

LARIMER COUNTY NEIGHBORHOOD MEETING



ESTES PARK SATELLITE SHOP

DECEMBER 20, 2018



INTRODUCTION

AGENDA

- Why is the Project needed?
- Why is the project proposed for this location?
- What is being proposed?
- What is a Satellite Maintenance (Shop) Facility?
- Process to date
- Current Concepts – Site and Building
- Process
- Timeframe

WHAT IS THE ISSUE WE ARE SOLVING?

Why is the project needed?

- Existing shop constructed in 1957 (61 years ago)
- Site and building in disrepair
- Shop is too small and inefficient
 - Equipment doesn't fit in shop – parking equipment outside
 - Cold starts
 - Icy vehicles can provide for limited inspection of equipment
 - Inability to have equipment prepared for storm events, delaying response time during storm events
 - Life cycle costs of equipment Increases
- Lack of functional administrative area
- Equipment Wash bay

CURRENT SITE



CURRENT FACILITY



EQUIPMENT STORAGE



CURRENT STORAGE OUT BUILDING



PROCESS TO DATE

Process to Date

- *2016:*
 - County completed a Facility Inventory and Evaluation Report
 - Assessed the current site and infrastructures ability to meet current and 20 year needs
- This process determined the following:
 - Geographic location validated
 - Identified significant short falls of current shop
 - Lack of covered storage for supplies and materials
 - Administrative area inadequacies
- Recommendation:
 - Re-develop on existing County owned property

PROCESS TO DATE

Process to Date

- *2017:*
 - Board of County Commissioners (BoCC) approved funding to design a new facility
 - Objective was to develop a very defined needs assessment, program of space needs, complete set of bid document plans and a detailed cost estimate
 - RFP solicitation and consultant was hired, Bennett Wagner Grody
- *2018:*
 - Overall Facilities Master Plan completed
 - Identified location as priority
 - BoCC approves construction funding
 - Coordination with CDOT
 - City/County engagement
 - Unincorporated Larimer County involves Town of Estes process
 - Public Engagement

WHAT IS A SATELLITE MAINTENANCE FACILITY?

What is a Satellite Maintenance (Shop) Facility?

- What the Facility IS:
 - Base of operations for all of the maintenance responsibilities within the district.
 - Location employees report to work for this maintenance district
 - Equipment staging location
 - Indoor storage for equipment
 - Routine light maintenance and inspection of vehicles and equipment
 - Safety Inspections
 - Changing cutting edges, plow bits, wiper blades, lights
 - Fluid checks
 - Administrative area
 - Outdoor staging and storage of construction materials (dirt, aggregate, pipe, guard rail)
- What the Facility IS NOT:
 - Location where employees typically spend their day working
 - Production or manufacturing facility
 - Customer traffic generator
 - Major repair facility

WHAT IS PROPOSED?

What is being proposed at this site?

- New Maintenance Facility
 - Larimer County - mainly utilized by the Road and Bridge Department
 - CDOT – planning to re-develop their maintenance site as well
- Property Line Adjustment
 - Larimer County currently owns 2 lots
 - Lot line between the two will move to the north
 - Larimer County will develop on south lot (~10 ac)
 - CDOT plans to develop on north lot (~5 ac)
- Activity at the site
 - Service area remains the same – no additional or consolidation

Why is the project proposed for this location?

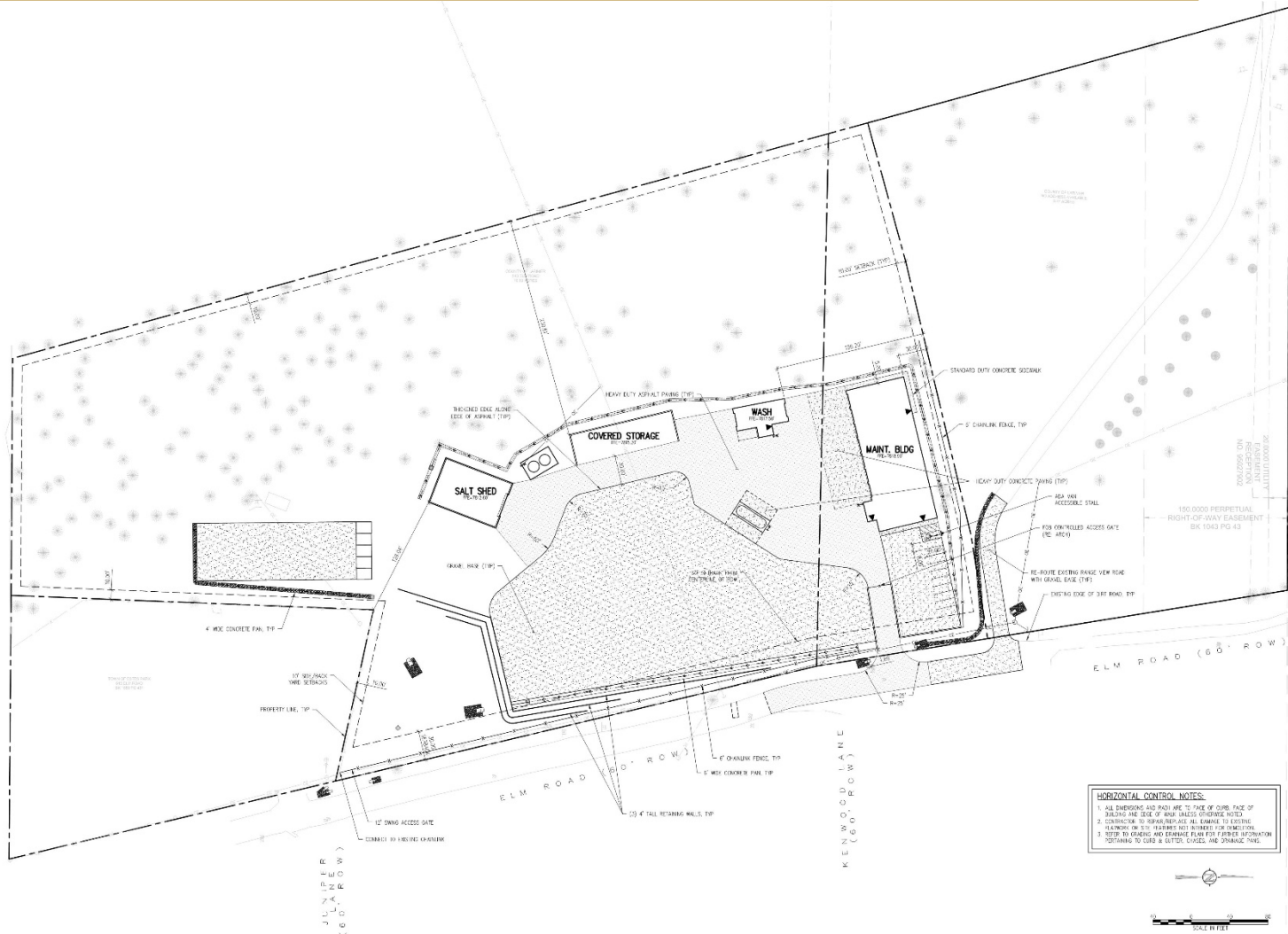
- Larimer County owns the existing property
- Location works well for our service area and has since 1957
- Size is right
- Property is zoned industrial

WHAT IS PROPOSED?

What does the re-development include?

- Building Infrastructure Planned:
 - Main Shop Building
 - Covered Storage Building
 - Sand/Salt Storage Building
 - Enclosed Wash Bay
 - Fuel Site
- Site Features:
 - New access point (Paved)
 - Paved driveway and yard around buildings
 - Gravel staging area
 - Detention pond

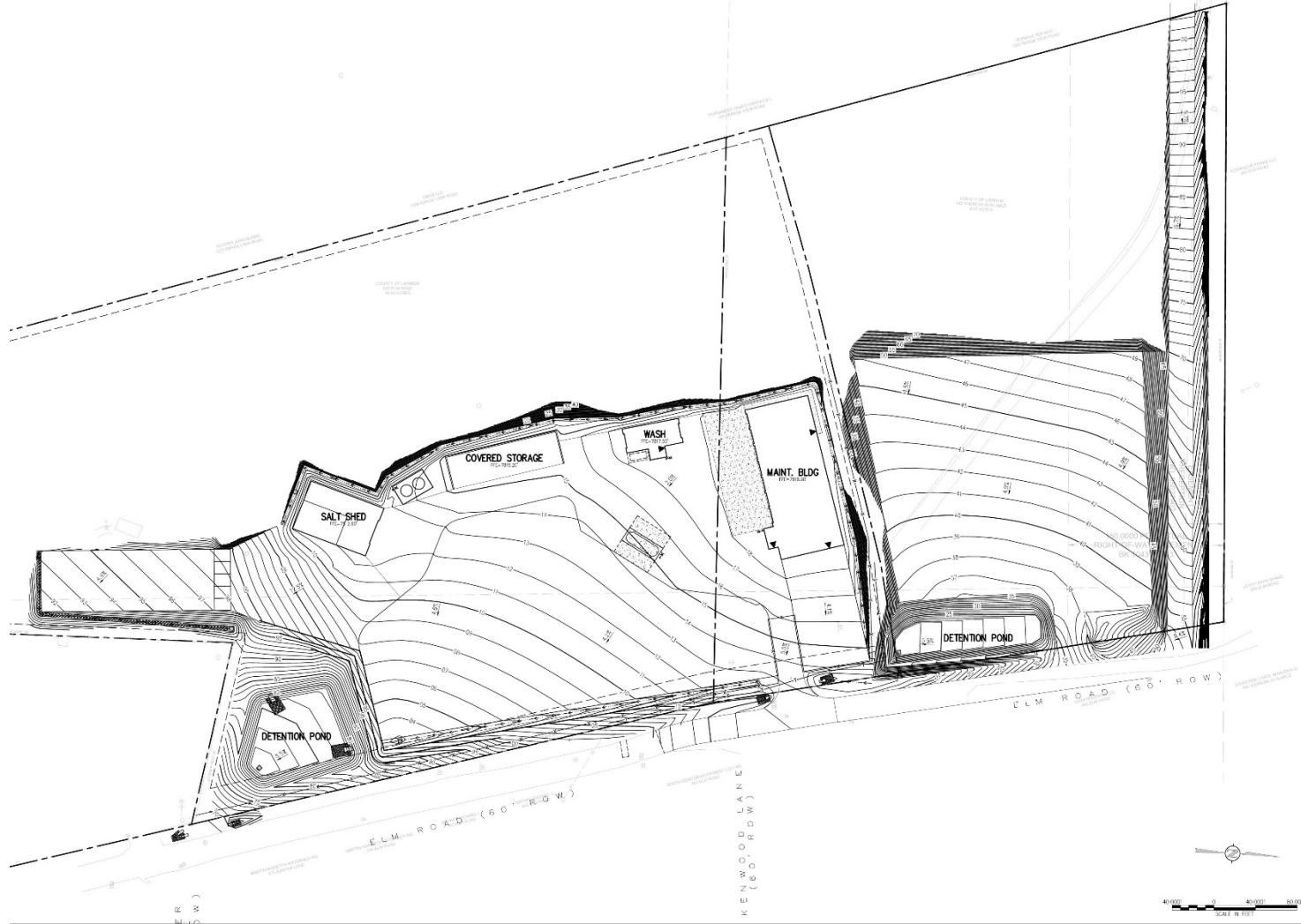
LARIMER COUNTY SITE LAYOUT



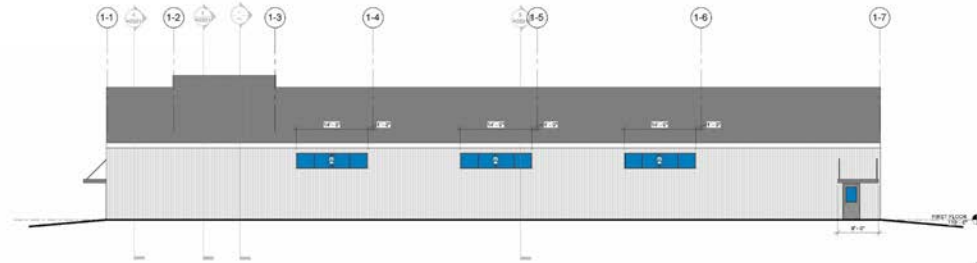
HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND PINS ARE TO FACE OF CURB FACE OF SIDEWALK AND FACE OF ROAD SAFETY CURB/EDGE PAVED.
2. DIMENSIONS TO TOP OF WALLS, ALL DIMENSIONS TO BOTTOM OF WALLS UNLESS NOTED OTHERWISE.
3. REFER TO SHEETS AND EXHIBITS FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, DRAIAGE, AND STORMWATER PAVING.

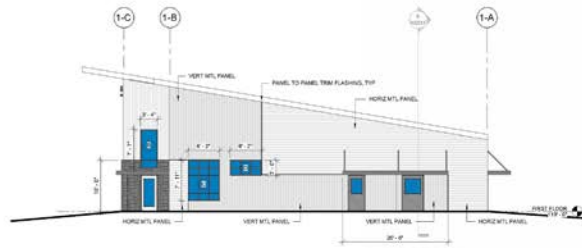
OVERALL SITE WITH RANGEVIEW RD RE-ALIGNMENT



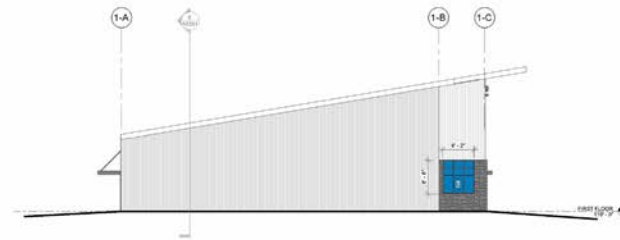
MAIN SHOP ELEVATIONS



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

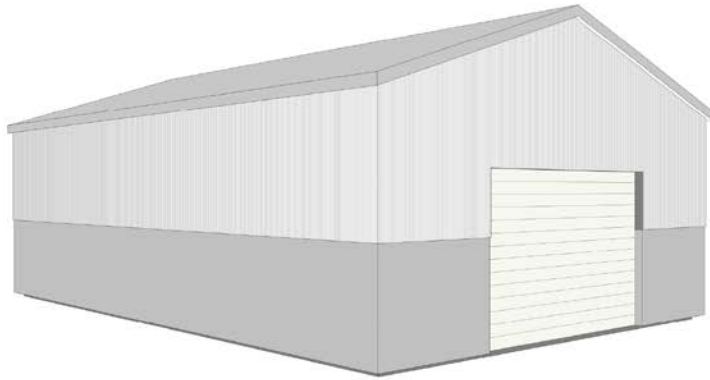


4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

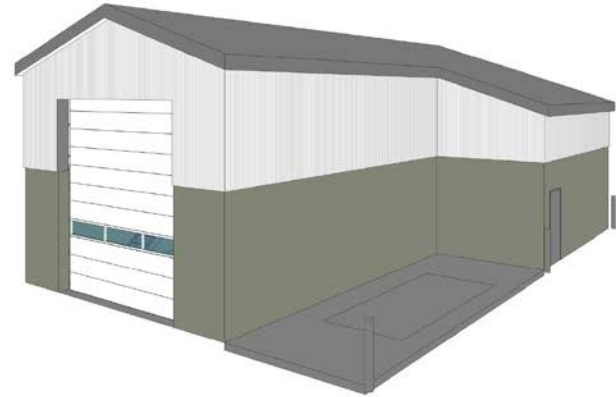
MAIN SHOP 3-D RENDERING



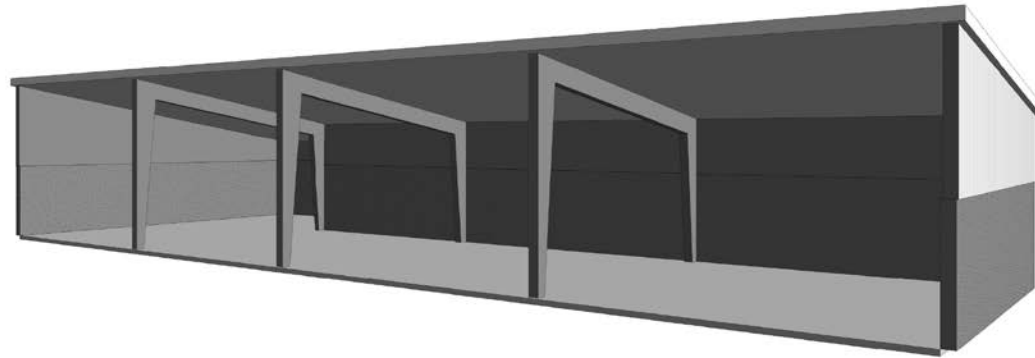
SUPPORT BUILDING PERSPECTIVES



② SAND / SALT BUILDING
SCALE

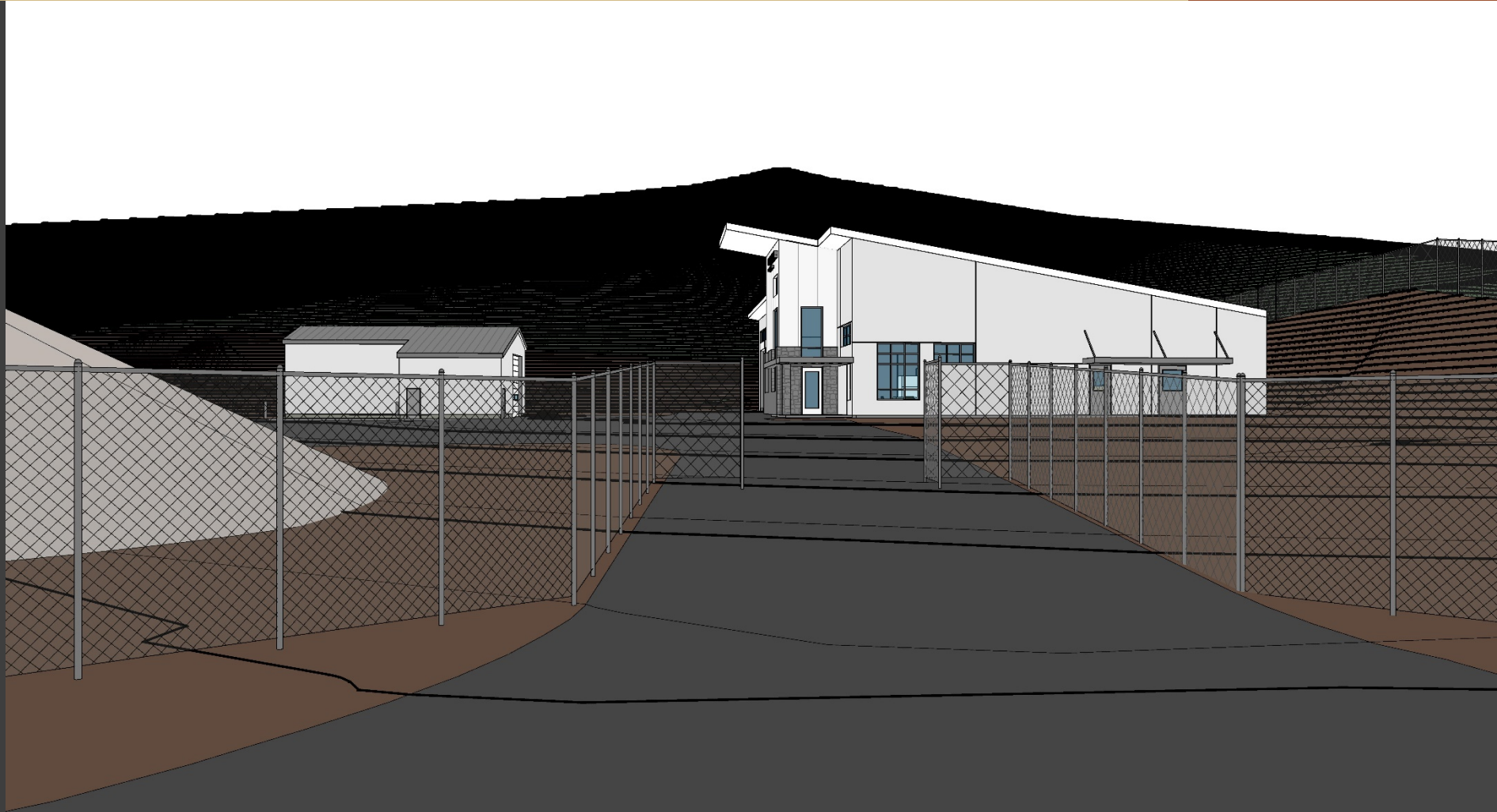


① WASH BUILDING
SCALE

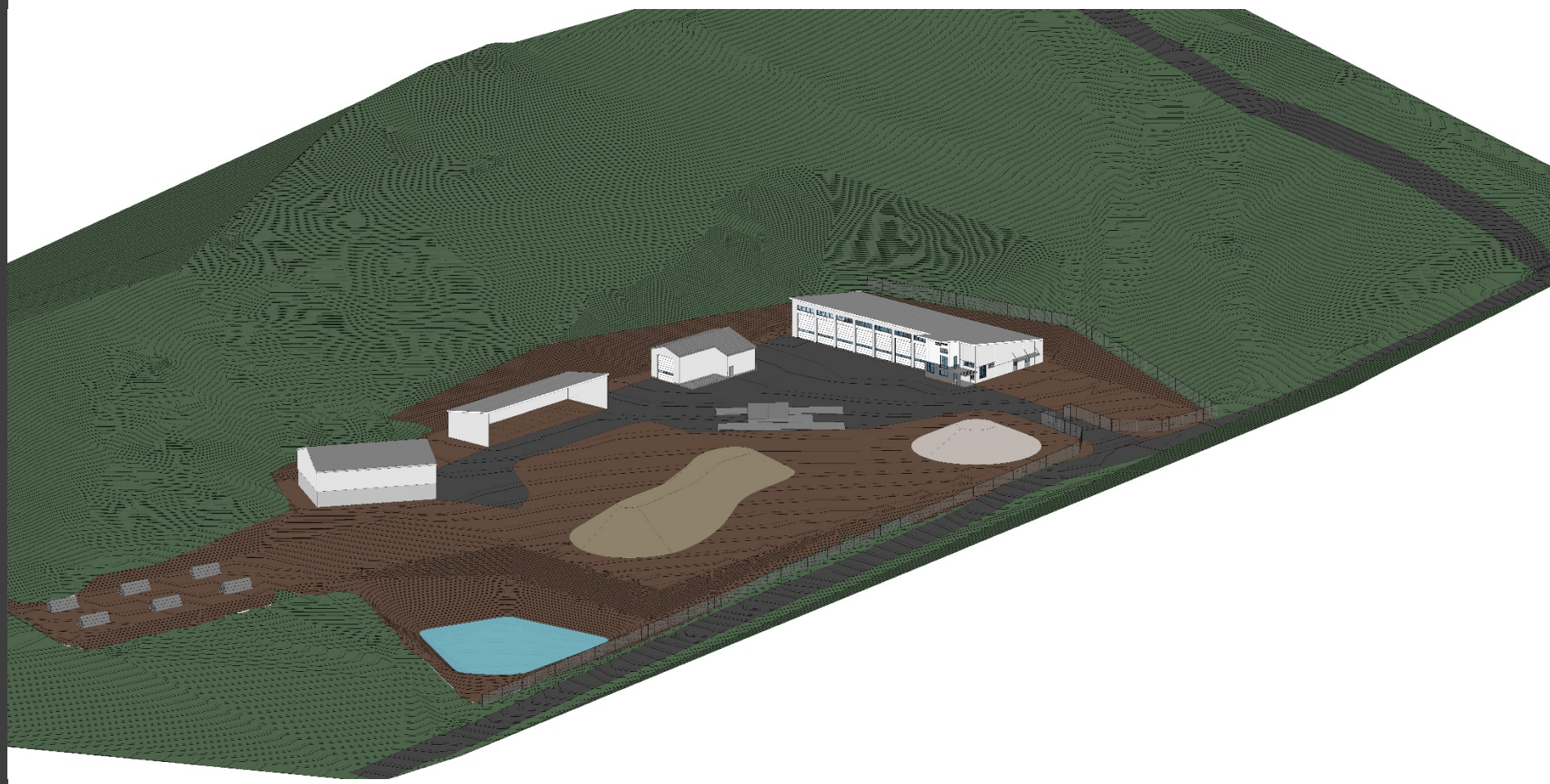


③ COVERED STORAGE
SCALE

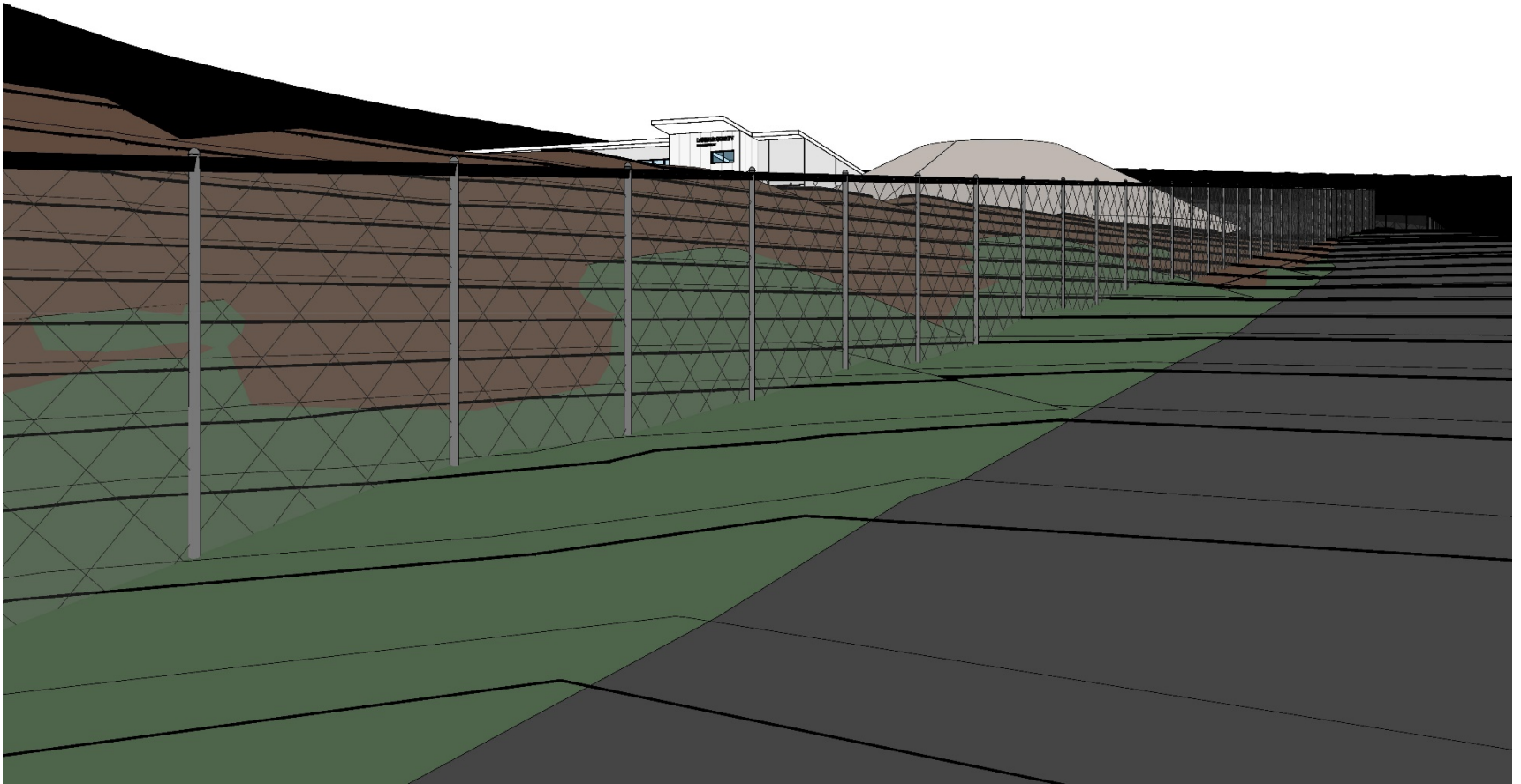
ENTRY TO SITE



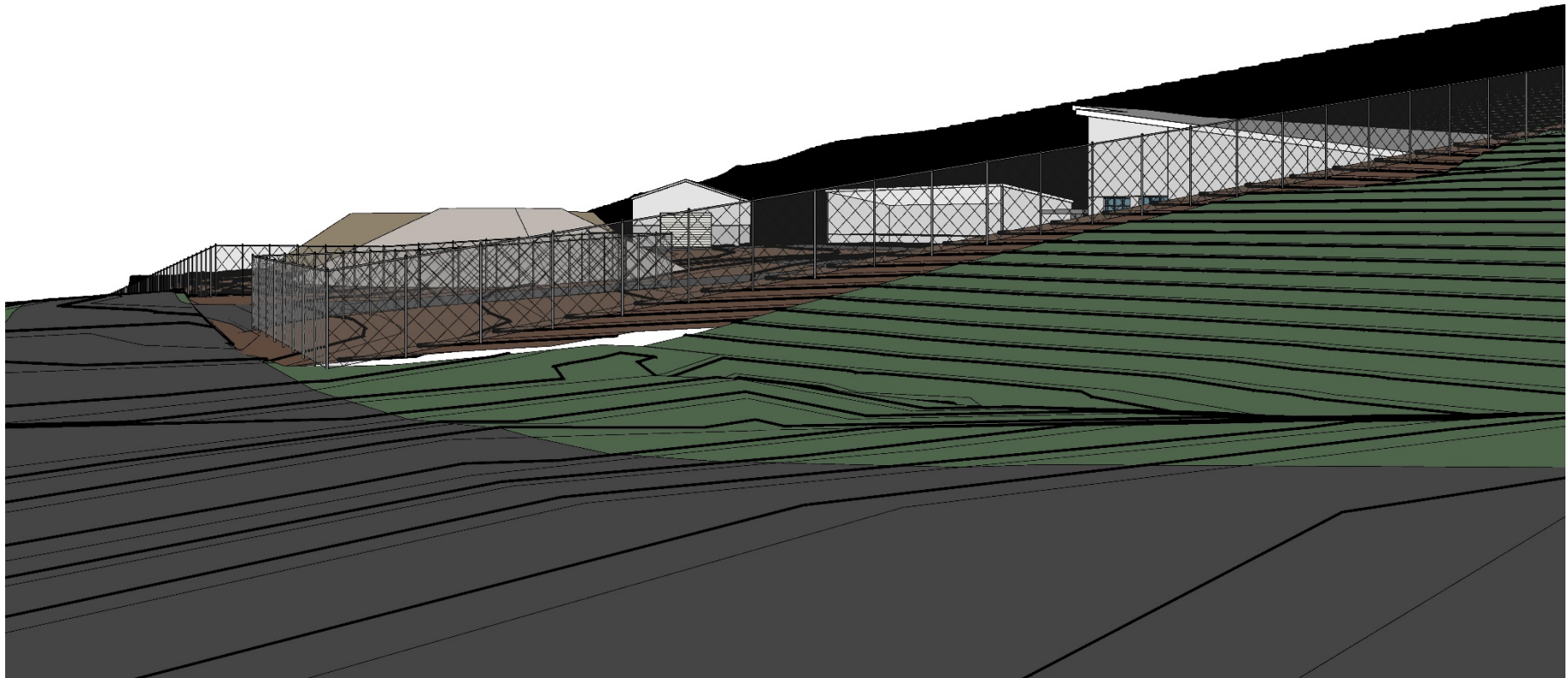
SITE CONCEPT 3D



CONCEPT VIEW - ELM ROAD LOOKING NORTH



CONCEPT VIEW – ELM/RANGEVIEW LOOKING SOUTH



CDOT SAMPLE BUILDING



CDOT SAMPLE BUILDING



DESIGN CONSIDERATIONS

Traffic Safety

- No increase in service areas or staffing levels. Traffic counts to remain as they exist today from the Larimer County site. Possible upgrade to Rangeview Road if re-located.

Visual Impacts

- Overall site cleaned up with equipment parked out of site. Color scheme of structures to be earth tones to blend in.

Environmental Impacts

- Larimer County is required to comply with all Local, State and Federal regulations, we are committed to do so. No special rules apply.

Storm Water Runoff

- Onsite storm water detention and water quality facilities are required and have been designed. We are not allowed to discharge at a rate above the historic rate.

Noise and Light Pollution

- Same operation for equipment, but starts/inspections will be inside the shop assisting with overall noise.
- Road and Bridge has committed to utilize “white noise” Broadband Sound backup alarms on all equipment assigned to the Estes Park Satellite Maintenance Facility.
- All exterior lighting will be “Night Sky” compliant (IDA Standard).

TIMING OF PROJECT

SCHEDULE

- Planning Commission L&E Hearing – January 15, 2019
- Site Development Plan – Q1 2019
- Complete Design – February 1, 2019
- Bid Project – Q1 2019
- Award Project – April 2019
- Demo existing – Larimer County & CDOT – April/May 2019
- Begin Construction of New Larimer County Buildings – June 2019
- Completion & Opening of Larimer County Project – Q2 2020

PUBLIC INPUT

What are your thoughts?

- Color of structures
 - Earth tones – brown, gray, tan, etc?
- Rangeview Road options
 - Road Base, Recycled Asphalt, Paved?
- Other Input

DISCUSSION

Thank you!