

MEMBER BRIEFING ON 2021 CIVIL PROJECTS North West Briefing

October 24, 2024 – 1230-330p– Zoom Videoconference
Community Center, 1605 Lincoln Avenue- Steamboat Springs



For Videoconference: Join Zoom Meeting

<https://us02web.zoom.us/j/8897799630?pwd=XGwKtib92TYogYFWqKnrZcsRoFIJWq.1&omn=85641012349>

Meeting ID: 889 779 9630 Passcode: 728120

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AGENDA

1. Welcoming remarks and housekeeping
2. Introductions of everyone present then online
 - a. Industry Updates: WCCA, CCA, CO 811, others
3. Cities-Counties-Agencies and Anticipated Speakers (Actual Presentation Order May Vary)
 - a. Routt County
 - City of Steamboat Springs Public Works -Jia Carroll (attached)
 - Town of Hayden – Brian Richards (attached)
 - b. Rio Blanco County
 - c. Moffat County-
 - d. Grand County -
 - e. CDOT
 - Craig Residency- Justin Kuhn (attached)
 - CDOT Region 3 –Cole Golden (attached)
 - Mtn Residency – Grant Anderson (attached)

Miss anyone?

4. Other Announcements/Discussions
5. Adjourn



COLORADO

Department of Transportation

Region 3

CDOT - Craig Residency Projects

Rio Blanco, Moffat & Routt Counties

(Updated: 9/10/2024)

Contact: Justin Kuhn, CDOT Craig Resident Engineer
Cell: 970-846-2420 or Email: Justin.kuhn@state.co.us

2025 Construction Projects

CO 13 / US 40 Craig Signal Upgrades (25012)

Ad Date: November 14, 2024

Treatment: Replace Traffic Signal at Yampa Ave and 9th Street. Work also includes replacing ADA ramps and some sidewalk. There are also conduit upgrades for the traffic signal at US40Z and Ranney Street. Additional work includes pavement markings and traffic control.

Season: June 2025 - September 2025

Location/Limits: SH 13 and 9th Street Intersection in Craig / US40Z and Ranney Street Intersection in Craig

US 40 and SH 394 Culvert Repairs (25581)

Ad Date: November 21, 2024

Treatment: Culvert Lining with a Cured-In-Place Pipe (CIPP) thermosetting resin-impregnated flexible fabric tube. One culvert on US40 is 48 inch diameter, 369 LF long culvert will receive CIPP treatment. There are five culverts on SH 394 that are 48 inch diameter, 72 LF long that will receive CIPP treatment. Additional work includes water control and traffic control.

Season: August 2025 - October 2025

Location/Limits: US 40 from MP 36.6 (Elk Springs) & SH 394 MP 1.2 (South of Craig, Loudy Simpson Park)





Presented by: Bryan Richards, Public Works Director
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Northwest Business Park Geothermal

The HBP Geothermal closed loop pipeline consist of approximately 6,000 LF of 6-in, 8-in, and 14-in HDPE pipe. The project consists of installing the geothermal supply and return mainlines in the same trench at approximately 10' deep. The work will be for a newly constructed business park development. Additional work consists of construction of a pump house and all associated piping. Drilling of the bore field is done by others.

Anticipated Bid Close: January 2025
Construction Begin: Late Spring to Fall 2025

Poplar Street Bridge Rehabilitation and Pedestrian Improvements

The Poplar Street Bridge Rehabilitation project includes 280 ft of bridge guard replacement, painting, and redecking. The current bridge is 25-ft by 45-ft. A new pedestrian bridge that is 60 ft long by 10 ft wide will also be added. The project is funded in part by CDOT.

Anticipated Bid Close: January 2025
Construction: Summer 2025

South Spruce Sewer

This project consists of replacing approximately 1000 feet of 6 and 8-inch vitrified clay pipe and associated manholes, as necessary. Along the first 300 trenchless replacement is being considered due to the low number of customer taps and site slopes which average close to 18 percent. The remaining 700 feet traditional trench replacement is being considered.

Anticipated Bid Close: January 2025
Construction: Spring to Fall 2025

City of Steamboat Springs – Parks & Recreation 2025 Projects

- Project:** Water Irrigation Systems for Parks
Limits: Little Toots Park & Bud Werner Memorial Library
Scope: Utilizing raw water conversion feasibility studies, continue to implement raw water irrigation systems for City parks. Prioritize projects based upon the value of the water right (pre-1922, volume, type of use etc.), the risk of abandonment (due to lack of use), and the cost/feasibility of developing the water right to irrigate City parks.
- Project:** Howelsen Hill Water Right/Pumping/Snowmaking Improvements: Phase 2 Mechanical
Limits: Howelsen Complex
Scope: Replacement and improvement of Howelsen Hill's pump and snowmaking system to fully utilize City water rights. Phase 2 involves the mechanical work for this project, which will include installing the new pump and drive, VFD installation, and PLC installation.
- Project:** Howelsen Hill Water Right/Pumping/Snowmaking Improvements: Phase 3 Civil
Limits: Howelsen Complex
Scope: Replacement and improvement of Howelsen Hill's pump and snowmaking system to fully utilize City water rights. Phase 2 involves the civil work for this project, which will include new in-river channel work, intake structure, and suction and pressure lines.
- Project:** Howelsen Ballfield Safety Fence Extension
Limits: Howelsen Complex
Scope: Extension of the ballfield fencing on Vanatta field and extend, both the height and length of the fencing on Klumker field
- Project:** Park Playground Equipment – Emerald Park
Limits: Emerald Park
Scope: Replacement of Emerald Park Playground
- Project:** Rita Valentine Shade Shelter
Limits: Rita Valentine Park
Scope: Installation of additional shade shelter at Rita Valentine
- Project:** Bear River Infrastructure
Limits: Bear River Park
Scope: Phase 2 of the Bear River Park project focuses on the installation of park infrastructure, including water, sewer, roads, and boat ramp.
- Project:** Yampa River Restoration: Phase 1
Limits: Yampa River: Fish Creek Confluence to Botanic Park
Scope: Eddy restoration, concrete debris removal, and riverbank stabilization

City of Steamboat Springs – Public Works 2025 Projects

Project: Pine Grove Rd.
Limits: From US 40 to Mt. Werner Rd.
Estimate: \$9.0M - \$10.0M
Scope: Full depth reconstruction of a 4,000' long existing collector road approximately 50' in width. Construction will be performed under traffic over a two-season (2025-2026) phasing plan. The project will also include a new controlled pedestrian crossing, minor intersection improvements, and drainage improvements.

Project: West Steamboat Trail & Underpass
Limits: From Snow Bowl Plz. to KOA Campground/Sleepy Bear Mobile Home Park
Estimate: \$9.0M - \$10.0M
Scope: Extend a hard surface trail from its current terminus approximately 2,600' and construct a grade separated crossing beneath US 40. The project will also include construction of a new water line and electric line which will run under the new trail.

Project: Stormwater System Improvements
Limits: Meadow Lane Culvert Replacement
Estimate: \$300k - \$400k
Scope: Replacement and upsizing of a 48-inch diameter, 60-foot long, corrugated metal pipe culvert between Sunburst Ct. and Hunters Dr. to accommodate the 100-year flood.

Project: Transit Operations Center Concrete Pavement Replacement
Limits: Transit Operations Office
Estimate: \$600k - \$800k
Scope: Replacement of approximately 70 squares of concrete.

Project: Yampa River/Walton Creek Confluence Restoration
Limits: Yampa River and Walton Creek Confluence
Estimate: \$3.5M - \$5M
Scope: A design-build, multi-benefit river and wetland restoration project at the Yampa River and Walton Creek confluence that encompasses stream channel, floodplain, and riparian improvements.

CHFA PRE-DEVELOPMENT
ASSISTANCE

CNCC- CRAIG



SUMMER 2024

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INTRODUCTION

PROJECT BACKGROUND

Colorado Northwestern Community College (CNCC) in Craig is playing a key role in the city's efforts to navigate an economic transition as the Tri-State Power Plant prepares to shut down. As city leaders work to diversify the economy, CNCC is focused on stabilizing and expanding its campus to support local growth. Craig's strategic location at the intersection of Highway 40—the northernmost corridor across Colorado—and Route 13, which connects the state to Wyoming, offers CNCC an opportunity to strengthen its presence and become a driving force in the city's economic revitalization.

City of Craig, Colorado



The college has experienced challenges recruiting students and faculty due to the city's lack of affordable housing options. CNCC has previously tried to address this issue by master leasing apartments for students. Still, that effort was discontinued due to the transportation challenges of getting students to and from classes, poor residential property maintenance, and high vacancy rates due to the summer hiatus and students who ended up not attending after their unit was secured.

The school recognizes the need to explore additional options to address the housing shortage and enhance the overall campus experience for students, staff, and faculty. In light of this, CNCC wanted to explore site feasibility for several parcels on and around the campus, with the goal of identifying suitable locations for developing residential housing that could serve not only students but also faculty and staff, ensuring a more stable and vibrant campus community.



Craig Campus, CNCC

Beyond housing, CNCC is also considering expanding its Early Childcare Education program as part of its campus development plans. By utilizing available parcels for this purpose, the college aims to create a dedicated space for training future early childhood educators, which would also serve as a valuable resource for the community. This dual approach not only addresses immediate housing needs but also supports the growth of an essential educational program, further integrating the college with the local community and enhancing its role as a key economic and educational hub in Craig.

CNCC was awarded a technical assistance grant through the Colorado Housing and Finance Authority. Stakeholders from the school hope that through this TA, they will have a concept plan that is grounded enough to be actionable, an understanding of project costs, and a plan for financing the project's first phase.

CURRENT HOUSING MARKET & HOUSING NEEDS - MOFFAT COUNTY

Two Person Household ¹	Annual Income	Affordable Purchase	Affordable Rent
120% AMI	\$90,480	\$279,800	\$2,262
100% AMI	\$75,400	\$233,200	\$1,885
80% AMI	\$60,320	\$186,500	\$1,508
60% AMI	\$45,240	\$139,900	\$1,131

Based on the affordability standard of households paying no more than 30% of their household income on housing costs, a two-person household earning the median income could afford a monthly rent of \$1,885/month.

The 2022 City of Craig Housing Needs Assessment identified a need for 75 additional housing units and that there were significant gaps in the market for 1- and 2-bedroom rental units, units priced affordably for households earning at or below 50% of the Area Median Income (AMI), and new, quality construction. For the newly published 2024 income estimates, affordable rent for a 2-person household earning 50% of AMI, rents would be limited to \$943/month.

PROJECT GOALS

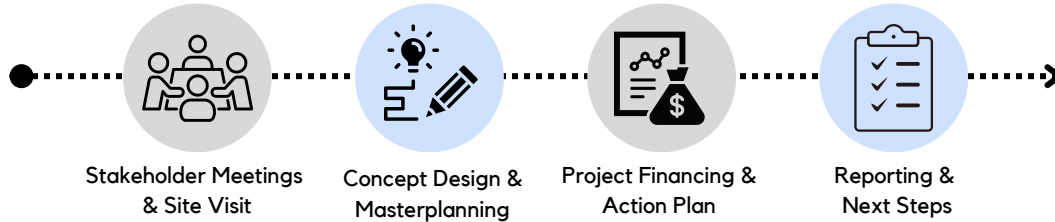
During the site visit described below, the project sponsor team identified the following goals and priorities for the project:

- Site concept includes housing that can serve students and CNCC staff
- 15-17 units of rental housing
- Potential to be phase 1 of a larger vision
- Inclusive of space for in-home childcare or a licensed childcare center
- Community Space
- Playground

¹ Assumes a 7.23% interest rate; Sources: 2024 CHFA Rent and Income Limits for Moffat County, Cappelli Consulting

PROCESS

SCOPE



SITE VISIT

The CHFA SHIP team and project stakeholders conducted a site visit and design workshop in April 2024. The discussion covered previous strategies to address the campus housing needs, site constraints, infrastructure proximity, desired outcomes, and preliminary design options.

Participants included:

- Dr. Lisa Jones - President, Colorado Northwestern Community College
- James Caldwell - Vice President of Business and Administration, Colorado Northwestern Community College
- Jonah Fitch - Owner, Fitch Ranch
- Jennifer Riley - CEO, Memorial Regional Health
- Brett Casskey - Vice President of Student Services, Colorado Northwestern Community College
- Sarah Bacon - Craig, Coordinator of Campus Life, Colorado Northwestern Community College
- Brad Wollman - Facilities Coordinator Craig Campus, Colorado Northwestern Community College
- Jesse LaRose - Dean of Craig Campus, Colorado Northwestern Community College
- Margie Joy - Community Relationship Manager, Colorado Housing and Finance Authority
- Mary Coddington - Project Manager, Principal, Cappelli Consulting
- Augustina Remedios - Associate, Cappelli Consulting
- Tim Reinen - Principal, Reinen Consulting

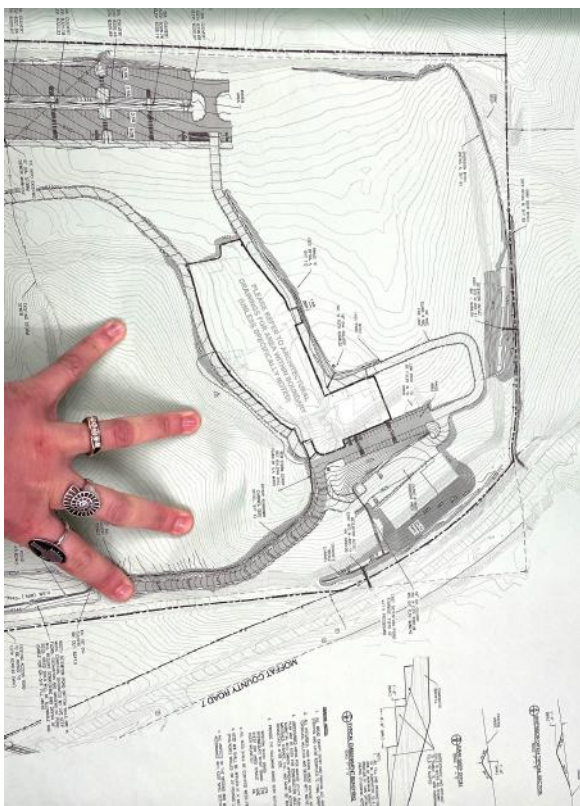


SITE ANALYSIS

Description	Existing
Zoning	Community Commercial C-2
Allowed Uses	Multiple-family
Minimum Lot Area	15,000
Setbacks	Front - 25 ft Side - 10 ft Rear - 15 ft from property line, 5 ft from alley Corner - 5 ft
Minimum Lot Coverage	85%
Maximum Height	50 ft
Parking	2 spaces/unit

SURVEY & INFRASTRUCTURE

When the Craig campus of CNCC was developed, it was a part of a larger concept plan that included student housing, a recreation center, and a theater. These plans resulted in significant horizontal development on the campus that includes water, sewer, and gas lines, fiber optic cables,



and fire hydrants. Having this infrastructure in place for the parcels north of West 9th Street make them a far more feasible option for development.

OTHER CONSIDERATIONS

Future development of the parcels south of West 9th Street will require significant earthwork and the extension of infrastructure into this area.

PROPOSED PROJECT SUMMARY

The proposed development plan is designed to accommodate the housing needs of Colorado Northwestern Community College (CNCC) students and staff. The first phase of the project includes a residential development consisting of four quad-plexes and one triplex, providing a total of 19 units. Eighteen of these units have three bedrooms and two bathrooms, offering a comfortable living space that can accommodate students or staff members and their families. The additional unit is larger and can serve as a family child care home until funds are raised to develop the early childhood education center that is shown in the model north of the first phase residential units.

Future plans for the development include the construction of an additional 14-28 housing units over the existing quad, further expanding the housing options available for the CNCC community.

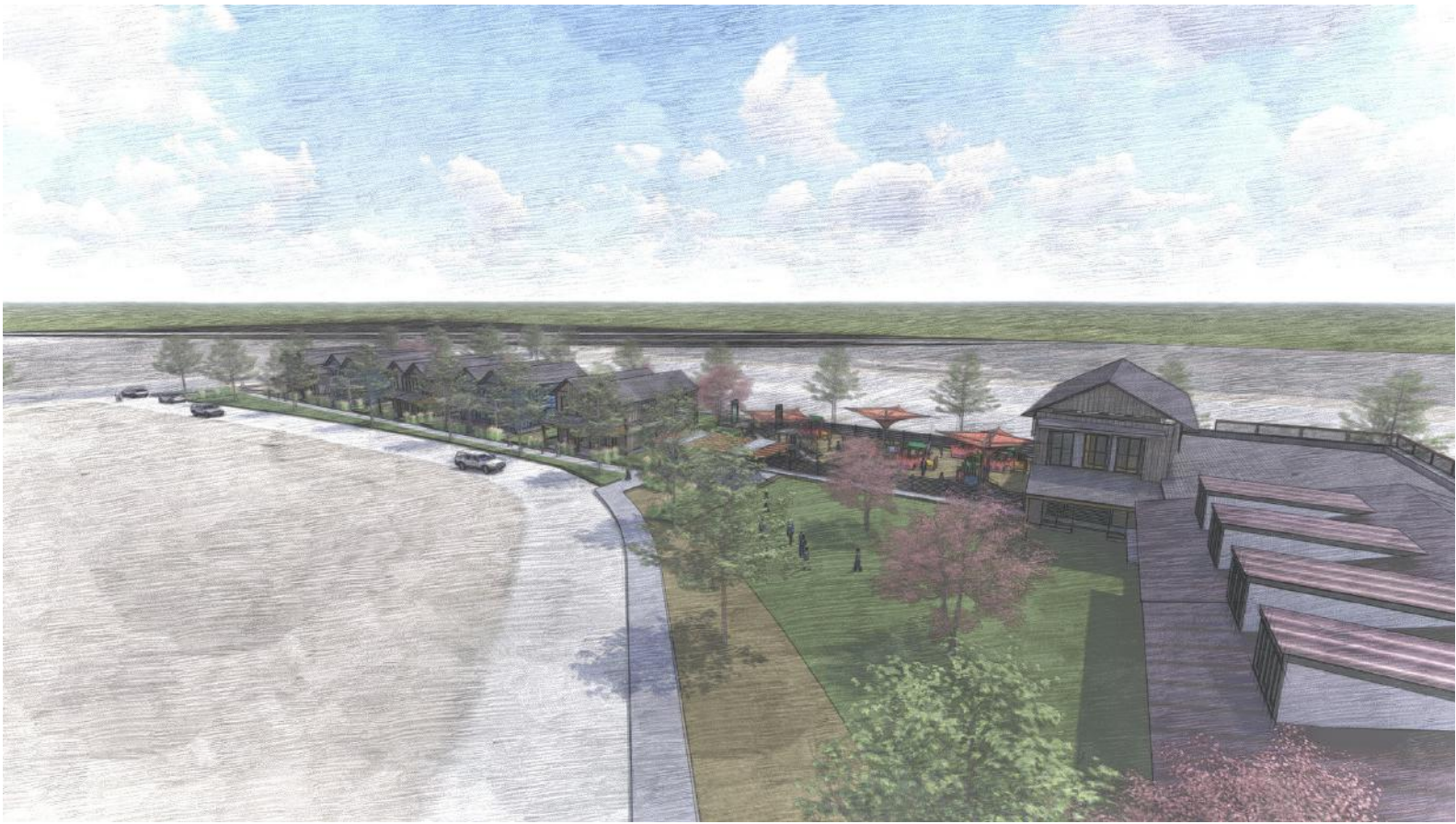
The first phase of residential development is modeled in this report.

Unit Type	Units	Size	Proposed Rent	Income Level
2 bed/ 1 bath	4	608 sf	\$1,060/mo	50% AMI
2 bed/ 1 bath	4	608 sf	\$1,272/mo	60% AMI
2 bed/ 1 bath	5	608 sf	\$1,696/mo	80% AMI
2 bed/ 1 bath	5	608 sf	\$2,120/mo	100% AMI
3 bed/ 2 bath*	1	1,215 sf	\$1,960/mo	80% AMI
TOTAL	19	12,159 sf	Ann. \$364,416	74.7% avg AMI

*Potential childcare revenue is not modeled

CONCEPT DESIGN





PROJECT FINANCING

PROFORMA

A proforma is an analysis used to determine the financial feasibility of a development project.

The first component of this analysis is an estimation of development costs. This is done by researching the current costs for development, including 'hard costs,' which include the physical materials that go into the building and the construction labor, and 'soft costs,' which include permitting costs and the fees of professionals such as architects and engineers who are needed to ensure a structurally sound project.

The second component of the proforma is a forecast of the revenue that can be generated by the development and the operating expenses that will be incurred annually once the project is up and running. There are several ways to approach this, but knowing the goal of this development is to create housing that is affordable to local residents, the anticipated rent amounts for the residential units are set based on the Colorado Housing and Finance Authority's 2024 Maximum Rent Tables based on the area median income for Moffat County. Operating expenses are forecasted based on other projects with similar characteristics.

Together, these inputs illustrate how much of the project can be financed through a conventional loan and how much of a gap remains between the development costs and the identified sources of funding. Once it is clear how much additional money is needed, the project developer can begin looking for other funding sources in the form of grants, loans, or tax credits.



CNCC ASSUMPTIONS

Uses + Sources of Funds		
Uses of Funds		
Acquisition Costs	-	In-kind
Site Improvements	\$142,500	Grading & drainage
Construction	\$3,949,243	\$290/sf
Professional Fees	\$296,193	Estimated @7.5% of hard costs
Construction Finance	\$234,244	6.86% @ 60% accrual over 1 year; 65% LTC
Permanent Finance Loan Orig.	\$52,750	\$38,700
Soft Costs	\$427,500	\$26/sf
Developer Fee/Profit	\$210,000	4.29% of hard and soft costs
Reserves	\$162,239	6 mo. of expenses and debt; 350/unit in replacement reserves
Total Development Expenses	\$5,474,67	

Sources of Funds		
First Mortgage	\$4,775,000	2.5%; 40 year Amortization; DSCR 1.15
Second Mortgage	-	
DOH Grant	\$1,045,000	\$55,000/unit
Total Sources	\$5,820,000	Gap - \$ 345,330 Per Unit Gap - \$18,175

Operations		
Annual Rent Income	\$364,416	75% AMI
Vacancy Rate	7%	Per CHFA guidelines for multifamily; if fewer than 10 units this increases to 10%
Other Income	\$600	Anticipated application fees
PUPA OpEx	\$6,432	Annual operating expenses/unit

FINANCING

Because the planned development is modeled with a variety of price points, the project can finance approximately 87% of the overall development costs, the balance of project costs will need to be funded through grants and philanthropy.

POTENTIAL SOURCES

There are several options to fill the gap between the development costs and the available financing.

Items with asterisks are currently modeled in the proforma:

- Colorado Division of Housing grants - \$55,000/unit; for a total of \$550,000*
- Funding through Proposition 123
- Gates Family Foundation
- CHFA Direct Effect Award
- US Bank HOME Grants
- Philanthropic funds through local, regional, or state fundraising

A more detailed description of each funding source and application steps are listed in the CNCC Funding Map in the appendix.



ACTION ITEMS

Over the next year, the following action steps are recommended:

- Host a community meeting to gather feedback on the preliminary design concept.
- Determine project roles.
 - Who will be the applicant and guarantor for funding?
 - Who will lead the development work and oversight of a general contractor?
 - Who will lead tenant/buyer eligibility, selection, and contracting?
 - Who will manage the rentals for the long term?
- Assign a project manager/owner's representative to coordinate the project and keep momentum.
- Further explore and confirm funding sources, including CHFA, Colorado Division of Housing, Gates Family Foundation, and local philanthropic sources.
- Create a tenant selection plan in coordination with funders. Examples from peer communities such as Gunnison and Basalt can help to inform this process.
- Research prefabrication, in-kind donations of labor and materials, and other cost-saving measures to address high construction costs.
- Continue to refine the financial projections.
- Apply to the Colorado Division of Housing for grant funding.
- Apply to lenders for construction and permanent loans.
- Select a contractor through a competitive process

Year 2

- Construct the project.
- Coordinate lease-up to eligible households.

ACKNOWLEDGEMENTS

LOCAL STAKEHOLDERS

Dr. Lisa Jones - President, Colorado Northwestern Community College

James Caldwell - Vice President of Business and Administration, Colorado Northwestern Community College

Jonah Fitch - Owner, Fitch Ranch

Jennifer Riley - CEO, Memorial Regional Health

Brett Casskey - Vice President of Student Services, Colorado Northwestern Community College

Sarah Bacon - Craig, Coordinator of Campus Life, Colorado Northwestern Community College

Brad Wollman - Facilities Coordinator Craig Campus, Colorado Northwestern Community College

Jesse LaRose - Dean of Craig Campus, Colorado Northwestern Community College

Margie Joy - Community Relationship Manager, Colorado Housing and Finance Authority

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