

Attachment #2

13th Street - Fire Station Only

Land Costs:	Up to \$3M value	
Site Prep Summary	\$2,239,104	
	Includes estimate on intersection relocation	
	Potential Additional Costs:	
	Storm Water Mitigation/Site drainage	
	Pro:	Con:
	Large Site	Long term durability concern due to storm water drainage through site
	Gateway to City	
	Adequate Parking on site	
	Possible Training Tower on site	
	Improved Intersection Alignment	Intersection re-alignment could require CDOT approval (?)
	Not in 100 or 500 yr. Flood Plain	Hillside retention/Stability
	Approx. 23 parking spaces	Potential impact to park
		May require 'No Build Easement'
		Unknown effect on Springs/Park
	Site Preparation Costs Summary:	
	Existing Conditions	\$20,000.00
	Traffic Control/Permits	\$85,500.00
	Site Prep/Grading	\$140,197.00
	Shotcrete Retaining Wall	\$462,807.41
	Soils Conditions	\$385,000.00
	Exterior Improvements:	
	Storm Piping	\$210,000.00
	Sanitary Piping	\$174,000.00
	Traffic Signal/Interseetion	\$750,000.00
	Paving	\$11,600.00
	Total:	2,239,104.41

10th Street Combination City Hall/Fire Station - Build over Utilites

Land Costs:	No land acquisition costs	
Site Prep Summary	\$2,933,003	
	Includes Cost to Construct Over Utilities in Alley	
	Additional Costs:	
	Cost of new office building - \$3,600,000	
	Temp Relocation of City Hall (Possibly to Yampa Street)	
	Pro:	Con:
		NOT AN OPTION FOR PRIVATE DEVELOPERS
	New City Hall	
	Shared space	Build Over Utilites
	Use Yampa Building for temporary staff location	Parking - Loss of 47 spaces
		New Emergency access to Highway 40 - CDOT approval?
	Not in 100yr Flood Plain	
	Design Potential	Loss of Public Parking
		Cost of New City Hall (\$3.6M)
		Cost to relocate City Hall
		Loss of Alley Circulation
		Located in 500yr Flood Plain
	Site Preperation Summary:	
	Existing Conditions	\$60,000.00
	Traffic Control/Permits	\$85,000.00
	Site Prep/Grading	\$152,600.00
	Erosion Control/Surrounding Rds	\$50,000.00
	Soils Conditions	\$1,157,407.41
	Exterior Improvements:	
	City Utilities/Traffic Signal	\$163,000.00
	Public Utilities	\$340,000.00
	Paving	\$0.00
	Vault over Utilities	\$924,995.75
	Total:	\$2,933,003.16

**10th Street Combination City Hall/Fire Station Move All Utilities
Out of Alley**

Land Costs:	No land acquisition costs	
Site Prep Summary	\$4,194,307	
	Includes estimate on alley vacation and Soils remediation	
	Potential Additional Costs:	
	Cost of new office building	\$3,600,000
	Relocation of City Hall (Possibly to Yampa Street)	
	Pro:	Con:
	New City Hall	NOT AN OPTION FOR PRIVATE DEVELOPERS
	Shared space	Build Over Utilites
	Use Yampa Building for temporary staff location Not in 100yr Flood Plain	Parking - Loss of 47 spaces
		New Emergency access to Highway 40 - CDOT approval?
	Design Potential	Loss of Public Parking
		Cost of New City Hall (\$3.6M)
		Cost to relocate City Hall
		Loss of Alley Circulation
		Located in 500yr Flood Plain
	Site Preperation Summary:	
	Existing Conditions	\$60,000.00
	Traffic Control/Permits	\$185,500.00
	Site Prep/Grading	\$152,600.00
	Erosion Control/Existing Rds	\$150,000.00
	Soil Conditions	\$1,157,407.41
	Exterior Improvements	
	City Utilities/Signaling	\$534,000.00
	Public Utilties	\$1,920,000.00
	Paving	\$34,800.00
	Total:	\$4,194,307.41

10th Street Combination City Hall/Fire Station- Split Building - Build Alley thru the building	
Land Costs:	No land acquisition costs
Site Prep Summary:	\$2,271,357
	Includes estimate on alley vacation and Soils remediation
	Potential Additional Costs:
Cost of new office building	\$3,600,000
Relocation of City Hall (Possibly to Yampa Street)	
Pro:	Con:
New City Hall	May need to limit Public in Alley
Shared space	Cost to Relocate City Hall
Use Yampa Building for temporary staff location	New Emergency access to Highway 40 - CDOT approval?
Not in 100yr Flood Plain	Loss of Public Parking
	Cost of new City Hall (\$3.6M)
	Located in 500yr Flood Plain
	Not ideal design for Fire Station - need to split fire station
Site Preparation Summary:	
	\$60,000.00
Existing Conditions	\$15,000.00
Traffic Control/Permits	\$152,600.00
Site Prep / Grading	\$90,000.00
Erosion Control/Existing Rds	\$1,157,407.41
Soil Conditions	
Exterior Improvements:	\$150,000.00
City Utilities/Signaling	\$290,000.00
Public Utilities	\$11,600.00
Paving	\$344,750.00
Opening in Building for Alley	
Total:	\$2,271,357.41

840 Yampa Street	
Land Costs:	Potential Value of land \$3Million
Site Prep Summary	\$1,112,652
	Potential Additional Costs:
	\$150,000 - \$300,000
	Temp storage of Fire Appartatus and temp parking
	Pro:
	Con:
	Existing building use
	City identified location for future retail
	Current Hwy 40 Access
	Adequate Parking for use
	Loss of Revenue from sale
	Off Lincoln Avenue
	Loss of Public Parking
	Not in 100yr Flood Plain
	Temporary Storage of Apparatus
	Located in 500yr Flood Plain
	Site Preperation Summary:
	Existing Conditions
	\$198,513.00
	Traffic Control/Permits
	\$132,680.00
	Site Prep/Grading
	\$133,111.00
	Erosion Control/Existing Rds
	\$0.00
	Soil Conditions
	\$0.00
	Exerior Improvements
	\$0.00
	Retaining wall
	\$127,890.00
	Paving
	\$112,218.00
	Ground Water Mitigation
	\$408,240.00
	Total:
	\$1,112,652.00

Summary of Site Feasibility Status
March 2019

Catagories

	13th Street - Fire Station Only		10th Street Combination City Hall/Fire Station - Build over Utilites		10th Street Combination City Hall/Fire Station Move All Utilities Out of Alley		10th Street Combination City Hall/Fire Station- Split Building - Build Alley thru the building		840 Yampa Street	
Land Costs:	Up to \$3M value		No land acquisition costs		No land acquisition costs		No land acquisition costs		Potential Value of land \$3Million	
Site Preperation Costs Estimate:	\$2,239,104 Includes estimate on intersection relocation		\$2,933,003 Includes Cost to Construct Over Utilities in Alley		\$4,194,307 Includes estimate on alley vacation and Soils remediation		\$2,271,357 Includes estimate on alley vacation and Soils remediation		\$1,112,652	
Additional Potential Costs:	Storm Water Mitigation/Site drainage		Cost of new office building - \$3,600,000 Temp Relocation of City Hall (Possibly to Yampa Street) Discuss Option of Underground Parking (under City Hall)		Cost of new office building \$3,600,000 Relocation of City Hall (Possibly to Yampa Street)		Cost of new office building \$3,600,000 Relocation of City Hall (Possibly to Yampa Street)		\$150,000 - \$300,000 Temp storage of Fire Appartatus and temp parking	
Pros and Cons:	Pro:	Con:	Pro:	Con:	Pro:	Con:	Pro:	Con:	Pro:	Con:
	Large Site	Long term durability concern due to storm water drainage through site	New City Hall	NOT AN OPTION FOR PRIVATE DEVELOPERS	New City Hall	NOT AN OPTION FOR PRIVATE DEVELOPERS	New City Hall	May need to limit Public in Alley	Existing building use	City identified location for future retail
	Gateway to City		Shared space	Build Over Utilites	Shared space	Build Over Utilites	Shared space	Cost to Relocate City Hall	CDOT access approval done	
	Adequate Parking on site		Use Yampa Building for temporary staff location	Parking - Loss of 47 spaces	Use Yampa Buildingfor temporary staff location	Parking - Loss of 47 spaces	Use Yampa Buildingfor temporary staff location	New Emergency access to Highway 40 - CDOT approval?	Adequate Parking for use	Loss of Revenue from sale
	Possible Training Tower on site	Intersection re-alignment could require CDOT approval (?)	Not in 100yr Flood Plain	New Emergency access to Highway 40 - CDOT approval?	Not in 100yr Flood Plain	New Emergency access to Highway 40 - CDOT approval?	Not in 100yr Flood Plain	Loss of Public Parking	Off Lincoln Avenue	Loss of Public Parking
	Improved Intersection Alignment		Design Potential	Loss of Public Parking	Design Potential	Loss of Public Parking	Design Potential	Cost of new City Hall (\$3.6M)	Not in 100yr Flood Plain	Temporary Storage of Apparatus
	Not in 100 or 500 yr. Flood Plain	Hillside retention/Stability		Cost of New City Hall (\$3.6M)		Cost of New City Hall (\$3.6M)		Located in 500yr Flood Plain		Located in 500yr Flood Plain
	Approx. 23 parking spaces	Potential impact to park		Cost to relocate City Hall		Cost to relocate City Hall		Not ideal design for Fire Station - need to split fire station		
		May require 'No Build Easement'		Loss of Alley Circulation		Loss of Alley Circulation				
		Unknown effect on Springs/Park		Located in 500yr Flood Plain		Located in 500yr Flood Plain				
Site Preperation Summary:	Item:		Item:		Item:		Item:		Item:	
	Existing Conditions	\$20,000.00	Existing Conditions	\$60,000.00	Existing Conditions	\$60,000.00	Existing Conditions	\$60,000.00	Existing Conditions	\$198,513.00
	Traffic Control/Permits	\$85,500.00	Traffic Control/Permits	\$85,000.00	Traffic Control/Permits	\$185,500.00	Traffic Control/Permits	\$152,600.00	Traffic Control/Permits	\$132,680.00
	Site Prep/Grading	\$140,197.00	Site Prep/Grading	\$152,600.00	Site Prep/Grading	\$152,600.00	Site Prep / Grading	\$90,000.00	Site Prep/Grading	\$133,111.00
	Shotcrete Retaining Wall	\$462,807.41	Erosion Control/Surrounding Rds	\$50,000.00	Erosion Control/Existing Rds	\$150,000.00	Erosion Control/Existing Rds	\$1,157,407.41	Erosion Control/Existing Rds	\$0.00
	Soils Conditions	\$385,000.00	Soils Conditions	\$1,157,407.41	Soil Conditions	\$1,157,407.41	Soil Conditions		Soil Conditions	\$0.00
	Exterior Improvements:		Exterior Improvements:		Exterior Improvements		Exterior Improvements:	\$150,000.00	Exerior Improvements	\$0.00
	Storm Piping	\$210,000.00	City Utilities/Traffic Signal	\$163,000.00	City Utilities/Signaling	\$534,000.00	City Utilities/Signaling	\$290,000.00	Retaining wall	\$127,890.00
	Sanitary Piping	\$174,000.00	Public Utilities	\$340,000.00	Public Utilities	\$1,920,000.00	Public Utilities	\$11,600.00		
	Traffic Signal/Intersestion	\$750,000.00			Paving	\$34,800.00	Paving	\$344,750.00	Paving	\$112,218.00
	Paving	\$11,600.00	Paving	\$0.00			Opening in Building for Alley		Ground Water Mitigation	\$408,240.00
			Vault over Utilities	\$924,995.75						
	Total:	2,239,104.41	Total:	\$2,933,003.16	Total:	\$4,194,307.41	Total:	\$2,271,357.41	Total:	\$1,112,652.00