair Chair	18,500			18,500	100%
99041-Extrication Equipment	180,000		192,132	(12,132)	-7%
200-EMERGENCY OPERATIONS	2,396,645		192,132	2,204,513	92%
90006-Communications Tower	17,932		17,932	0	0%
90009-Radio Replacement Plan	393,036	84,456	88,312	304,724	78%
400-RADIOS & DISPATCH	410,968	84,456	106,244	304,724	74%
90029-Capital Training Equip	140,000		63,625	76,375	55%
500-TRAINING	140,000		63,625	76,375	55%
90014-Engine Replacement Program	11,400,135	188,087	541,467	10,858,668	95%
90016-Aerial Replacement	3,450,000			3,450,000	100%
90018-Wildland Utility Replacement	611,991		32,946	579,045	95%
90020-Fleet Replacement Program	1,736,509	1,992	153,931	1,582,578	91%
90021-Ambulance Replacement	1,400,000	12,920	20,303	1,379,697	99%
99035-Hazmat Apparatus/Equip	46,090	195	13,544	32,546	71%
600-FLEET OPERATION	18,644,725	203,194	762,192	17,882,533	96%
90011-Admin Bldg Improvements	5,048,000		36	5,047,964	100%
90013-Maintenance Facility	53,000			53,000	100%
90039-Maintenance/Fleet Bldg & Equip	23,153			23,153	100%
91000-Station Capital Improvements	168,000	4,427	4,427	163,573	97%
91008-Station 8 Capital Improvements	39,000			39,000	100%
91009-Station 9 Capital Improvements	37,500			37,500	100%
91010-Station 10 Capital Improvement	200,000			200,000	100%
91012-Station 12 Capital Improvement	6,500			6,500	100%
99022-Construction Repairs			601	(601)	0%

99040-New Station Build	8,317,875	80,910	130,278	8,187,597	98%
99043-Capital Appliances/Fixed Equip	8,000		5,870	2,130	27%
99047-Marshall Mesa Cistern	250,000			250,000	100%
99050-Monarch Park Project	7,500,000	51,428	7,398,913	101,087	1%
800-STATIONS AND GROUNDS	21,651,028	136,765	7,540,125	14,110,903	65%
90032-Wellness Program Equip	33,279	5,887	14,909	18,370	55%
950-WELLNESS PROGRAM	33,279	5,887	14,909	18,370	55%
Total EXPENDITURES	43,513,934	430,302	8,724,598	34,789,336	80%
EXCESS/(DEFICENCY) REVENUES AFTER EXPENDITURES	(43,513,934)	(360,446)	(8,233,122)	35,280,812	-81%
Changes in Fund Balances	17,000,000	0	0	(17,000,000)	-100%
ENDING FUND BALANCE	(53,292,358)	10,694,950	10,694,950	63,987,308	-120%

MARCH FOOTNOTES:

FS3-8 - Program 90029, Dept. 500 - Deposit towards Taylor's Training Pros.

FS3-9 - Program 99043, Dept. 800 - Purchase of Bunker Gear Dryer.

FS3-10 - Program 99050, Dept. 800 - Moved budget from reserves for property closing, per Board approval.

FEBRUARY FOOTNOTES:

FS2-4 - Program 99010, Dept. 105 - JMT Implementation Costs for financial application

JANUARY FOOTNOTES:

FS1-19 - Program 99041, Dept. 200 - Purchase of 3 sets of Holmatro extrication tools

FS1-20 - Program 90006, Dept. 400 - Annual payment for Niwot Tower per agreement.

FS1-21 - Program 99050, Dept. 800 - Earnest money for Monarch Park contract.



Mountain View Fire Rescue
Statement of Financial Position
GENERAL FUND
 As at April 30, 2024
 (in Whole Numbers)

	Beginning Period Balance	Current Change	Current Year
Assets			
Cash in Bank	840,472	(340,259)	500,213
Cash with County Treasurer	3,454,697	24,796,799	28,251,496
Cash invested in COLOTRUST	57,120,487	1,418,566	58,539,053
Accounts Receivable	90,398	136,538	226,936
Accrued Property Taxes	38,914,121	(26,781,448)	12,132,673
Prepaid Expenses	864,844	(129,107)	735,737
Due From Other Funds	4,861,259	415,897	5,277,156
Total Assets	106,146,278	(483,013)	105,663,265
Liabilities			
Accounts Payable	572,179	(387,595)	184,584
Due To Other Funds	206,056	25,000	231,056
Deferred Revenues	38,914,364	(26,781,448)	12,132,916
Total Liabilities	39,692,600	(27,144,043)	12,548,556
Fund Balances			
Restricted	1,224,843	0	1,224,843
Assigned	(10,995,500)	0	(10,995,500)
Unassigned	67,661,281	0	67,661,281
Current Earnings	8,563,054	26,661,030	35,224,085
Total Fund Balances	66,453,678	26,661,030	93,114,709
Liabilities and Fund Balance	106,146,278	(483,013)	105,663,265



Mountain View Fire Rescue
Statement of Financial Position
CAPITAL RESERVE FUND
 As at April 30, 2024
 (in Whole Numbers)

	Beginning Period Balance	Current Change	Current Year
Assets			
Cash in Bank	21,822	18	21,840
Cash invested in COLOTRUST	15,663,842	69,838	15,733,680
Due From Other Funds	(475,814)	(415,897)	(891,711)
Total Assets	15,209,850	(346,041)	14,863,809
Liabilities			
Accounts Payable	18,565	14,404	32,969
Due To Other Funds	4,135,889	0	4,135,889
Total Liabilities	4,154,454	14,404	4,168,858
Fund Balances			
Assigned	(1,286,380)	0	(1,286,380)
Unassigned	20,214,453	0	20,214,453
Current Earnings	(7,872,676)	(360,446)	(8,233,122)
Total Fund Balances	11,055,396	(360,446)	10,694,950
Liabilities and Fund Balance	15,209,850	(346,041)	14,863,809



Mountain View Fire Rescue
Statement of Financial Position
DEBT SERVICE FUND
 As at April 30, 2024
 (in Whole Numbers)

	Beginning Period Balance	Current Change	Current Year
Assets			
Cash with County Treasurer	61,326	115,619	176,945
Cash invested in COLOTRUST	225,226	62,702	287,928
Accrued Property Taxes	394,188	(177,551)	216,638
Due From Other Funds	7,029		7,029
Total Assets	687,770	771	688,540
Liabilities			
Accounts Payable	0	0	0
Due To Other Funds	26,194	0	26,194
Deferred Revenues	394,188	(177,551)	216,638
Total Liabilities	420,383	(177,551)	242,832
Fund Balances			
Assigned	(7,234)	0	(7,234)
Unassigned	40,954	0	40,954
Current Earnings	233,667	178,321	411,988
Total Fund Balances	267,387	178,321	445,708
Liabilities and Fund Balance	687,770	771	688,540

RESOLUTION 2019 - 01**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE MOUNTAIN VIEW FIRE RESCUE DISTRICT****I. Statement of Public Policy**

It is the policy of Mountain View Fire Rescue District to promote the improvement of labor relations between the District and the firefighters employed by the District to protect public health, safety, and welfare by assuring the orderly and uninterrupted operations and services of the District, and that the employees of the District not be allowed to strike or to engage in any work stoppage, slowdown, or mass absenteeism. This policy is implemented by the manner in which the District conducts its business and by recognizing and defining the rights of full-time firefighters to join organizations of their own choosing for the purpose of representation in matters affecting employee relations, or to represent themselves individually in dealing with the District.

II. Definitions

As used in this Resolution, unless the context otherwise requires:

- A. "Collective bargaining" means to meet at reasonable times to confer in good faith, and to reduce to a written agreement the matters agreed upon if requested by either party; but the obligation to collectively bargain does not compel a party to agree to a proposal or require the making of a concession;
- B. "Bargaining Unit" means all full-time firefighters employed by the District holding a rank up to and including that of Captain. Clerical personnel and volunteer firefighters are not included in the Bargaining Unit;
- C. "Good faith bargaining" means an honest and sincere attempt to reach a mutually acceptable resolution of all issues that are subjects for collective bargaining;
- D. "Certified employee representative" or "employee organization" means an organization or union elected by the bargaining unit and recognized by the District pursuant to Section VI of this Resolution;
- E. "Subjects for collective bargaining" means compensation, hours, grievance procedure, working conditions, procedures for promotions (but not the decision or authority to promote), personal safety, and other terms and conditions of employment for Bargaining Unit employees approved by the Board, except pensions and those Public and Management Rights set forth in paragraph III of this Resolution; and
- F. "Collective Bargaining Agreement" (sometimes referred to as the "Agreement" or "CBA") means the written agreement that sets forth the subjects for collective bargaining to which the District Board and the employee organization have agreed.

III. Public and Management Rights

The following are the inherent and exclusive rights of the District. These Management Rights shall not be the subject of collective bargaining:

- A. To direct the work of its employees;
- B. To hire, promote, demote, classify, evaluate, and retain employees in positions with the District; however, the procedure the District uses in the promotional process shall be a subject for collective bargaining;
- C. To demote, suspend, discharge, or otherwise discipline employees. However, discharge (i.e. termination of employment by the District) shall only be for "just cause" as more specifically set forth in the Employee Handbook, as adopted by the Board and as amended from time to time. The procedure the District uses for discipline, suspension, demotion, or discharge shall be the procedure set forth in the District's Employee Handbook as adopted by the Board and as amended from time to time;
- D. To transfer, assign and schedule employees;
- E. To determine whether to lay off employees because of lack of work, lack of funds, or other reasons;
- F. To determine and implement the methods, equipment, facilities, personnel, policies, procedures, directive, practices, and other means by which District operations are to be conducted, including but not limited to, adoption of an Employee Handbook, Administrative Operating Guidelines (AOGs) and Standard Operating Guidelines (SOGs), as amended from time to time, and to take the steps the District deems necessary to maintain the efficiency and safety of operations and personnel;
- G. To determine policies and standards for fitness for duty and fitness for duty testing;
- H. To determine its budget, organization, and the merits, necessity of expenditures, and the level of the activity and services provided by the District, including but not limited to, the level of staffing; and
- I. To determine whether to merge or consolidate with any other fire district or municipality, and the form and terms of any merger or consolidation.

IV. Strikes, Work Stoppages, Slowdowns, and Mass Absenteeism Prohibited

In order for the Mountain View Fire Rescue District to discharge its statutory obligations to provide emergency fire protection, medical, rescue and hazardous materials services, and protect the health, welfare, and safety of its citizens, it is essential that District emergency services continue at all times without disruption. Acceptance of public employment by an organization that provided emergency services carries with it an obligation and responsibility to act affirmatively at all times to ensure the continuation and promotion of the public's health, safety, and welfare. Accordingly, all employees in the Bargaining Unit and employee representative organizations are hereby prohibited from engaging in strikes, work stoppages, slowdowns, or mass absenteeism. Any person who violates this prohibition shall be subject to any of the following limitations: reprimand, suspension, or discharge. In the case of any violation of this prohibition by the employee organization representing District employees in collective bargaining the violation shall be grounds for: withdrawal of recognition, cancelation of any collective bargaining agreement with said organization, withdrawal of any dues check-off authority, injunctive relief, suit for damages, and any other reasonable penalty or remedy, including reasonable attorneys' fees, costs and expenses. In case of a violation of this prohibition by an employee, the violation shall be just cause for termination of employment.

V. Employee Rights

Members of the Bargaining Unit shall have the right to form, join, and participate in the activities of employee organizations of their choosing for the purpose of representation for collective bargaining, and they shall also have the right to refuse to join or participate in any activities of employee organizations and shall have the right to represent themselves individually and have individual grievances adjusted without resort to employee organizations; provided, however, that any resolution reached as a result of individual representation or grievance must be in accord with the terms of any Agreement currently in effect and applicable to Bargaining Unit members.

No member of the Bargaining Unit, no employee organization or representative, and no recognized employee representative, shall interfere with, intimidate, restrain, coerce, or discriminate against any employee because of the exercise of individual rights by an employee in the Bargaining Unit.

VI. Recognition

The District hereby recognizes International Association of Firefighters, Local 3214 (Local 3214), as the bargaining representative for members of the Bargaining Unit, and such recognition shall continue until Local 3214 is no longer recognized.

If at any time at least thirty percent (30%) of the Bargaining Unit membership petition in writing, for non-recognition of the bargaining representative, an election shall be held for the purpose of determining recognition or nonrecognition of the certified employee representative. Any such petition can only be filed no earlier than May 1 and no later than June 1 of the year immediately prior to the expiration of an existing collective bargaining agreement between the District and the bargaining representative, or between May 1 and June 1 of any year in which no Agreement is in effect. Elections for determining recognition or non-recognition of the certified employee

representative shall be decided by the majority of those members of the Bargaining Unit who vote in an election.

VII. Obligation to Bargain Collectively

The duly designated representatives of the District and the certified employee representative shall bargain in good faith at the time specified below and shall consider fully all proposals submitted by either side which are appropriate subjects of the collective bargaining as defined in this Resolution.

The negotiations will be conducted at times and places mutually agreeable to the negotiators named by the District and the employee organization. Negotiations shall conclude thirty (30) days after commencement of such negotiations. Negotiations shall commence no later than July 15 and shall be completed no later than August 14.

VIII. Collective Bargaining Agreement

Agreements reached by the representative of the District and the Bargaining Unit shall be set forth in a written proposed Agreement. The proposed Agreement shall constitute a mutual recommendation to be jointly submitted to the Board of Directors of the District and employees within the Bargaining Unit.

The Agreement shall not supersede constitutional or statutory rights, powers and obligations of the District or any of its publicly elected Directors pursuant to the Colorado Constitution or other laws of the State of Colorado, nor shall the Agreement contain terms that are inconsistent with the Public and Management Rights set forth in Section III of this Resolution.

The term of the Agreement shall be for not less than two (2) years nor more than three (3) years and shall coincide with the fiscal year of the District.

IX. Impasse Resolution

In the event the representatives of the District and the Bargaining Unit are unable to reach an agreement on an Agreement within thirty (30) days from and including the date of their first meeting pursuant to Section IV, any unresolved issues subject to collective bargaining pursuant to Section II.E shall be submitted to non-binding mediation pursuant to Section IX.A., then, if necessary to binding arbitration pursuant to Section IX.B.

A. Non-Binding Mediation

Within three (3) calendar days after the expiration of thirty (30) calendar days from the first day of the meeting, the representatives of the District or the Bargaining Unit shall inform the American Arbitration Association, or its successor organization, that labor mediation pursuant to the terms of this Resolution is desired. Within seven (7) calendar days thereafter, the arbitration association shall submit, simultaneously to each party, an identical list of seven (7) names of persons who, if selected, will act in the capacity of a labor mediator. Each party shall

alternatively strike one (1) name from the list until the name of one (1) individual remains. The party to strike first shall be determined by a coin flip. The process of striking names shall be completed within seven (7) calendar days of the receipt of the list. Upon completion of the selection process, the mediator shall have ten (10) calendar days in which to convene a mediation meeting. The meeting may be recessed or continued in the discretion of the mediator; however, the mediation must be concluded within seven (7) calendar days of the first day of the mediation meeting. If the parties are not able to reach an agreement on the issue(s) submitted to mediation, the parties shall have five (5) calendar days to submit proposed findings and recommendations, including any citations of law either party may believe are relevant to the mediation. The mediator shall render his/her non-binding recommendations within seven (7) calendar days from the last day for filing proposed findings and recommendations. The parties shall have seven (7) calendar days to consider and discuss the recommendations of the mediator.

B. Binding Arbitration

If the parties are unable to reach an agreement upon all of the terms of a tentative Agreement, including all of the issues submitted for mediation, within seven (7) calendar days of the date the mediator issues her/his recommendations, the remaining unresolved issues shall be submitted to a three-person panel for binding arbitration. The panel will be comprised of one arbiter selected by the District Board, one arbiter chosen by the Bargaining Unit, and the third arbiter will be determined by the District and Bargaining Unit arbiters subject to approval by the Bargaining Unit and the District Board. The procedure for selection of the third arbiter will be as follows: The arbiters chosen by the Bargaining Unit shall, immediately upon selection, request that the arbitration association submit a new list of seven (7) names of persons who, if selected, will act as the third arbiter. The name of the proposed third arbiter will be submitted to the District Board and the Bargaining Unit and both parties shall have three (3) days to approve or disapprove of the proposed third arbiter. If either party disapproves of the proposed third arbiter, the selection process shall be repeated until both parties approve a third arbiter.

Upon completion of the selection process, the arbiters shall have seven (7) calendar days in which to convene a hearing on the issue(s) that remain unresolved after the non-binding mediation. The arbitration hearing shall be concluded within seven (7) calendar days. After the conclusion of the arbitration hearing the parties shall have three (3) calendar days to submit proposed findings and recommendations, including any citations of law either party may believe are relevant. The arbiters, by a majority vote, shall within seven (7) calendar days, issue their decision.

In making their decision, the arbiters shall consider, weigh, and be guided by the following criteria:

1. The interest and welfare of the public, and all factors normally a part of sound administrative and labor relations policy, including, without limitation, the financial ability of the District to bear the costs involved;
2. The lawful authority of the District;

3. Stipulations of the parties;
4. The terms of the new Agreement that the representatives of the District and the Bargaining Unit have already agreed upon;
5. Comparison of the overall terms and conditions of employment of the employees involved with the other employees performing similar services in public employment in comparable Colorado communities;
6. Effectiveness of District operations and impact on services to the public;
7. Cost of living; and
8. Other similar standards recognized in the resolution of labor disputes between public employers and public employees.

The arbiters' decision shall be in writing and the arbiters shall state the reasons for their decision in writing.

The decision of the arbiters will be final and will be binding upon the District and the Bargaining Unit, and will become the new Agreement. The District Board and the members of the Bargaining Unit shall vote on the proposed new Agreement, which will include the decision of the arbiters on the issue(s) submitted to arbitration, within seven (7) calendar days of the date the arbiters issue their decision.

During the seven (7) calendar days following the date of the decision of the arbiters, the parties shall hold at least one meeting to discuss the decision. The parties' representatives may reach an agreement on a Collective Bargaining Agreement as described in Section VIII. If an agreement is reached during the seven (7) days following the arbiters' decision, and if that agreement is approved by the District Board and the Bargaining Unit membership, the agreement shall become a part of the Collective Bargaining Agreement and the decision of the arbiters shall be null, void, and of no effect.

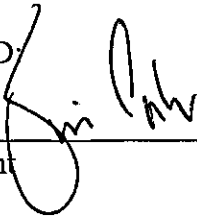
The terms of the new Collective Bargaining Agreement shall consist of the terms agreed upon prior to and during the dispute resolution process, and the decision of the arbiters unless the arbiters' decision is superseded by agreement of the parties pursuant to the preceding paragraph of this Resolution. The Board of Directors of the District expressly reserves its full legislative power, notwithstanding anything to the contrary in this Resolution.

All fees and expenses related to the arbitration will be shared equally by the District and the employee organization.

This Resolution was approved by the Board of Directors of the District at its meeting of _____, 2019.

SIGNED:

President

Handwritten signature of Jim Pahr in cursive script, written over a horizontal line.

ATTEST:

Secretary

Handwritten signature of Colleen P. W. How in cursive script, written over a horizontal line.

MOUNTAIN VIEW FIRE PROTECTION DISTRICT

RESOLUTION 2022-5

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE MOUNTAIN VIEW FIRE RESCUE DISTRICT**

WHEREAS, Resolution 2019-01 sets forth processes and procedures related to negotiations of the Collective Bargaining Agreement between the District and the Local 3214;

WHEREAS, Section 7 of the Resolution provides for the date and timing of negotiations for successor agreements;

WHEREAS, currently, the Resolution requires negotiations to be completed within a thirty (30) day timeframe between July 15 and August 14;

WHEREAS, the District and Local 3214 are planning to utilize the Federal Mediation and Conciliation Services as a facilitator in the negotiations process this year;

WHEREAS, in order to provide some flexibility in scheduling this year, as well as in future years, while maintaining the intent to have negotiations concluded in approximately thirty (30) days, the Board is amenable to providing some flexibility for scheduling negotiations sessions; and,

WHEREAS, the Board intends to narrowly amend Section 7 of the Resolution to provide such flexibility while maintaining the intent to have compact and efficient negotiations between the parties.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MOUNTAIN VIEW FIRE PROTECTION DISTRICT THAT:

1. Section 7 of Resolution 2019-01 shall be amended as follows:

Section VII. Obligation to Bargain Collectively

...

The negotiations will be conducted at times and places mutually agreeable to the negotiators named by the District and the employee organization. ~~Negotiations shall conclude thirty (30) days after commencement of such negotiations. Negotiations shall commence no later than July 15 and shall be completed no later than August 14. Negotiations shall commence no sooner than July 15 and shall be concluded no later than September 15.~~ It is the intent of the Board that negotiations shall preferably be concluded within a thirty (30) day timeframe of when they are started, within this time period.

2. The remainder of Resolution 2019-01 not amended by Paragraph 1 above shall continue in full force and effect.

Dated: May 17, 2022.

MOUNTAIN VIEW FIRE PROTECTION DISTRICT

By: 
Chad Christian, President

RESOLUTION _____ - _____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE MOUNTAIN VIEW FIRE RESCUE DISTRICT

I. Statement of Public Policy

It is the policy of Mountain View Fire Rescue District to promote the improvement of labor relations between the District and the firefighters employed by the District to protect public health, safety, and welfare by assuring the orderly and uninterrupted operations and services of the District, and that the employees of the District not be allowed to strike or to engage in any work stoppage, slowdown, or mass absenteeism. This policy is implemented by the manner in which the District conducts its business and by recognizing and defining the rights of full-time firefighters to join organizations of their own choosing for the purpose of representation in matters affecting employee relations, or to represent themselves individually in dealing with the District.

II. Definitions

As used in this Resolution, unless the context otherwise requires:

- A. "Collective bargaining" means to meet at reasonable times to confer in good faith, and to reduce to a written agreement the matters agreed upon if requested by either party; but the obligation to collectively bargain does not compel a party to agree to a proposal or require the making of a concession;
- B. "Bargaining Unit" means all full-time firefighters employed by the District holding a rank up to and including that of Captain. Clerical personnel and volunteer firefighters are not included in the Bargaining Unit;
- C. "Good faith bargaining" means an honest and sincere attempt to reach a mutually acceptable resolution of all issues that are subjects for collective bargaining;
- D. "Certified employee representative" or "employee organization" means an organization or union elected by the bargaining unit and recognized by the District pursuant to Section VI of this Resolution;
- E. "Subjects for collective bargaining" means compensation, hours, grievance procedure, working conditions, procedures for promotions (but not the decision or authority to promote), personal safety, and other terms and conditions of employment for Bargaining Unit employees approved by the Board, except pensions and those Public and Management Rights set forth in paragraph III of this Resolution; and
- F. "Collective Bargaining Agreement" (sometimes referred to as the "Agreement" or "CBA") means the written agreement that sets forth the subjects for collective bargaining to which the District Board and the employee organization have agreed.

III. Public and Management Rights

The District reserves and retains solely and exclusively all of its constitutional, statutory, and common law rights and responsibilities to manage the District and to take all necessary actions to carry out the mission of the District. The management of the District and the direction of the employees are vested solely and exclusively in the District, and shall not in any way be abridged, except as specifically limited by the express terms of a Collective Bargaining Agreement.

The following are the inherent and exclusive rights of the District. These Management Rights shall not be the subject of collective bargaining:

- A. To direct the work of its employees;
- B. To hire, promote, demote, classify, evaluate, and retain employees in positions with the District; however, the procedure the District uses in the promotional process shall be a subject for collective bargaining;
- C. To demote, suspend, discharge, or otherwise discipline employees. However, discharge (i.e. termination of employment by the District) shall only be for "just cause" as more specifically set forth in the Employee Handbook, as adopted by the Board and as amended from time to time. The procedure the District uses for discipline, suspension, demotion, or discharge shall be the procedure set forth in the District's Employee Handbook as adopted by the Board and as amended from time to time;
- D. To transfer, assign and schedule employees;
- E. To determine whether to lay off employees because of lack of work, lack of funds, or other reasons;
- F. To determine and implement the methods, equipment, facilities, personnel, policies, procedures, directive, practices, and other means by which District operations are to be conducted, including but not limited to, adoption of an Employee Handbook, Administrative Operating Guidelines (AOGs) and Standard Operating Guidelines (SOGs), as amended from time to time, and to take the steps the District deems necessary to maintain the efficiency and safety of operations and personnel;
- G. To determine policies and standards for fitness for duty and fitness for duty testing;
- H. To determine its budget, organization, and the merits, necessity of expenditures, and the level of the activity and services provided by the District, including but not limited to, the level of staffing; and
- I. To determine whether to merge or consolidate with any other fire district or municipality, and the form and terms of any merger or consolidation.

IV. Strikes, Work Stoppages, Slowdowns, and Mass Absenteeism Prohibited

To the extent permitted by law, in~~in~~ order for the Mountain View Fire Rescue District to discharge its statutory obligations to provide emergency fire protection, medical, rescue and hazardous materials services, and protect the health, welfare, and safety of its citizens, it is essential that District emergency services continue at all times without disruption. Acceptance of public employment by an organization that provided emergency services carries with it an obligation and responsibility to act affirmatively at all times to ensure the continuation and promotion of the public's health, safety, and welfare. Accordingly, all employees in the Bargaining Unit and employee representative organizations are hereby prohibited from engaging in strikes, work stoppages, slowdowns, or mass absenteeism. Any person who violates this prohibition shall be subject to any of the following limitations: reprimand, suspension, or discharge. In the case of any violation of this prohibition by the employee organization representing District employees in collective bargaining the violation shall be grounds for: withdrawal of recognition, cancelation of any collective bargaining agreement with said organization, withdrawal of any dues check-off authority, injunctive relief, suit for damages, and any other reasonable penalty or remedy, including reasonable attorneys' fees, costs and expenses. In case of a violation of this prohibition by an employee, the violation shall be just cause for termination of employment.

V. Employee Rights

Members of the Bargaining Unit shall have the right to form, join, and participate in the activities of employee organizations of their choosing for the purpose of representation for collective bargaining, and they shall also have the right to refuse to join or participate in any activities of employee organizations and shall have the right to represent themselves individually and have individual grievances adjusted without resort to employee organizations; provided, however, that any resolution reached as a result of individual representation or grievance must be in accord with the terms of any Agreement currently in effect and applicable to Bargaining Unit members.

No member of the Bargaining Unit, no employee organization or representative, and no recognized employee representative, shall interfere with, intimidate, restrain, coerce, or discriminate against any employee because of the exercise of individual rights by an employee in the Bargaining Unit.

VI. Recognition

The District hereby recognizes International Association of Firefighters, Local 3214 (Local 3214), as the bargaining representative for members of the Bargaining Unit, and such recognition shall continue until Local 3214 is no longer recognized.

If at any time at least thirty percent (30%) of the Bargaining Unit membership petition in writing, for non-recognition of the bargaining representative, an election shall be held for the purpose of determining recognition or nonrecognition of the certified employee representative. Any such petition can only be filed no earlier than May 1 and no later than June 1 of the year immediately prior to the expiration of an existing collective bargaining agreement between the District and the bargaining representative, or between May 1 and June 1 of any year in which no Agreement is in effect. Elections for determining recognition or non-recognition of the certified employee

representative shall be decided by the majority of those members of the Bargaining Unit who vote in an election.

VII. Obligation to Bargain Collectively

The duly designated representatives of the District and the certified employee representative shall bargain in good faith ~~at~~within the time specified below and shall consider fully all proposals submitted by either side which are appropriate subjects of the collective bargaining as defined in this Resolution. Neither party is compelled to reach an agreement on any proposal during collective bargaining. No proposal regarding Management Rights or any topics outside of the current Collective Bargaining Agreement shall be brought forth for negotiating or considered during collective bargaining.

The negotiations will be conducted at times and places mutually agreeable to the negotiators named by the District and the employee organization. ~~Negotiations shall conclude thirty (30) days after commencement of such negotiations. Negotiations shall commence no later than July 15 and shall be completed no later than August 14. Negotiations shall commence no sooner than July 15 and shall be concluded no later than September 15 (not including the ratification process by the employee organization or Board approval process for the District).~~ Negotiations shall commence no sooner than July 15 and shall be concluded no later than September 15 (not including the ratification process by the employee organization or Board approval process for the District). It is the intent of the Board that negotiations shall preferably, but is not required, to be concluded within a thirty (30) day timeframe of when they are started within this time period.

At least thirty (30) days prior to the first scheduled negotiations session/official start of negotiations, both the Local and the District will simultaneously submit a exchange with the other party a written list of issues to be discussed during negotiations to the other party. Both parties are limited This list will be limited to including a maximum of five (5) issues on their respective lists. Issues common to both parties will count as one issue for each party.

All bargaining sessions will be live streamed for both the employees and the public. Streaming will be one-way for observation only with no mechanism for external communication provided. Bargaining sessions will be recorded and available as a public record and/or posted on the District's website. Individual caucuses will be private.

VIII. Collective Bargaining Agreement

Agreements reached by the representative of the District and the Bargaining Unit shall be set forth in a written Tentative Agreements that shall be summarized in a Memorandum of Agreement (MOA) proposed Agreement. The MOA proposed Agreement shall constitute a mutual recommendation to be jointly submitted to the Board of Directors of the District and employees within the Bargaining Unit. Once the MOA has been successfully ratified by the Bargaining Unit, it will be presented to the Board for its review and approval. Once approved by the Board, the Collective Bargaining Agreement shall be updated to include the changes agreed upon through the ratified and approved MOA.

The Agreement shall not supersede constitutional or statutory rights, powers and obligations of the District or any of its publicly elected Directors pursuant to the Colorado Constitution or other laws of the State of Colorado, nor shall the Agreement contain terms that are inconsistent with the Public and Management Rights set forth in Section III of this Resolution.

The term of the Agreement shall be for not less than two (2) years nor more than three (3) years and shall coincide with the fiscal year of the District.

IX. Impasse Resolution

Declaring Impasse. If, during the course of negotiations, a mutually satisfactory solution to an issue or issues is not reached, either Party may declare in writing that an impasse exists and submit the issue or issues in dispute to mediation or fact finding. Additionally, if the parties do not reach a written MOA to be submitted for approval by the Board and ratification by the employees within the Bargaining Unit by September 15, the parties shall be at impasse unless this date is mutually extended in writing. Neither Party is required to declare impasse.

Issues in Dispute. After impasse has been declared, within ~~five (5) business~~ three (3) calendar days, a list shall be prepared including all items agreed upon to date, as well as those items to be submitted to mediation and/or fact-finding. Each item shall show the last position taken by each negotiating team which should thereby clarify the difference between the Parties. This list shall be signed by the spokesman or chief negotiator of both negotiating teams and presented to the mediator and/or fact-finder.

~~In the event the representatives of the District and the Bargaining Unit are unable to reach an agreement on an Agreement within thirty (30) days from and including the date of their first meeting pursuant to Section IV, any unresolved issues subject to collective bargaining pursuant to Section ILE shall be submitted to non-binding mediation pursuant to Section IX.A., then, if necessary to binding arbitration pursuant to Section IX.B.~~

A. Non-Binding Mediation

During the course of negotiations, a Party or both Parties jointly may request the use of a mediator from the Federal Mediation and Conciliation Services (FMCS) unless the Parties mutually agree to another mediator within five (5) calendar days of the declaration of impasse. All costs and fees of the mediator shall be equally shared by the Parties. Mediation shall begin within ten (10) calendar days of the selection of the mediator, or by the earliest date the mediator and the parties are is-available. To the extent that tentative agreement is reached on the issues in dispute as a result of mediation process, the procedures for ratification shall be followed as set forth above.

~~Within three (3) calendar days after the expiration of thirty (30) calendar days from the first day of the meeting, the representatives of the District or the Bargaining Unit shall inform the American Arbitration Association, or its successor organization, that labor mediation pursuant to the terms of this Resolution is desired. Within seven (7) calendar days thereafter, the arbitration association shall submit, simultaneously to each party, an identical list of seven (7) names of persons who, if selected, will act in the capacity of a labor mediator. Each party shall~~

~~alternatively strike one (1) name from the list until the name of one (1) individual remains. The party to strike first shall be determined by a coin flip. The process of striking names shall be completed within seven (7) calendar days of the receipt of the list. Upon completion of the selection process, the mediator shall have ten (10) calendar days in which to convene a mediation meeting. The meeting may be recessed or continued in the discretion of the mediator; however, the mediation must be concluded within seven (7) calendar days of the first day of the mediation meeting. If the parties are not able to reach an agreement on the issue(s) submitted to mediation, the parties shall have five (5) calendar days to submit proposed findings and recommendations, including any citations of law either party may believe are relevant to the mediation. The mediator shall render his/her non-binding recommendations within seven (7) calendar days from the last day for filing proposed findings and recommendations. The parties shall have seven (7) calendar days to consider and discuss the recommendations of the mediator.~~

B. Non-Binding Fact-Finding

If mediation is not successful, the fact-finding process may be initiated by either Party. If neither Party requests advisory fact-finding within five (5) calendar days of the declaration of impasse or the unsuccessful mediation, whichever occurs later, then the Board shall have the discretion to determine the items at issue. When fact-finding is initiated, then the following procedures shall be utilized.

Fact-finder Selection. The Parties will attempt to mutually agree upon a fact-finder. If the parties are not successful in selecting a desired neutral in this fashion, either party may submit a request to the American Arbitration Association (AAA) or its successor organization for selection of a neutral or neutrals according to its then current rules, requesting the American Arbitration Association to submit identical lists of names of five (5) persons skilled in resolution of educational labor disputes to each party within seven (7) calendar days. Five (5) calendar days after receipt of the list or lists, the parties shall convene either personally or by telephone, and shall alternately strike names until one (1) name is left. The remaining name shall be the neutral. If the parties have initiated fact-finding jointly, the party striking first shall be determined by a flip of the coin~~lot~~. If one (1) party has initiated the request for fact-finding, that party shall strike first. The use of a fact-finder from the AAA list shall not incorporate any AAA rules and regulations unless the parties specifically agree in writing.

Hearings. The dates, times, and format of meetings and hearings will be arranged by the fact-finder. The fact-finder shall convene a hearing upon at least ten (10) calendar days' written notice to both parties at which both parties may appear to present the facts and argument with regard to those matters remaining in dispute.

B. Binding Arbitration

~~If the parties are unable to reach an agreement upon all of the terms of a tentative Agreement, including all of the issues submitted for mediation, within seven (7) calendar days of the date the mediator issues her/his recommendations, the remaining unresolved issues shall be submitted to a three-person panel for binding arbitration. The panel will be comprised of one arbiter selected by the District Board, one arbiter chosen by the Bargaining Unit, and the third arbiter will be determined by the District and Bargaining Unit arbiters subject to approval by the Bargaining Unit and the District Board. The procedure for selection of the third arbiter will be as follows: The arbiters chosen by the Bargaining Unit shall, immediately upon selection, request that the~~

~~arbitration association submit a new list of seven (7) names of persons who, if selected, will act as the third arbiter. The name of the proposed third arbiter will be submitted to the District Board and the Bargaining Unit and both parties shall have three (3) days to approve or disapprove of the proposed third arbiter. If either party disapproves of the proposed third arbiter, the selection process shall be repeated until both parties approve a third arbiter.~~

~~Upon completion of the selection process, the arbiters shall have seven (7) calendar days in which to convene a hearing on the issue(s) that remain unresolved after the non-binding mediation. The arbitration hearing shall be concluded within seven (7) calendar days. After the conclusion of the arbitration hearing the parties shall have three (3) calendar days to submit proposed findings and recommendations, including any citations of law either party may believe are relevant. The arbiters, by a majority vote, shall within seven (7) calendar days, issue their decision.~~

In making their decision, the ~~arbiters~~fact-finder ~~may shall~~ consider, weigh, and be guided by the following criteria:

- ~~1. The interest and welfare of the public, and all factors normally a part of sound administrative and labor relations policy, including, without limitation, the financial ability of the District to bear the costs involved;~~
2. The lawful authority of the District, including federal and state laws, rules, and regulations;

3. Stipulations of the parties;
4. The terms of the new Agreement that the representatives of the District and the Bargaining Unit have already agreed upon;
- ~~5. Comparison of the overall terms and conditions of employment of the employees involved with the other employees performing similar services in public employment in comparable Colorado communities;~~
5. Effectiveness of District operations and impact on services to the public;
6. The District's overall economic and non-economic priorities;
7. The comparability of compensation, economic factors, non-economic factors, and working conditions of other fire districts of similar size, service area, government structure, common duties, budgets, and services provided;
8. Other economic factors, including the general level of wage increases in public and private employment and cost of living;
- ~~6-9. Other non-economic factors;~~
10. Cost of living; and,
11. Any other factors mutually agreed upon by the parties.
- ~~7. Cost of living; and~~
- ~~8. Other similar standards recognized in the resolution of labor disputes between public employers and public employees.~~

Cost Share. All costs and fees of the fact-finder, including per diem expenses, if any, and actual and necessary travel expenses, shall be equally shared by the Parties. Fact-finding shall be held within sixty (60) calendar days of the selection of the fact-finder, or by the earliest date the fact-finder and parties are available.

Advisory Recommendation. Within a reasonable time not to exceed thirty (30) calendar days after conclusion of such hearings, the submission of post-hearing briefs, or the submission of the transcript of the hearings, whichever occurs last, the fact-finder shall submit an advisory report in writing to the representatives of the Board and the Association. The advisory report shall set forth the findings of fact, reasoning, and recommendations on the issues submitted. The fact-finding report shall be advisory only and shall not be binding on the Board or the Association.

Meeting to Discuss Advisory Recommendation. Within five ~~seven (7) calendar (5) working~~ days after receiving the report of the fact-finder, the representatives of the Board and the Union shall meet to discuss the report and attempt to reach tentative agreement on the issues in dispute. To the extent

that tentative agreement is reached on the issues in dispute as a result of fact finding, the procedures for ratification shall be followed as set forth above.

Final Steps. The representatives of the Board and the Union shall take official action on the advisory report of the fact-finder no later than ten (10) calendar days after the meeting described in 4.2.6.5. After this time, the fact-finding report shall be declared a public document. The final decision with respect to the matter that was the subject of the fact-finding process shall remain in the discretion of the Board.

~~The arbiters' decision shall be in writing and the arbiters shall state the reasons for their decision in writing.~~

~~The decision of the arbiters will be final and will be binding upon the District and the Bargaining Unit, and will become the new Agreement. The District Board and the members of the Bargaining Unit shall vote on the proposed new Agreement, which will include the decision of the arbiters on the issue(s) submitted to arbitration, within seven (7) calendar days of the date the arbiters issue their decision.~~

~~During the seven (7) calendar days following the date of the decision of the arbiters, the parties shall hold at least one meeting to discuss the decision. The parties' representatives may reach an agreement on a Collective Bargaining Agreement as described in Section VIII. If an agreement is reached during the seven (7) days following the arbiters' decision, and if that agreement is approved by the District Board and the Bargaining Unit membership, the agreement shall become a part of the Collective Bargaining Agreement and the decision of the arbiters shall be null, void, and of no effect.~~

~~The terms of the new Collective Bargaining Agreement shall consist of the terms agreed upon prior to and during the dispute resolution process, and the decision of the arbiters unless the arbiters' decision is superseded by agreement of the parties pursuant to the preceding paragraph of this Resolution.~~ The Board of Directors of the District expressly reserves its full legislative power, notwithstanding anything to the contrary in this Resolution.

~~All fees and expenses related to the arbitration will be shared equally by the District and the employee organization.~~

This Resolution was approved by the Board of Directors of the District at its meeting of
....., May _____ 2019 2024.

RESOLUTION 20~~19~~24 - (
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE MOUNTAIN VIEW FIRE RESCUE
DISTRICT

I. Statement of Public Policy

It is the policy of Mountain View Fire Rescue District to promote the improvement of labor relations between the District and the firefighters employed by the District to protect public health, safety, and welfare by assuring the orderly and uninterrupted operations and services of the District, and that the employees of the District not be allowed to strike or to engage in any work stoppage, slowdown, or mass absenteeism. This policy is implemented by the manner in which the District conducts its business and by recognizing and defining the rights of full-time firefighters to join organizations of their own choosing for the purpose of representation in matters affecting employee relations, or to represent themselves individually in dealing with the District.

II. Definitions

As used in this Resolution, unless the context otherwise requires:

- A. "Collective bargaining" means to meet at reasonable times to confer in good faith, and to reduce to a written agreement the matters agreed upon if requested by either party; but the obligation to collectively bargain does not compel a party to agree to a proposal or require the making of a concession;
- B. "Bargaining Unit" means all full-time firefighters employed by the District holding a rank up to and including that of Captain. Clerical personnel and volunteer firefighters are not included in the Bargaining Unit;
- C. "Good faith bargaining" means an honest and sincere attempt to reach a mutually acceptable resolution of all issues that are subjects for collective bargaining;
- D. "Certified employee representative" or "employee organization" means an organization or union elected by the bargaining unit and recognized by the District pursuant to Section VI of this Resolution;
- E. "Subjects for collective bargaining" means compensation, hours, grievance procedure, working conditions, procedures for promotions (but not the decision or authority to promote), personal safety, and other terms and conditions of employment for Bargaining Unit employees approved by the Board, except pensions and those Public and Management Rights set forth in paragraph III of this Resolution; and
- F. "Collective Bargaining Agreement" (sometimes referred to as the "Agreement" or "CBA") means the written agreement that sets forth the subjects for collective bargaining to which the District Board and the employee organization have agreed.

III. ~~Public and Management Rights~~

~~The following are the inherent and exclusive rights of the District. These Management Rights shall not be the subject of collective bargaining:~~

- ~~A. To direct the work of its employees;~~
- ~~B. To hire, promote, demote, classify, evaluate, and retain employees in positions with the District; however, the procedure the District uses in the promotional process shall be a subject for collective bargaining;~~
- ~~C. To demote, suspend, discharge, or otherwise discipline employees. However, discharge (i.e. termination of employment by the District) shall only be for "just cause" as more specifically set forth in the Employee Handbook, as adopted by the Board and as amended from time to time. The procedure the District uses for discipline, suspension, demotion, or discharge shall be the procedure set forth in the District's Employee Handbook as adopted by the Board and as amended from time to time;~~
- ~~D. To transfer, assign and schedule employees;~~
- ~~E. To determine whether to lay off employees because of lack of work, lack of funds, or other reasons;~~
- ~~F. To determine and implement the methods, equipment, facilities, personnel, policies, procedures, directive, practices, and other means by which District operations are to be conducted, including but not limited to, adoption of an Employee Handbook, Administrative Operating Guidelines (AOGs) and Standard Operating Guidelines (SOGs), as amended from time to time, and to take the steps the District deems necessary to maintain the efficiency and safety of operations and personnel;~~
- ~~G. To determine policies and standards for fitness for duty and fitness for duty testing;~~
- ~~H. To determine its budget, organization, and the merits, necessity of expenditures, and the level of the activity and services provided by the District, including but not limited to, the level of staffing; and~~
- ~~I. To determine whether to merge or consolidate with any other fire district or municipality, and the form and terms of any merger or consolidation.~~

IV. ~~Strikes, Work Stoppages, Slowdowns, and Mass Absenteeism Prohibited~~

In order for the Mountain View Fire Rescue District to discharge its statutory obligations to provide emergency fire protection, medical, rescue and hazardous materials services, and protect the health, welfare, and safety of its citizens, it is essential that District emergency services continue at all times without disruption. Acceptance of public employment by an organization that provided emergency services carries with it an obligation and responsibility to act affirmatively at **all** times to ensure the continuation and promotion of the public's health, safety, and welfare. Accordingly, all employees in the Bargaining Unit and employee representative organizations are hereby prohibited from engaging in strikes, work stoppages, slowdowns, or mass absenteeism. Any person who violates this prohibition shall be subject to any of the following limitations: reprimand, suspension, or discharge. In the case of any violation of this prohibition by the employee organization representing District employees in collective bargaining the violation shall be grounds for: withdrawal of recognition, cancellation of any collective bargaining agreement with said organization, withdrawal of any dues check-off authority, injunctive relief, suit for damages, and any other reasonable penalty or remedy, including reasonable attorneys' fees, costs and expenses. In case of a violation of this prohibition by an employee, the violation shall be just cause for termination of employment.

V. Employee Rights

Members of the Bargaining Unit shall have the right to form, join, and participate in the activities of employee organizations of their choosing for the purpose of representation for collective bargaining, and they shall also have the right to refuse to join or participate in any activities of employee organizations and shall have the right to represent themselves individually and have individual grievances adjusted without resort to employee organizations; provided, however, that any resolution reached as a result of individual representation or grievance must be in accord with the terms of any Agreement currently in effect and applicable to Bargaining Unit members.

No member of the Bargaining Unit, no employee organization or representative, and no recognized employee representative, shall interfere with, intimidate, restrain, coerce, or discriminate against any employee because of the exercise of individual rights by an employee in the Bargaining Unit.

VI. Recognition

The District hereby recognizes International Association of Firefighters, Local 3214 (Local 3214), as the bargaining representative for members of the Bargaining Unit, and such recognition shall continue until Local 3214 is no longer recognized.

If at any time at least thirty percent (30%) of the Bargaining Unit membership petition in writing, for non-recognition of the bargaining representative, an election shall be held for the purpose of determining recognition or nonrecognition of the certified employee representative. Any such petition can only be filed no earlier than May 1 and no later than June 1 of the year immediately prior to the expiration of an existing collective bargaining agreement between the District and the bargaining representative, or between May 1 and June 1 of any year in which no Agreement is in effect. Elections for determining recognition or non-recognition of the certified employee

representatives shall be decided by the majority of those members of the Bargaining Unit who vote in an election.

VII. Obligation to Bargain Collectively

The duly designated representatives of the District and the certified employee representative shall bargain in good faith at the time specified below and shall consider fully all proposals submitted by either side which are appropriate subjects of the collective bargaining as defined in this Resolution.

The negotiations will be conducted at times and places mutually agreeable to the negotiators named by the District and the employee organization. ~~Negotiations shall conclude thirty (30) days after commencement of such negotiations. Negotiations shall commence no later than July 15 and shall be completed no later than August 14.~~ Negotiations shall commence no sooner than July 15 and shall be concluded no later than September 15. It is the intent of the Board that negotiations shall preferably be concluded within (30) day timeframe of when they are started, within this time period.

VIII. Collective Bargaining Agreement

Agreements reached by the representative of the District and the Bargaining Unit shall be set forth in a written proposed Agreement. The proposed Agreement shall constitute a mutual recommendation to be jointly submitted to the Board of Directors of the District and employees within the Bargaining Unit.

The Agreement shall not supersede constitutional or statutory rights, powers and obligations of the District or any of its publicly elected Directors pursuant to the Colorado Constitution or other laws of the State of Colorado, nor shall the Agreement contain terms that are inconsistent with the Public and Management Rights set forth in Section III of this Resolution.

The term of the Agreement shall be for not less than two (2) years nor more than three (3) years and shall coincide with the fiscal year of the District.

IX. Impasse Resolution

In the event the representatives of the District and the Bargaining Unit are unable to reach an agreement on an Agreement within thirty (30) days from and including the date of their first meeting pursuant to Section IV, any unresolved issues subject to collective bargaining pursuant to Section ILE shall be submitted to non-binding mediation pursuant to Section IX.A., then, if necessary to binding arbitration pursuant to Section IX.B.

A. Non-Binding Mediation

Within three (3) calendar days after the expiration of thirty (30) calendar days from the first day of the meeting, the representatives of the District or the Bargaining Unit shall inform the American Arbitration Association, or its successor organization, that labor mediation pursuant to the terms of this Resolution is desired. Within seven (7) calendar days thereafter, the arbitration association shall submit, simultaneously to each party, an identical list of seven (7) names of persons who, if selected, will act in the capacity of a labor mediator. Each party shall

alternatively strike one (1) name from the list until the name of one (1) individual remains. The party to strike first shall be determined by a coin flip. The process of striking names shall be completed within seven (7) calendar days of the receipt of the list. Upon completion of the selection process, the mediator shall have ten (10) calendar days in which to convene a mediation meeting. The meeting may be recessed or continued in the discretion of the mediator; however, the mediation must be concluded within seven (7) calendar days of the first day of the mediation meeting. If the parties are not able to reach an agreement on the issue(s) submitted to mediation, the parties shall have five (5) calendar days to submit proposed findings and recommendations, including any citations of law either party may believe are relevant to the mediation. The mediator shall render his/her non-binding recommendations within seven (7) calendar days from the last day for filing proposed findings and recommendations. The parties shall have seven (7) calendar days to consider and discuss the recommendations of the mediator.

B. Binding Arbitration

If the parties are unable to reach an agreement upon all of the terms of a tentative Agreement, including all of the issues submitted for mediation, within seven (7) calendar days of the date the mediator issues her/his recommendations, the remaining unresolved issues shall be submitted to a three-person panel for binding arbitration. The panel will be comprised of one arbiter selected by the District Board, one arbiter chosen by the Bargaining Unit, and the third arbiter will be determined by the District and Bargaining Unit arbiters subject to approval by the Bargaining Unit and the District Board. The procedure for selection of the third arbiter will be as follows: The arbiters chosen by the Bargaining Unit shall, immediately upon selection, request that the arbitration association submit a new list of seven (7) names of persons who, if selected, will act as the third arbiter. The name of the proposed third arbiter will be submitted to the District Board and the Bargaining Unit and both parties shall have three (3) days to approve or disapprove of the proposed third arbiter. If either party disapproves of the proposed third arbiter, the selection process shall be repeated until both parties approve a third arbiter.

Upon completion of the selection process, the arbiters shall have seven (7) calendar days in which to convene a hearing on the issue(s) that remain unresolved after the non-binding mediation. The arbitration hearing shall be concluded within seven (7) calendar days. After the conclusion of the arbitration hearing the parties shall have three (3) calendar days to submit proposed findings and recommendations, including any citations of law either party may believe are relevant. The arbiters, by a majority vote, shall within seven (7) calendar days, issue their decision.

In making their decision, the arbiters shall consider, weigh, and be guided by the following criteria:

1. The interest and welfare of the public, and all factors normally a part of sound administrative and labor relations policy, including, without limitation, the financial ability of the District to bear the costs involved;
2. The lawful authority of the District;

3. Stipulations of the parties;
4. The terms of the new Agreement that the representatives of the District and the Bargaining Unit have already agreed upon;
5. Comparison of the overall terms and conditions of employment of the employees involved with the other employees performing similar services in public employment in comparable Colorado communities;
6. Effectiveness of District operations and impact on services to the public;
7. Cost of living; and
8. Other similar standards recognized in the resolution of labor disputes between public employers and public employees.

The arbiters' decision shall be in writing and the arbiters shall state the reasons for their decision in writing.

The decision of the arbiters will be final and will be binding upon the District and the Bargaining Unit, and will become the new Agreement. The District Board and the members of the Bargaining Unit shall vote on the proposed new Agreement, which will include the decision of the arbiters on the issue(s) submitted to arbitration, within seven (7) calendar days of the date the arbiters issue their decision.

During the seven (7) calendar days following the date of the decision of the arbiters, the parties shall hold at least one meeting to discuss the decision. The parties' representatives may reach an agreement on a Collective Bargaining Agreement as described in Section VIII. If an agreement is reached during the seven (7) days following the arbiters' decision, and if that agreement is approved by the District Board and the Bargaining Unit membership, the agreement shall become a part of the Collective Bargaining Agreement and the decision of the arbiters shall be null, void, and of no effect.

The terms of the new Collective Bargaining Agreement shall consist of the terms agreed upon prior to and during the dispute resolution process, and the decision of the arbiters unless the arbiters' decision is superseded by agreement of the parties pursuant to the preceding paragraph of this Resolution. The Board of Directors of the District expressly reserves its full legislative power, notwithstanding anything to the contrary in this Resolution.

All fees and expenses related to the arbitration will be shared equally by the District and the employee organization.

This Resolution was approved by the Board of Directors of the District at its meeting of
----- 2019.

SIGNED:

President

ATTEST:

Secretary

RESOLUTION

WHEREAS the Mountain View Fire Protection District (District) believes that having skilled fire fighters who are treated fairly with respect to pay, benefits and working conditions is in the best interest of the citizens of the District;

WHEREAS the process of collective bargaining is acknowledged as providing the best mechanism for achieving fair treatment with respect to pay, benefits and working conditions; and,

WHEREAS Local 3214 of the International Association of Fire Fighters currently represents a majority of the fire fighters in the bargaining unit described below;

BE IT NOW RESOLVED

1. That the Board of Directors of the District hereby grants the right to engage in collective bargaining to its employees described in paragraph 2 below;
2. That the Board of Directors of District hereby recognizes Local 3214, IAFF as the exclusive collective bargaining agent for all full time, sworn members of the District who engage in fire suppression and/or provision of medical services to the public, except the Chief, those officers that directly report to the Chief and one rank below. Battalion Chiefs are not included in the bargaining unit; volunteers are not part of this recognition;
3. That the bargaining team for the District shall total 5 members consisting of one (1) to two (2) board members, two (2) to three (3) executive level chiefs officers, and one (1) finance team member.
4. That, prior to impasse, both the District and Local 3214 may only have their attorney in attendance at bargaining sessions if it is mutually agreed upon by the parties.
5. That the Board declares that Local 3214 shall have the right to bargain with the District on fringe benefits, compensation, hours, working conditions and the terms and the terms and conditions of employment.
6. That both Local 3214 and the District are required to bargain in good faith over the matters set forth in paragraph 5, above;
7. Prior to commencement of negotiations both parties must have mutually agreed to six (6) comparable departments. The mechanism used to decide this shall be the Labor Management

Committee (LMC). Both parties must then mutually present the comparables to the District Board of directors for approval.

8. Issues Statements shall be exchanged 30 days before the outset of negotiations to give both the District and the Local time to familiarize themselves with all issues to be negotiated.

This is no way shall prevent additional issues from being discussed during negotiations.

9. That the public interest requires, as a condition for this grant of recognition, any collective bargaining agreement reached must contain a clause that prohibits strikes and lockouts; and

10. IMPASSE

- a. In the event that Local 3214 and the District are unable within thirty (30) days from and including the date of their first collective bargaining meeting to reach agreement on a collective bargaining agreement, any and all unresolved subjects for collective bargaining shall be submitted to non-binding arbitration. The advisory fact-finder's recommendation shall be limited to the outstanding subjects for collective bargaining upon which the corporate authorities and the certified employee organization (the "parties") have not reached tentative agreement, but are at impasse.
- b. Within three (3) business days after the expiration of the time period referred to above, the parties shall inform the American Arbitration Association that non-binding arbitration is desired. Within ten (10) calendar days thereafter, the American Arbitration Association shall simultaneously send to each party an identical list of seven (7) names of those qualified to act in the capacity of an advisory fact-finder. Within seven calendar (7) days, beginning with the District, the parties shall alternately strike one (1) name from the list until one (1) individual is selected. Upon completion of the selection process, the advisory fact-finder shall have twenty-five (25) days in which to commence a hearing. A subsequent period of seven (7) days shall be allowed for the conduct of such hearing and the parties shall have seven (7) days to submit briefs after the conclusion of the hearing. The advisory fact-finder shall be given a period of up to fifteen (15) days following the conclusion of the hearing or submission of briefs, whichever is later, in which to render a recommendation(s).

- c. The advisory fact-finder shall consider, weigh, and be guided by the following criteria:
 - i. The lawful authority of the District;
 - ii. Stipulations and tentative agreements of the parties;
 - iii. The interest and welfare of the public;
 - iv. The financial ability of the District to meet the costs of any proposed settlement comparison of the wages, benefits, and other relevant terms or conditions of employment of the employees involved with other employees performing similar services in public employment in comparable Colorado communities;
 - v. Changes in the cost of living; and
 - vi. Other factors that are normally or traditionally taken into consideration in the determination of compensation, hours and terms and conditions of employment through voluntary collective bargaining, interest arbitration, or otherwise between parties in public or private employment.
- d. The advisory fact-finder shall consider the final offer of the District and the final offer of the Union on each subject for collective bargaining at impasse. The recommendation of the advisory fact-finder on each subject for collective bargaining at impasse shall be either the final offer of the corporate authorities or the final offer of the certified employee organization with respect to that subject for collective bargaining. The fact-finder may not craft their own resolution to an outstanding subject for collective bargaining. The advisory fact-finder shall state the reasons for the recommendations.
- e. The recommendations of the fact-finder shall be advisory only. The Parties have fourteen days after the issuance of the advisory fact-finder's decision to consider the recommendations and further negotiate the disputed issues. No later than the end of the fourteen-day period, each Party shall notify the other Party whether it accepts or rejects the recommendations on each of the remaining unresolved issues. If either Party rejects any of the recommendations, the final offers of the Parties on all of the issues remaining unresolved shall be submitted as alternative single measures to a vote of the eligible electors of the District at a special

election. The term “eligible elector” shall have the meaning defined in Section 32-1-103(5) of the Special District Act. The eligible electors shall select either the final offer of the District or the final offer of the Union, as presented to the advisory fact-finder. Issues agreed to during the fourteen-day period specified in this subsection (e) must not be included in the final offers submitted to the eligible electors. The Party that refuses to accept the recommendations of the advisory fact-finder shall pay the cost of the special election. If both Parties refuse to accept the advisory fact-finder's recommendations, the Parties shall pay the cost of the special election equally.

- f. The special election must not be held in conjunction with, or on the same day as, any other election and may be held on any date set by the District as long as it is held no more than ninety days after the date of the rejection of an advisory fact-finder's recommendation and at least thirty days' notice is given.
- g. All fees and expenses related to non-binding arbitration will be shared equally by the District and the Union, except that each party shall be responsible for compensating its own representatives and witnesses.
- h. Whenever the parties deem it appropriate or beneficial to do so, they may jointly agree to engage the services of facilitators or mediators to assist in reaching agreement on one (1) or more items. It is specifically contemplated that the parties might engage individuals who have demonstrated knowledge or expertise in a given topic under discussion or skills and abilities in dispute resolution to serve as facilitator or mediator. The parties will share the fees and expenses of such individuals equally, unless otherwise agreed.
- i. Nothing in this part prohibits or impedes the Parties from continuing to bargain in good faith during impasse proceedings. If at any point in the advisory fact-finding proceedings the Parties are able to conclude the dispute, or any portion thereof, with a voluntarily reached agreement, the Parties shall notify the advisory fact-finder of the agreement, and the advisory fact-finder shall terminate the proceedings or discontinue the consideration of an issue resolved by the Parties' agreement. If an agreement is reached after a special election has been scheduled

and the election cannot be canceled or issues cannot be removed from the ballot, the votes on the final offers of the Parties shall not be counted.

- j. During impasse resolution proceedings conducted pursuant to this Resolution, existing compensation, hours, and other terms and conditions of employment may not be changed except by an agreement between the Parties, but any such agreement must be without prejudice to either Party's rights or position in the advisory fact-finder's hearing. Any changes in the collective bargaining agreement from the expired agreement must be retroactive to January 1 unless the Parties agree otherwise.
- k. The Parties may agree to extend any of the time limits specified in this Resolution except the date for beginning collective bargaining.
- l. The District shall modify any adopted budget to comply with the results of accepted recommendations from an advisory fact-finder or of a special election held pursuant to this section.

11. If in the future the Parties engage in collective bargaining regarding any aspect of this Article 4 and an impasse occurs, such impasse shall be resolved through the impasse resolution provisions set forth in this Resolution at the time the impasse occurs.



Project Update Report

Project Name: Mountain View Fire Rescue
Wember Inc. Project Number: 2023.38
Issue Date: May 13, 2024
Submitted by: Dan Tran / Michele Gutierrez / Selena Twilley

The purpose of this update is to report on the status of Mountain View Fire Projects being coordinated through the on-call contract with Wember. This report is to serve as a summary of pertinent information related to the projects at this point:

Summary

This past month, design meetings for Meadow Sweet continued and the Station Design Committee has selected an exterior concept. Schematic Design drawings for the renovations to the Monarch Park admin building were provided to the team for review and initial cost estimation. On the Mead masterplan site, preliminary design comments and a draft of the term sheet for the IGA were provided and discussed. Station 5's bathroom remodel began construction, Station 4 preliminary design was provided, and Wember initiated work on Station 10 Septic and Marshall-Mesa Cistern.

MVFE - Meadow Sweet Station #15 – Erie, CO

The design team presented (4) concepts to the Station Design Committee and they have selected an exterior concept. (See below). The design team is continuing with the design with a goal of schematic design completed by the end of May/first of June. We have met with the Town of Erie and they are in general agreement with conditions that we will need to meet in the design.

Awarded Design Contract – \$1,039,209
 Awarded GC (Pre-Construction) Fee - \$22,500

Contracts and Vendors

- Architect: Oz Architecture
- GC: Fransen Pittman
- Geotech: Kumar

Milestones

- Oz agreement has been executed.
- GC has been awarded to Fransen Pittman – contract is in progress

Challenges

- The team has identified potential long lead items such as the electrical gear and back-up generator, which the team is strategically tracking for possible early-procurement

Contingency Use

- None

MVFA - Monarch Park Place – Admin Bldg

This month kicked off with interviews of department leads and board members to confirm the programming at the new administration building (see below). Weekly design meetings and design documents were initiated. A Schematic Design drawing set was completed and provided to the CM@R and team for pricing. An all-in dream plan for space programming is provided herein, for starting the conversation around what is baseline scope and priority items for the project. Once the budget and scope are re-visited they will be provided, along with an updated schedule. A separate meeting with the Board may be scheduled to review the new budget in depth.

Awarded Design - \$180,000
 Awarded GC (Pre-construction) fee - \$15,000

Contracts and Vendors

- Architect: Infusion Architecture
- GC: Elder Construction

Milestones

- May 1 - Survey began for exterior drainage.
- May 3 - SDs were provided ; initial cost updates were provided May 10 and reviewed.
- June 18 - Need to release early procurement packages for RTUs, electrical cabinets and roofing.
- * A separate meeting to review the budget items will be scheduled with the Board.

Challenges

- The dream list created from design interviews is extensive and increases the initial budget substantially. This will need to be pared down.
- The team thinks the schedule will need more time for permitting and construction.
- Meeting early procurement package release dates for RTUs and electrical.
- Meeting code for the number of bathroom stalls and ADA restrooms based on public space design on the first floor.
- EV charging stations, solar panels, and a backup generator may affect the size of the transformer, gear, and disconnect equipment. These will be considered during design and may become alternates.

Contingency Use

- None

MVFMM – Mead Masterplan

Comments on the pre-application were received and addressed with the preliminary plat that was submitted on April 30. A traffic impact study and drainage analysis were also supplied to the town review committee. On May 1, a meeting with all parties was held to review the terms of the development agreement between the town, library district, and the fire district. Limits of development were decided upon, and a draft of the IGA is anticipated by May 20. The latest plan showing these updates is provided below. Updates to the cost for development are forthcoming. The review comments on the preliminary plat are anticipated by June 13. Design for the fire station will commence in June.

Contracts and Vendors

- Civil: Strategic Site Design
- Architect: Oz Architects
- Geotech: Kumar

Milestones

- April 23 – Comments received from the town on the pre-development agreement.
- May 20 – Draft IGA with attorney input.
- June 13 – Preliminary Plat review comments from the town review committee.
- June 20 – Preliminary Plat review meeting

Challenges

- Clarifying the end terms of participation on the masterplan site for the Library and Fire Districts and finalizing the IGA.

Contingency Use

- None

MVFM – Mead Fire Station #14

These meetings are currently on hold, and we expect to start up again in June once the masterplan preliminary plat comments are received.

Contracts and Vendors

- Architect: Oz Architects
- GC: Not yet selected

Milestones

Challenges

Contingency Use

- None

MVF-Sta 4 Bedroom, Office, and Bath Remodel

The draft design documents were provided for will be incorporated into design and revised pricing. A second bedroom off the existing gym has been proposed as an add-alternate. Design plans will need to be submitted for plan review. A schedule update will be provided once plans have been updated and submitted.

- Architect: Infusion Architects
- GC: Fransen-Pittman

Milestones

- July 1 – initial goal date for new staff to need bedrooms. An update will be provided to the schedule.

Challenges

- The current cost estimate is \$99k without the added bathroom. Fransen-Pittman to provide pricing to compare the add-alternate bathroom, to just adding a shower to the existing bathroom in the training room area.

Contingency Use

- None

MVF-Sta 5 Remodel

The design documents were submitted to Boulder County for permit and work began. Most of the MEP work is complete, with a minor delay in the schedule due to the existing plumbing not having an isolation valve in the bathroom. Additional work was performed to locate the isolation valve, which was located in the wall of the first floor. Two new valves were installed in an easily accessible location. Work is tracking to be completed by the end of the month.

Contracts and Vendors

- Architect: Infusion Architects
- GC: Fransen-Pittman

Milestones

Challenges

Contingency Use

MVF-Sta 10 Septic System

A task order was signed to begin this work. Wember has initiated conversations with Boulder County Public Health to coordinate a pre-application meeting and confirm the initial assumptions for the project. A schedule has been drafted based on the program scope and will be refined.

MVF- Marshall-Mesa Cistern

A task order was signed to begin this work. MVF has made introductions for the work with City of Boulder Open Space and Mountain Parks. A schedule has been drafted based on the program scope and will be refined.

MVFE – Project Drawings/ Progress Photos

Proposed Floor Plan Option



2 | MEZZANINE- FLOOR PLAN OPTION SCISSORS
1/8" = 1'-0"

Samples of the exterior concepts provided to Station Design Committee.



NORTH EAST



SOUTH EAST

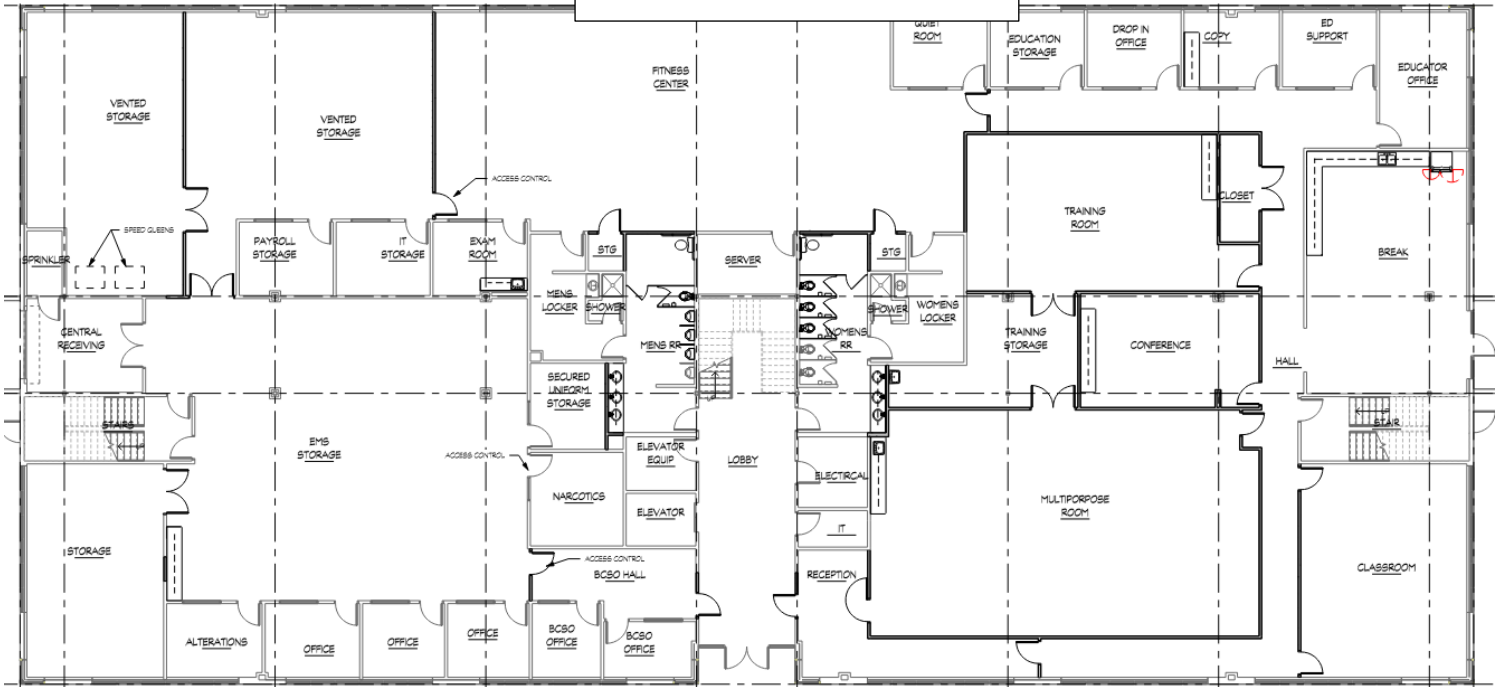


NORTH WEST



SOUTH WEST

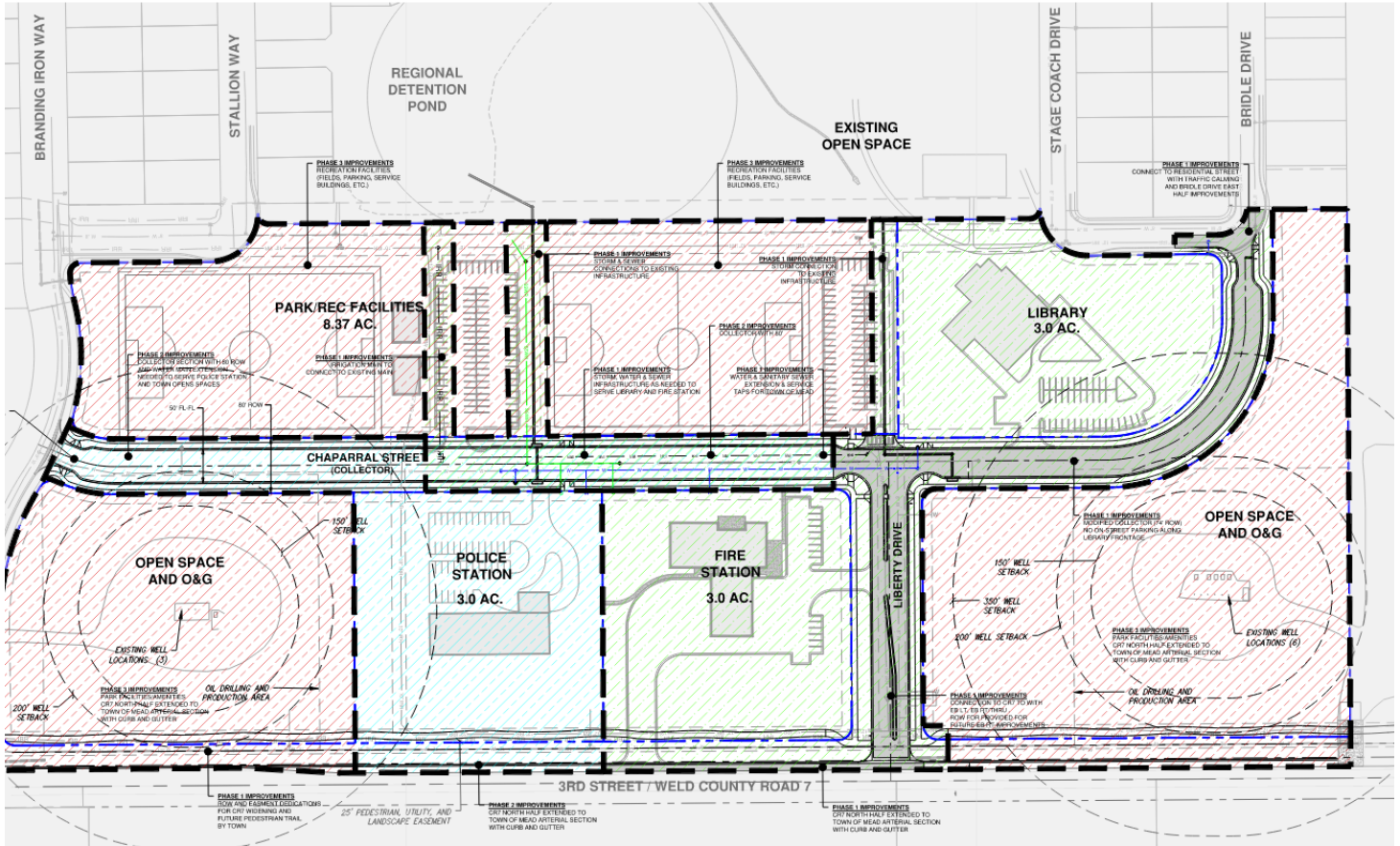
First Floor – Space Programming



Second Floor – Space Programming



MVFM Project Drawings/ Progress Photos



Sta 5 Project Drawings/ Progress Photos



Location where existing water line valve was discovered on the 1st floor



2nd floor bathroom floor removal for making tie-ins to plumbing.



New wall framing where door to gym was demolished.



MOUNTAIN VIEW FIRE RESCUE

TRUST • TEAMWORK • PROFESSIONALISM

Upcoming Board Items

May 21 st Meeting:	Regularly Scheduled Meeting
June 6 th Event	Promotion and Swearing-In ceremony, 1 pm at United Power
June 13 th Special Meeting:	Negotiation Preparation
June 18 th Meeting:	Regularly Scheduled Pension and Board Meetings
July 16 th Meeting:	Regularly Scheduled Meeting
July 25 th Special Meeting:	
August 20 th Meeting:	Regularly Scheduled Meeting
September 9-12:	SDA Conference in Keystone. Afternoon of the 9 th through mid-day of the 12 th .
September 17 th Meeting:	Regularly Scheduled Pension and Board Meetings
October 8 th Meeting:	2025 Budget Presentation
October Special Meeting:	Discussion Item: 2025 Budget
November 19 th Meeting:	Regularly Scheduled Meeting
December 10 th Meeting:	Adoption of the 2025 Budget

Projects

Collective Bargaining Resolution
Strategic and Master Plans
Negotiations Preparation