



Capital Needs Committee 6/21/2021

In Person at Town Hall or Zoom

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Basalt Capital Needs Committee

Meeting #4

Agenda

Date &

Time: *Monday, June 21, 2021 4-6 PM*

- Call Meeting to Order – Meeting Chairperson (5 minutes)
- Roll Call (5 minutes) (List representative for this meeting):
 - BACH _____
 - Basalt Chamber _____
 - BEMC _____
 - BPAC _____
 - FAB _____
 - Green Team _____
 - POST _____
 - P&Z _____
 - VALE _____
- Approval of meeting minutes from June 9, 2021 (5 minutes)
- Community input and education (10 minutes)
 - Survey update;
 - Created a poster for Farmers Market with QR Code that can be scanned to retrieve survey;
 - Community discussion/ Q&A – Open House 1st week of August.
- Information only – Construction Management Advisor – Owners Representative (5 minutes)
 - Recommendation to Council for June 22 Council meeting – Phil Vaughan Construction Management, Inc.
- Discuss Matrix (1 1/2 hours)
 - Drafted by Staff, but is for the Capital Needs Committee’s use as a tool (as one factor towards the final projects to recommend) to help determine which projects to recommend to Council – may be changed by the Capital Needs Committee;
 - Review/discuss criteria and projects;
 - Asking all committees to rank their top 5 projects.

- Meeting Adjournment – Meeting Chairperson
- Next Meeting IN PERSON OR ZOOM – July 7, 4 – 6 PM

Capital Needs Committee Minutes
6/9/2021

1. Eric called the meeting to order at 4:02 pm.
2. Voting at the meeting –BACH - Mike Kostrosky, BASALT CHAMBER – Sylvia Theisen, BPAC - Liz Bell, BEMC – Leroy Duroux, FAB - Cheryl Ruppel, Green Team – Pranav Latkina, P&Z - Eric Vozick, POST - Paul Hilts, VALE - Joe Bauer. Non- Voting - VALE – Joe Bauer, BACH – Doug MacDonald, Non-Board –Ryan Mahoney, Christy Chicoine, Bill Ray, Wayne Freeman, and Laura Dougherty
3. Meeting Minutes – Cheryl motioned to approve the meeting minutes, Mike seconded. Leroy abstained, the remainder approved the meeting minutes.
4. Laura –Facility Needs Study draft
 - a. Reviewed the methodology of the study
 - i. Facility Condition Index = ratio of cost of deficiencies
 - b. Construction market is very volatile – construction costs estimated through 2021. At this time, a 6 – 8% escalator is currently estimated annually for construction that would occur after the end of this year.
 - c. Discussed prioritization and categories of needs.
 - d. Very few items fell into critical categories due to good maintenance on the Town facilities.
 - e. Energy and Sustainability lense:
 - i. CORE and Holy Cross assisted the CT Green Guru on Energy work
 1. Electrification will reduce greenhouse gas emissions, and heat pump systems are the best electric heating alternative.
 2. Lighting/LED improvements
 3. The Town has started with energy improvements, and have made recommendations in addition to those.
 - f. Space needs
 - i. Analyzed sq footage and met with departments to look at current needs and needs over the next 10 years due to Town growth.
 - ii. Summarized, 9,909 sq ft existing, current need is 14,872 (4,964 shortfall), and 16,372 sq ft needs (6,464 shortfall)
 - iii. Planning – with a 3200 sq ft need, could occupy the current space in its entirety.
 - iv. Existing police space cannot be renovated for some of the needs since it is a condominium.
 - v. Town Hall, due to sighting, it is highly challenging to look at expanding this building,
 - vi. Public works is the office space that will need to be built on the new facility.
 - vii. Laura reviewed the detail of the \$\$\$. She noted that the costs exclude any land purchase.
 - viii. There are 2 different presentations of the cost. The one includes combining all of the Town space into one building, and the second shows each department/facility separately.
 - ix. Sylvia - It was asked what location could be used? Ryan - One option is the Jadwin Stott parcel. The other location is where the current Town Hall sits. The Town also owns a parcel at the River Park. We have bantered about how to pursue the option of combining the Town facilities, but the cost is prohibitive for this particular project at nearly \$20 million.

- g. Other potential projects
 - i. She reviewed the summary findings for other potential items, which are smaller dollar items that may be able to be funded through other means.
 - h. Ryan – project recommendations
 - i. Cheryl – asked about soft costs about smaller projects – Laura said we currently would probably not move forward with these in regards to the Basalt Forward.
 - j. Eric – Asked about current police facility – Ryan said yes, we could sell current facility.
 - k. Pranav – Asked about electrification of the police fleet – Ryan – would like to provide for electrification of the fleet through how the facility is built
 - l. Paul – Are cost estimates including maintenance costs? Laura said no, not yet. Ryan said we are spending costs on maintenance today, but maintenance costs won't be included in ballot question. Paul – sq foot = how was sq footage stack up with Carbondale? Laura – feels comfortable in metrics, but is working on benchmarking.
 - m. Mike – With 2 options, were you able to consolidate options and get some savings in space? Laura – There were a number of pieces that we believed there were some ways we could get efficiencies – she shaved off a little, but hesitated to include efficiencies until we get more detail. Also, this building gets us to 10 years, and a good goal is 40 years regarding space.
5. Construction Management as Advisor
- a. Ryan – as we move down this road, we are starting to put pen to paper. CT is giving some numbers, and now would like to get someone with boots on the ground in Basalt as an added sounding board will be important to get as accurate as possible regarding costs. Additionally, this person will provide assistance to the existing staff to lead this project, assuring projects are on time, tracked effectively, etc.
6. Projects, as a part of the Master Plan
- a. Ryan – Reviewed the project options & staff recommendations in the presentation
 - b. Will be meeting with Council to discuss findings from tonight for the survey
 - c. There are some projects within the Master Plan that aren't being recommended because they are either underway or don't fit under this project.
 - d. Pranav – Asked about the \$1.2 million per year for the shuttle bus. Pranav mentioned the benefit of purchasing green buses from an operational perspective – Ryan answered that the numbers came from a 2016 expense estimate.
 - e. Paul – They had a POST meeting and did a survey of the top 5 choices, and the shuttle came out on top. Town Hall and Police was second.
 - f. Mike – Child Development Center - Asked about Parcel 2E is owned by the Town? Ryan – yes. Part of expense of project is structural fill. First 2/3 of the land area would be used.
 - g. Cheryl – concerned about how this would be proposed to the public? Location – where to put it, etc. She has a concern that people would vote down the question based upon where it is located. Ryan – Right now, we are surveying for the general support before we move forward.
 - h. Mike – what is the difference between Child Development Center vs. Child Care center? Susan – this is bigger than child care, because a Child Development Center would be a training center and other services related to child support.
 - i. Ryan asked for questions/suggestions on the list that will be moved forward for survey?
 - i. Sylvia – asked about whether the survey gives background on the projects? Ryan – survey provides an explanation but it isn't as detailed as Ryan's review. Getting an initial reaction is the way it was designed. Bill – Community has

limited bandwidth, so the survey gathers feedback on a higher level. We address those issues in a simple straight forward way.

- ii. Paul – pros/cons of adding a line for other for people to fill in? Bill has the fill-in.
 - iii. Liz – Is there a blank line for other for this committee? Ryan – This is the time to discuss other options. Utilizing the Master Plan and the Facility Needs Study are the starting point, but he is happy to discuss other thoughts. Liz – Discussed Teen Center and Rec Center, as well as connectivity. Also, bike parking. She doesn't see that as additional projects but an add-on to existing projects. Ryan – Bike projects – will be addressed through general fund. Just received grant through state to install a middle mile fiber backbone. Rec facility – would look to the Rec district, because the Town isn't in the business of Rec at that level. Recreation facility would cost all of the available amount.
 - iv. Mike – Feels like a laundry list – would be great to frame within Strategic Framework. Would like to see pair downed further. Mike could not get behind the Child Development Facility. Why is local govt fulfilling need. Cheryl agrees with that too. Eric – doesn't mind asking for a survey. Cheryl – If the Town could help operationally, then it may be different.
 - v. Liz – Is there some sort of needs analysis on the Child Devel? Susan – yes, there is. Coalition is trying to zero in on it. At this stage it is important to ask what people feel about it. Council is also supportive of a Child Devel facility.
7. Bill Ray – Reviewed the draft survey
 - a. Discussed the big buckets that the item will survey
 - i. Mike suggested to change “Affordable Housing” to “Affordable and work force housing”
 - b. Answered the Committee's question regarding having an open ended “other” project that community members would see as important.
 - c. Pranav – asked about providing information why each project is important on the survey. Ryan noted that it was important to separate “marketing” from “information gathering” to assure we are separating the campaign piece, which is why we didn't advocate for certain projects.
 8. Eric asked Ryan if he think we had enough to go off of. Ryan stated that he thought we did, and noted that the items that we are going to pursue on the survey doesn't mean those items will eventually get on a ballot question. It's just asking for public input.
 9. Next Meeting Date – Wednesday, June 22 at 4 pm IN PERSON at TOWN HALL.
 10. Meeting adjourned at 6:37 pm.

Basalt Project Priority - **DRAFT**

Dated 6/18/2021

Denotes ranked 1 - 10

Ranking Criteria 1-5 with 5 being higher priority

CRITERIA

PROJECTS	Project Readiness	Contribute to Sustainability Goals	Positive Impact to the Community	Ranking in Master Plan	Survey Ranking	Fits in a \$14M Bond	Strategic Workplan	Achieves Multiple Goals NOTE A	Total
Affordable Housing:									
Lots at Stotts Mill	4	3	3	5		5	5	1	26
Purchase land AH - partnership	1	3	3	5		5	5	1	23
Buy-down deed restrictions	3	3	3	5		5	5	1	25
SkiCo Buy-down (8 child care units)	5	3	3	5		5	5	1	27
Green Initiatives									
Solar Field @ Basalt School	1	5	5	4		5	5	1	26
Solar Parking Shade	1	5	5	4		5	5	1	26
Large battery project-Holy Cross	3	5	5	4		5	5	1	28
Green Town Facilities	1	5	5	4		5	5	1	26
Buy electric fleet	1	5	5	4		5	5	1	26
Grants to town citizens	1	5	5	4		5	5	1	26
Town infrastructure vehicle charging	2	5	5	4		5	5	1	27
Midland Ave Streetscape	1	3	5	3		5	5	3	25
Southside Underpass (design)	1	3	3	3		1	1	1	13
Child Development Facility	2	4	4	2		3	5	1	21
Town Hall/Community Facility	1	4	4	1		5	1	3	19
Police Headquarters	1	4	4	1		5	1	3	19
Parking	1	1	3	1		3	3	1	13
Public Works/Green Infrastructure	3	4	3	1		5	5	3	24

NOTE: This Matrix is one tool to assist in the Capital Needs Committee's recommendations to Council. Actual recommendations do not necessarily need to be the highest ranking projects on this Matrix. Final rankings and criteria can change at the discretion of the Capital Needs Committee.

NOTE A: Projects that meet one project objective are ranked a "1", 2 project objectives are ranked a "3", and 3 or more are ranked a "5".

**DRAFT
BASALT
FORWARD 2030
PROJECT LIST**

DATED JUNE 3, 2021



Goals of 6/9 Meeting

1. MOST IMPORTANT: To finalize the items to survey in the Basalt Forward 2030 Survey. Optimal number to survey is between 5 – 7 projects.
2. SECONDARY: To discuss project options within each bucket
3. There is a lot to discuss and review, so keep the focus at this point on big-picture.
4. This is a DRAFT. Council will also need more time to provide additional input on their direction for projects to pursue.

Draft Project List (in order of Popularity per Master Plan Process)

****Staff recommended Include in**

Survey

- Affordable Housing - Build or support others through partnerships to build
- Transportation – Connector Shuttle (Old Town to Willits) or free RFTA bus service within Town zone (add to FAQ)
- Green Initiatives – Invest in significant solar project or similar large emissions reduction project
- Pedestrian connectivity – Construct additional pedestrian bridge over the Roaring Fork (near the Library) (add to FAQ)
- Midland Avenue Streetscape
- Construct Southside Drive/Midland Avenue underpass or construct other transportation alternatives
- Child Development Facility – public/private partnership?
- Town Hall/Community Building (Added from draft Facility Needs Study)
- Police facility (Added from draft Facility Needs Study)
- Downtown and Willits Parking
- Public Works and associated green infrastructure

Other Master Plan Priorities

- Greenhouse Gas Emissions Investment - \$100k/year for 10 years – working towards in annual budget
- Firewise mitigation projects –ongoing improvements – cost does not match with a potential bond initiative
- Develop Clark’s Market parcels – land use application for redevelopment submitted by a Developer currently under Town review
- Swimming pool upgrades – under construction

Affordable Housing Options

Buy land for affordable housing to partner with others

- 4 lots in Stotts Mill are available for Town purchase per PUD
- Unidentified projects such as a Stott's Mill Multi-family lot, Sopris Meadows Parcel 5
- Buy Down Deed Restrictions, such as Willits Block 3 Apartments, Lumins in Block 11, 525 Basalt Avenue and future non-deed restricted units in Stott's Mill and River Park Development
- Skico in Block 9 – Town has option of increasing buy down in 8 units with childcare priority

Connector Shuttle and/or Free RFTA Service

- RFTA Shuttle: Operating cost at \$1.2 Million per year + \$600,000 one-time Capital + other expenses (2016 estimates)
- Free RFTA service in three-mile planning area – cost estimated at \$100,000 per year
- Vehicle Sharing Program – reduce demand for parking, provide year-round access to hard-to-reach areas of Town
- Requires a separate bond question for separate tax question or other mechanism for ongoing operational costs.
- Note – Could we do a transportation element that has a green element such as car sharing

Green Initiatives Options

- Solar Field at one of the Basalt Schools
- Solar parking shades – reduce snow, reduce heat sinks
- Large battery project – Team up with Holy Cross
- Significant solar project or green infrastructure with new Town Building
- Buy electric school buses or Town Fleet
- Grants to individuals and business that convert to all electricity
- Making the Town's infrastructure Electric Ready (e.g. vehicle charging) – Initial Steps (check feasibility with Holy Cross)

Pedestrian Bridge over River by Library

- Note – significant challenge regarding floodplain considerations.
- Would need to include purchase of easement south of river because the Town does not own land
- Could town commit that it could be built during life of bond?
- Option – bridge over the River by Whitewater Park does not meet the same need but Town owns property on both sides and because of grades, it is easier to satisfy floodplain regulations

Midland Avenue Streetscapes

- An identified need based on aging infrastructure
- An opportunity to upgrade pedestrian access and continue vitality that was established during COVID but cannot continue due to lack of parking
- Make necessary ADA improvements
- Needed economic investment to encourage private investment in well loved historic district
- Important upgrades to complement new development at the Basalt River Park and proposed development at the BCC Parcel (i.e. Clark's Market/Restore)
- New lighting, banners, irrigation for flowers
- Improve Drainage – eliminate icing problems, create or improve 'green infrastructure'
- Potential value add with American Rescue Plan (ARP) funding

Southside Drive/Midland Avenue Underpass

- Total Cost exceeds available funds for Basalt Forward excluding federal and state funding
- Alternatively – Use funds for other Southside Drive Improvements
 - Funds could be used to design underpass to make it possible to seek federal and state funding in the future (Project is included in State Transportation Plan for the Region)
 - Funds could be used to study other options for relieving traffic congestion such as Cody Lane Connection to SH 82
 - Fund Cody Lane traffic circle

Child Development Center

- Will require funding partners unless Town was willing to allocate 2/3 of available funds for Center.
- Need Parcel 2E for site because of economics of size needed to make cost effective
- Could address infant care which is in such great shortage.
- There is a contingency that would like to reserve Parcel 2E for a campus related to TACAW
- Is Eagle County a partner or other businesses (such as the Aspen Skiing Company)?
- Will there be neighborhood objections?
- Includes a sizable community room could be used for Seniors and others (games/after school programs in West Basalt)
- Alternatively - Funds could be used to finish out Stott's Mill Core and Shell

Town Hall/Community Building

- Identified as a need in the Cushing Terrell Facility Needs Study – both from space needs and functionality (age of buildings no accessibility for all)
- Not worth making green infrastructure improvements when life of building is not understood
- Building a joint building that houses administration, police and planning could allow for efficiencies
- Basalt is the only town in the Roaring Fork Valley with inadequate public Town Hall, Police Station and meeting rooms. From Aspen to Glenwood all have nice Town Hall that reflect community values with the exception of Basalt.
- The Town owns Lions Park and Parcel E over at the Basalt River Park Development which potentially could be used for the Town Hall (could also buy Gallery building space too to increase square footage)
- Would likely use almost all of the available funds
- Lions Park is included for redevelopment as part of the Basalt Master Plan (incorporated the Our Town Planning Master Plan)– but starts the big “V” to tie downtown to the River.

Police Facility

- Identified as a need in the Cushing Terrell Facility Needs Study – both from space needs and functionality – need for privacy and secure environment
- Facility Needs Study identifies a need of 4,527 SQ FT in 5 years and 4,069 current space need vs. 2,482 SQ FT current space available
- Police Department currently has 12 cars, 2 speed trailers, 2 bikes, a community bike program trailer, plus community property held for safekeeping. At maximum staffing times, six officers could be working along with visiting community members that require parking.
- Could Town buy land for a future police station in close proximity to Highway 82 (Stott or Jadwin Property)
- Could you construct new Town Hall and retrofit old Town Hall for Police Department? Police is hopeful to connect to Town Hall in the future.
- Police Department says they need new space within the next 5 years
- Current police facility is not centrally located – community safety issue – response time across Town

Downtown and Willits Parking

- Willits – Can Town use funds to extend time that Whole Foods garage can be used for Parking? Parking under Whole Foods currently expires January 2026 and Town hasn't tried to over promote parking as it is programmed to be taken away. RFTA could potentially be a partner in this.
- Downtown Parking – does Town try to build structured parking on Lions Park for the public or try to see if structured parking works on the BCC Parcel in conjunction with BCC Redevelopment Project (Clark's/Restore building)
- Other projects such as car sharing, shuttle could reduce need for parking in the Downtown and Willits.
- Town could consider using funds to purchase land for remote parking – Jadwin, Stott, BTA sliver across from Post Office

Public Works Facility

- Spend up to \$1.6 Million to complete Phase 2 construction
- Includes green upgrades
- Can support moving Town Hall fleet to more electric vehicles through infrastructure improvements

Advancement of Green Goals & Public Art in and around Town

- How can we carry forward our Green Goals and Supporting the Arts in Basalt Forward Projects?
- Bill Ray proposes that we include this as a survey question and thinks we could include in a ballot question
- For Green Projects, the Basalt Master Plan states that each project should be evaluated for maximum return on carbon investment and to maximize climate equity.

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