

# CAPITAL ASSESSMENT REPORT

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## TOWN OF RIDGWAY



Final Report  
Staff Updates  
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Adopted by Town Council  
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Prepared by



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## TOWN OF RIDGWAY

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## 1.0 Executive Summary

### 1.1 Introduction

SGM was selected by the Town of Ridgway (Town) through a competitive RFP process to complete a Capital Assessment of government facilities, buildings, equipment/vehicles, streets, stormwater and real property. This Conditions Assessment is part of the Town's overall Capital Improvements Assessment, which is being funded in part through a state Energy and Mineral Impact Assistance Fund Administrative Planning Grant to complete a comprehensive assessment of all of the Town's assets. Another part of this assessment is being completed separately by Consolidated Consulting Services and consists of water and sewer utility systems assessments. This project includes documenting current conditions and assessing buildings, infrastructure, open spaces and park facilities in order to provide informed challenges, recommendations and corresponding cost estimates for the proposed capital projects. This assessment is planned to be used by the Town of Ridgway for planning and budgeting and is also part of a larger succession planning effort for Town Hall, creating a roadmap for current and future needs. The assessment is for general guidance and is not meant to be exact. The town should remain flexible and adjust accordingly to unexpected events, changing priorities or budgetary limitations.

The assessment includes two components:

1. This report, which provides narrative descriptions of buildings, parks, streets, stormwater, water, wastewater, equipment, etc. recommendations and a summary of the corresponding cost estimates provided in the repair and replacement tabulation.
2. The repair and replacement appendix, which consists of a tabulation that includes the inventory on all buildings and park facilities, as well as repair and/or replacement cost estimates with recommended budgetary timeframes. Each asset category (e.g., Buildings, Parks, Streets, Equipment/Vehicles, Stormwater, Water, Wastewater) has its own worksheet and cost estimates for each category are tallied by the appropriate year in the summary worksheet. [Appendix A].

Below is a summary of highlighted findings and recommendations for each asset category.

### 1.2 Streets and Stormwater

Although SGM has not completed a thorough analysis of the condition of the Town's asphalt and gravel roads, most of these roads appear to be in good condition. The main deficiency is the lack of good roadside drainage ditches. Currently, there is not a long-term Capital Improvement Plan for the Town's road network. There is not an earmarked funding source to accomplish Street Right-of-Way Capital Improvements.

Specific Streets and Stormwater recommendations include:

1. Conduct an assessment of the Town's road network using the Pavement Surface Evaluation and Rating (PASER) system.
2. Conduct a Stormwater Master Plan to evaluate all offsite and onsite drainage adjacent to and within the core development areas of Ridgway.
3. Conduct a Long-Term Pavement Plan that articulates which roads will be improved and when; how they will be improved in terms of surface treatment, sidewalk and

- drainage improvements, etc., with what funding sources, and how they will be maintained in terms of maintenance practices and schedules.
4. Develop and budget for routine maintenance of gravel and asphalt roads, ditches, curb and gutter, etc.
  5. Coordinate with GIS Data efforts for tracking all infrastructure improvements, maintenance, and locations.

### 1.3 Public Works

The Public Works Department is responsible for Right-of-Way infrastructure and street maintenance, parks and trails maintenance, vehicle and equipment repair, and the maintenance of Public Works Buildings. Overall, the Town's paved and gravel streets are in good condition while the Town's Parks and Trails are in very good shape. Vehicles and equipment are maintained adequately to perform their selected functions. The Public Works Buildings and facilities are in fair condition.

Specific Public Works recommendations include:

1. Develop a 10-yr. Capital Improvement Program for the Town's road network. For any street that is to be paved install drainage, curb, and gutter before performing an asphalt or chip seal overlay. Make sure stormwater and utility assessments are performed before any hard-surfacing improvements are completed to avoid any unnecessary future impacts to the hard-surfaced roads.
2. Snow removal –Consider buying a front-end loader and/or a snow blower attachment when snow removal times become inadequate.
3. Facilities – consider building cold covered storage to house materials and equipment located in the Public Works Building. Build a covered shed to keep sand material from freezing.
4. Fleet – develop a Capital Reserve program for the replacement of existing equipment and the purchase of new vehicles and equipment. Establish a method to track vehicle maintenance.
5. Coordinate with GIS Data efforts for tracking equipment improvements and maintenance.

### 1.4 Law Enforcement

The Marshal's Office is currently in Town Hall. In 2018 a part-time deputy was added to the team. Town Hall is also home for the Ouray County shared, part-time victim advocate. The need for additional space for interrogation, evidence and storage, is arising. In 2016 the department was required to purchase a new server and communications improvements for the e-discovery program, which was mandated by the State. All computers and workstations were also updated in 2016. Tasers, bullet-proof vests and other equipment has been recently updated. Two new vehicles were purchased in 2018 and one vehicle was retrofitted with needed improvements. On occasion, refrigerated evidence storage is needed. The Department is planning to purchase Spillman software in 2019.

Specific Law enforcement recommendations include:

1. Purchase and implementation of Spillman software in 2019 to improve the quality and efficiency of officer reporting, improved communication and coordination with regional law enforcement and WestCO Dispatch Center, and the reduction in unnecessary contacts to Dispatch Services.

2. Upgrade tasers and radios to newer technology (~\$850 per Officer).
3. Invest in body cameras (~\$1,450 per officer).
4. Purchase a refrigerator for evidence storage, or contract with another agency for limited refrigerated storage needs (~\$500).
5. Seek out opportunities for offsite storage of specific evidence, and/or ventilate the evidence vault and address an occasional migrating smell issue.
6. Add an interrogation room to Town Hall or offsite location to allow for private meetings.
7. Acquire offsite document and evidence storage.
8. Purchase a battery for the speed limit trailer. This could also be used for street traffic counts as well (~\$145).
  - a. Continue partnership with the Ridgway Fire Protection District to provide overnight lodging for officers as needed.
  - b. Explore an agreement with another law enforcement agency to decrease vehicle down-time and reduce overall maintenance and repair costs.
  - c. Continue monitoring department activity, community needs, types/volume/timing of calls for service, population and visitor ship, etc. to keep pace with department needs.

### 1.5 Water System

The separate Water System Capital Assessment being prepared by Consolidated Consulting Services will include an inventory and assessment of the Town's water system components, capacity, current and future needs.

### 1.6 Wastewater System

The separate Sewer System Capital Assessment being prepared by Consolidated Consulting Services will evaluate the condition, capacity, and ability to meet current and projected future requirements and demands of the Town's sewer system components.

### 1.7 Parks

The scope of this project is to assess buildings; therefore, the findings and recommendations in this section pertain only to the structures within the parks. Recommendations for additional park features and amenities are addressed for each individual park.

**Table 1.0-1 Town List of Parks**

Park	Description
1	Rollans Park and East River Property
2	Athletic Park
3	Hartwell Park
4	Cottonwood Park
5	Green Street Park
6	Dennis Weaver Memorial Park
7	Heritage Park (Visitor's Center)
8	Uncompahgre RiverWay Trail

Specific Parks recommendations include:

1. Rollans Park
  - a. Acquire trail easements to the north connecting Rollans Park into the Uncompahgre River Trail network.
  - b. Restoration Project – update instream improvements.
  - c. Replace/upgrade picnic tables.
2. Athletic Park
  - a. Addition of bleachers/seating.
  - b. Addition of a concession stand.
  - c. Additional storage shed.
  - d. Replace/upgrade picnic tables.
  - e. Drainage improvements for groundwater management.
  - f. Regulation size soccer field.
  - g. Playground.
  - h. Sand Volleyball Court.
  - i. New baseball field/renovation of existing field.
3. Hartwell Park
  - a. Expand existing restroom facility and pavilion.
  - b. Re-roof pavilion.
  - c. Replace/upgrade picnic tables.
  - d. Install water bottle filling stations.
4. Green Street
  - a. Addition of a restroom in the future.
  - b. Addition of a gazebo in the future.
  - c. Community Garden
  - d. Interior sidewalks.
  - e. Irrigation, trees, landscaping, lighting, picnic tables.
5. Dennis Weaver Memorial Park
  - a. Add a restroom to meet sanitary needs brought up by the public.
  - b. Addition of a gazebo in the future.
  - c. Pedestrian bridge over river or improved pedestrian river crossing.
6. Heritage Park/Visitors Center and Fairgrounds
  - a. Paved parking area improvements (hard surfacing, drainage, delineation, etc.) also work with CDOT and Gunnison Valley Transportation and Planning Region on Park-and-Ride improvements to facilitate regional transit efforts.
  - b. Develop a master plan for improving the park and gateway space.
  - c. Install signs with Ridgway history and a Town map.
  - d. Install new gateway signage.
  - e. Add solar Smartflower arrays, to promote sustainability
    - i. Couple with electric vehicle charging stations,
    - ii. Couple with a sustainable project with students.
  - f. Install a grass area with picnic tables/gazebo.
  - g. Support Ouray County on Fairgrounds improvements including installation of overnight hookups at the Fairgrounds (not an RV park, but for horse trailers and people visiting for functions at the Fairgrounds.)
  - h. Develop a master plan for improving the park and gateway space.
7. Uncompahgre RiverWay Trail
  - a. Continue acquisition and construction of the RiverWay Trail segments, including completion of the RiverWay Trail network from Montrose to Ouray

## 1.8 Buildings

The Town has 14 primary buildings, including Town Hall, the Visitor Center, the Public Works Shop and Office, Water Treatment and Waste Water Chlorination and Lab, a pump house, and restroom and park facilities as shown in Table 1-2.

**Table 1.0-2 Town List of Facilities**

Bldg.	Address	Occupancy	Year Built	Year Addition	Area (sq ft)
1	201 N Railroad Street	Town Hall + Community Center	1987	2001	6,104
2	150 Race Course Road	Visitor Center	1945		1,212
3	501 Otto Street	Public Works Shop	1996		2,928
4	501 Otto Street	Public Works Office	1996		571
5	~750 N Green Street	Irrigation Pump House	~2006		~250
6	Hartwell Park	Restroom Facilities Bathroom + Pavilion	1985		400 + 966
7	Hartwell Park	Hartwell Park Gazebo	~1980		309
8	Hartwell Park	Hartwell Concert Stage	2013		575
9	594C Sabeta Drive	Athletic Park Restroom + Storage	~1997		406
10	TBD CR 23/ Chipeta/ Lena	Athletic Park Gazebo	2010		~300
11	~200 Sherman Street	Rollans Park Restroom	~2001		~60
12	1266 S Amelia Street	Water Treatment Plant	1980	2006	2,580
13	501 Otto Street	WWTP Chlorination	2000		~100
14	501 Otto Street	WWTP Lab Building	2000		~288
Approximate Total Area					~17,050

Specific Town Buildings recommendations include:

1. Town Hall
  - a. Address heating issues.
  - b. Add an entry vestibule.
  - c. Secure Reception area.
  - d. Add sound attenuation to all offices.
  - e. Add an interrogation/conference room.
  - f. Add onsite/offsite storage.
  - g. Update electrical and data.
  - h. Add cooling and ventilation.
  - i. Transfer documents to electronic format for offsite storage.
  - j. Expand upward or outward for additional space to meet the Town Hall staff office needs.
2. Visitor Center
  - a. Consider moving this building to another site to allow for a gateway area to be planned and built in the future.
  - b. Add addition structure for public use area/council meetings/community center. This may not be the ideal location if the Town plans for this area to be

- used as a gateway to The Town, consider other options.
3. Public Works Shop
    - a. Add a cold vehicle storage.
    - b. Add vehicle exhaust ventilation.
    - c. Add building ventilation.
  4. Public Works Office
    - a. Replace/repair or cover the skirting and ridged insulation.
  5. WWTP Chlorination Building
    - a. Budget to replace the baseboard heater and exhaust fan when they fail.
  6. WWTP Lab building
    - a. Add electric heat to the sink area for freeze protection.
    - b. Install the electric water heater.
  7. WTP building
    - a. Periodically monitor the corroded unit heaters and budget to replace upon failure.
    - b. Add a chlorine room to minimize corrosion and contain chlorine fumes.

## 1.9 Property

The Town has been experiencing a recent rise in property values, with more interest in the town as a place to live. Moreover, Ouray County and Ridgway have an Intergovernmental Agreement, where Ridgway agrees to accept the majority of population growth, while Ouray county will remain a lower density, rural area.

Current Town-owned property includes, the numerous parks as identified previously, 1/4 block at Laura/Clinton Streets planned for an affordable work-live development, the Public Works Property, and Town Hall/Hartwell Park, inclusive of a 99-year lease for the Ridgway Library District, the BMX track and a ground lease to the United States Postal Service. The Fire Department property is owned by the Ridgway Fire Protection District with the Town having a right of first refusal on any future sale of the property. The Town also owns the Fairgrounds Tracts E and K that are leased to Ouray County for the Fairgrounds and various other parcels including: the Cedar Creek Minor parcel along the north side of County Road 5, 2 open space parcels in Vista Terrace, open space and drainage parcels in the Parkside PUD, Outlot A River Bank Minor and the Weitz parcel both on the east side of the Uncompahgre River, north of Highway 62.

## 1.10 Conclusions and Recommendations

As stated above, the Town's assets are generally in good condition and staff is positioned to implement many of the recommended projects with direction from the Town Council and pending adequate funding. In addition to projects listed for each asset class, the following general recommendations are included for successful comprehensive asset management.

- Include a routine maintenance budget for each building and equipment asset
- Incorporate sustainable improvements into any capital improvement projects
  - Solar arrays
  - Electric vehicle charging stations
  - Compressed natural gas (CNG) fleet considerations
  - Sustainable and long lasting, low maintenance materials.

With this report and the associated tools that are provided or recommended, the Town should have a roadmap for successful asset management of its infrastructure well into the future.

## 2.0 Introduction

### 2.1 Document Scope and Purpose

SGM completed a site visit on Thursday July 26, 2018 to commence the Capital Assessment of Government Facilities, Buildings, Equipment/Vehicles, Streets, Stormwater, and Real Property. In follow up to the assessment, SGM developed this report and complementary tabulation of challenges and opportunities for the Town to consider. An Assessment of the Town's water and wastewater utility systems is being completed on a parallel path by Consolidated Consulting Services.

### 2.2 Capital Assessment Format

Each asset category has its own section including a general description, a summary of condition assessment, recommended improvements and estimated costs.

### 2.3 Repair and Replacement Format

The repair and replacement tabulation [**Appendix A**] is intended to serve as an ongoing tool for asset management planning in the future. Tables of information are included in the report. The details of these sections are outlined below.

- Streets and Stormwater
  - 1) Streets
  - 2) Stormwater
  - 3) Structures
- Public Works
  - 1) Vehicles
  - 2) Heavy Equipment
  - 3) Emergency Vehicles
- Parks
  - 1) Rollans Park
  - 2) Athletic Park
  - 3) Hartwell Park
  - 4) Cottonwood Park
  - 5) Green Street Park
  - 6) Dennis Weaver Memorial Park
  - 7) Heritage Park
- Buildings
  - 1) Town Hall + Community Center
  - 2) Visitors Center
  - 3) Public Works Shop
  - 4) Public Works Office
  - 5) Irrigation Pump House
  - 6) Hartwell Park Restroom Facilities and Pavilion
  - 7) Hartwell Park Gazebo
  - 8) Hartwell Concert Stage



- 9) Athletic Park Restroom
- 10) Athletic Park Gazebo
- 11) Rollans Park Restroom
- 12) Wastewater Treatment Plant Chlorination Building
- 13) Wastewater Treatment Plant Lab Building
- 14) Water Treatment Plant

- Water System (Provided by the Consolidated Consulting Services)
- Wastewater System (Provided by the Consolidated Consulting Services)

### General

The General section lists basic descriptive information about the asset, specific to the asset category. The user may wish to add information to this section as it becomes available over time. Also included in this section is an expected useful life and remaining useful life for each asset. These values determine when future replacements will need to occur and therefore when funds should be budgeted. Note that there are also several variables that will ultimately affect the remaining useful life, so the estimates are intended to provide scale, not absolute accuracy.

Due to the complexity of estimating useful life and when investment is needed to extend it, it is highly recommended that these estimates be continually revisited when planning and budgeting for repair, replacement and maintenance projects.

### Repair

The scope of services for this project includes identifying significant “deficiencies” and/or “needed improvements” and/or other onetime improvements in the assets assessed. For the purposes of this document, these deficiencies and improvements are referred to as ‘Repairs’. This section is intended to capture one-time costs that should occur within 10 years.

Preliminary repair cost estimates are included for budgeting purposes only. Included in this section are brief notes that are intended to explain the reason and/or the recommendations for the repair. It should be noted that the projects will undoubtedly change once further planning/design takes place, so the estimates should be updated as appropriate. Cost estimates do not include soft project management and supervision costs. Some projects, however, are still too vague to provide even an estimate, so for those an ‘N/A’ is listed. SGM is available to provide more detailed cost estimates as directed. A recommended timeframe is also included. This is the time in which it is recommended that the repair be completed.

### Replacement

The scope of services for this project also includes estimating replacement costs for the assets, as well as an estimated schedule for replacement. The same notes on costs estimates stated above apply to this section. Also included in this section are brief notes that are intended to explain the reason and/or the recommendations for the replacement. It should be noted that an inflation factor is applied when requested, and in some cases, the replacement cost is associated with a particular asset, or tied to a broader capital project involving multiple assets.

### Maintenance

This section includes brief maintenance recommendations where applicable, as well as quarterly and/or periodic maintenance budget estimates. It is extremely difficult to estimate what is currently being spent or what expense is necessary for each individual asset. As a result, no maintenance costs estimates are provided at this time.



An annual cost estimate can be provided so that it may be budgeted in addition to the typical repair/basic maintenance now being performed. Many of the listed improvement projects were recommended specifically to minimize the need for maintenance in the future, and to help minimize maintenance costs after improvements are made.

#### Summary

The 'Summary' worksheet summarizes the costs from each of the asset category worksheets and automatically generates a multi-year budget for repairs and replacements. It is also possible to develop category-specific metrics if requested, such as \$/mile, \$/MGD, \$/sf, etc.

## 3.0 Streets and Stormwater

### 3.1 Streets and Stormwater

The Town street and road system consists of asphalt and gravel roads. The total road and street system contain a total of 14.73 miles, 5.21 miles of asphalt streets and 9.52 miles of gravel roads. Two state highways bisect the Town: Highway 550 runs north to south on the east side of Town, and Highway 62, from its intersection with 550, runs through the center of Town from east to west. Highway 62 is the main road for commuters to Telluride from Montrose and Ridgway.

### 3.2 Street Conditions

Although SGM has not completed a thorough analysis of the condition of the Town's asphalt and gravel roads, most of these roads appear to be in good condition. The main deficiency is the lack of good roadside drainage ditches. Currently, there is not a long-term Capital Improvement Plan for the Town's road network. There is not a dedicated funding source to accomplish Street Right-of-Way Capital Improvements.

### 3.3 Recommendations:

- Pavement Condition analysis - Conduct an assessment of the Town's road network using the Pavement Surface Evaluation and Rating (PASER) system, which is a nationally accepted method developed to compare the condition of paved and gravel streets against a standard. This assessment uses a visual, comparative analysis based on the PASER system developed by the University of Wisconsin. The rating system uses a series of comparative ratings. The PASER methodology creates a framework within which the individual doing the rankings exercises discretion for purposes of comparison within a community.

Alternatives to methodologies similar to the PASER system include pavement evaluation systems and soil boring programs. Pavement evaluation systems involve non-destructive testing of street sections. The testing essentially evaluates the deflection of pavement sections under controlled loading conditions. This procedure theoretically gives a more accurate evaluation of the existing pavement section; however, the cost of pavement evaluation systems is several times the cost of a visual examination. Subsurface soils explorations are destructive in the sense that penetrations of the pavement sections are required. They allow more detailed evaluation of pavement sections because of the ability to test removed materials under laboratory conditions. Soil boring programs, in turn, are more expensive than either of the other alternatives, but will yield much more detailed information with respect to existing conditions. It is SGM's opinion that a visual examination, PASER, under the right conditions, is the most cost-effective program for communities to undertake.

- Long Term Pavement Plan - After evaluating the Town's road network, develop a long-term Pavement Plan that articulates which roads will be improved and when; how they will be improved in terms of surface treatment, sidewalk and drainage improvements, etc., and with what funding sources; and how they will be maintained in terms of maintenance practices and schedules. SGM also recommends that the Town complete a Stormwater Master Plan before or in conjunction with the Pavement Plan to inform what drainage improvements should be integrated into the various street improvement projects. It is also

recommended that any necessary water and/or sewer main projects be included with the street improvement projects.

- Stormwater Master Plan - This study should evaluate all offsite and onsite drainage adjacent to and within the core development areas of Ridgway. Analysis based on this evaluation should be completed using SCS TR-55 hydrology modeling and HEC routing methodology and should include the hydrologic and hydraulic analysis, assessments of existing infrastructure, determination of required detention and historic release rates, and proposed capital improvements to safely convey flows through the Town of Ridgway. Proposed improvement recommendations should be developed based on this analysis, which may include routing storm flows and snowmelt through a series of ditches, pipes, inlet structures, water quality control structures and roadway infrastructure to effectively mitigate the potential impacts of a 100-year storm event.
- Routine Maintenance, Gravel Roads – Develop and budget for routine maintenance including the following practices: 1) Road crown should be improved to 3% and all potholes eliminated; 2) Surface gravel should be applied after potholes and washboards eliminated; 3) Ditches and culverts should be cleared and proper drainage provided for in the road side ditches; 4) Dust abatement can be applied using magnesium chloride.
- Routine Maintenance, Asphalt Roads - Develop and budget for routine maintenance including the following practices: 1) crack sealing on an annual basis; 2) pothole patching; 3) a 3/8" chip and seal every 5 – 7 years. With Ridgway's climate and relatively low usage, natural degradation may be more prevalent than structural maintenance needs on many roads. The use of FOG coats or new wear surfaces are low cost and could help extend the lifespan of these asphalt roads.
- Funding / Revenue Sources - Any improvements are funded by the general fund. SGM suggests a property tax specific to funding roads for street improvements and a Stormwater Enterprise and fee be established for stormwater improvements and maintenance. Grants may be obtained from DoLA, CDPHE, etc. for stormwater infrastructure. New development shall comply with the stormwater standards and specifications and tie into any existing and planned stormwater infrastructure.

### 3.4 Potential Street Improvement Options

In order for the Town of Ridgway to understand and evaluate the costs of street improvements SGM developed two cost options. Neither of these options include the cost of any necessary stormwater improvements, sub-base preparation, sanitary sewer or other infrastructure improvements.

Option 1 - Pave all Town streets. Although this option is expensive and not part of the Town's immediate plans, it is included as a comparison. Current gravel roads will need to be improved with 4" of gravel followed by a 3" asphalt overlay. Currently paved roads receive just a 2" asphalt overlay. **Total cost - \$6,140,455**, \$416,924 cost per mile. Cost with 3% inflation if started in ten years: \$8,252,258 or \$560,303 cost per mile.

Option 2 - Add a 2" asphalt overlay to current asphalt streets. Improve current gravel roads that are classified as Collector streets with 4" of gravel and 3" of asphalt. All remaining gravel roads remain unchanged. (Amelia Street is the only gravel road which is classified as a Collector St., and therefore, would be upgraded to an asphalt road). **Total Cost - \$1,822,891**, \$123,770 cost per mile.

### 3.5 Streets Funding Opportunities

Possible funding opportunities can include:

- Infrastructure Grants:
  - eCivis: [here](#)
  - USDOT-INFRA: [here](#)
  - CO-DOLA Rural Economic Development Initiative (REDI): [here](#)
  - EPA-Federal Resources for Sustainable Rural Communities: [here](#)

See Appendix B Ridgway Streets Workbook for details of Road Improvements.

## 4.0 Public Works Operations

### 4.1 Snow Removal

The Public Works Crew is responsible for plowing all Town streets. State Highway 62 (Sherman Street) through the center of Town and Highway 550 are plowed by CDOT but snow must later be removed by the Town. When there is an accumulation of snow 4" or more four Public Works employees are planned to report to work. Two employees operate the two primary pieces of snow removal equipment, the grader and the single axle plow truck. Depending on the nature of the snow storm, the other two operators operate a combination of: two backhoes, a leased front-end loader, a toolkat and two-skid steer loaders. In addition, the crew is also responsible for plowing the park sidewalks and concrete trails. A contract, seasonal employee is called for larger storms and on weekends to plow the sidewalks using the toolkat and in some locations a shovel. With a crew of four full-time, one contract employee and a contracted dump truck and driver, the crew is sufficiently staffed at this time.

On Highway 62 the CDOT snow removal crew plows snow to the centerline of the road, where a center turning lane is present. The Public Works crew then removes the centerline windrow of snow by using a loader to load trucks and hauls the snow to a remote snow storage site, usually the town owned lot north of the Library. Highway 62 must be clear of snow within 48 hours. Removing the centerline snow can be a time-consuming operation using a front-end loader and trucks for hauling off site. All other town streets are plowed to the shoulder of the streets. The crew works to clear downtown streets by 8 a.m.

#### Recommendations:

- Purchase a snow blower attachment for the front-end loader to fill trucks hauling off site, when using the loader bucket becomes inadequate. A snow blower will reduce the time necessary to remove the centerline rows of snow. Estimated cost of snow blower attachment is \$120,000.
- Enforcement of sidewalk clearing by private property owners will improve the walkability and safety of existing sidewalks.

### 4.2 Streetscape Maintenance

In 2016-2017, with the completion of the downtown streetscape, the Town installed significant streetscape elements, including: landscaping (trees, flowers, shrubs, tree grates, planter pots, irrigation), benches, bike racks, street lighting and pedestrian bollards. Public Works is responsible for the maintenance of all the new streetscape. In 2018 the Town hired a local landscape firm to maintain the planted landscape areas while the Public Works crew took care of everything else, including; the irrigation lines and sprinklers, trees, benches, bike racks, lighting and bollards. While these additions to the streets have added to the overall workload, it is manageable with a professional firm taking on the landscape beds and care for / maintenance of the plantings. The landscape and irrigation maintenance manuals, inclusive of zones, water supply, etc. are in the records vault at Town Hall and may be obtained from the Town Clerk.

#### Recommendations:

- Insure streetscape elements are maintained every year so as to not create a backlog of maintenance and incremental and unnecessary added costs.

- Continue to hire a professional landscape firm to maintain the plantings.
- Prune and replace trees as needed.
- Record and retain watering and maintenance for continuity of care

#### 4.3 Staffing

Currently the Public Works/Parks Department has four full time employees (FTEs), one full-time administration position (budgeted in 2019), four seasonal Parks employees, and one seasonal employee dedicated to mosquito abatement. The four FTEs are responsible for snow plowing, road maintenance, magnesium chloride application, culvert repair, parks maintenance, irrigation line repair, and maintenance of other Right-of-Way infrastructure (streetscape furnishings, pedestrian light bollards, etc.), in addition to the water and sewer utility operations. The seasonal employees are focused on parks maintenance in the summer and one seasonal employee assists with snow plowing of the sidewalks in winter when needed. The full-time administration position assists the Town Manager who is the acting Public Works Director, with administration of Public Works, including special projects such as this Capital Assessment, development of the GIS database, Asset Management, administration of Parks, Succession Planning, Public Works Policy implementation, and more.

##### Recommendations:

- The contract administration position become a Full Time Employee in 2019 initially overseeing the Parks Department and eventually becoming the Public Works Manager when resources and demand provide for it.
- The existing contract employee position with parks will need to eventually become a full-time position. Investing in this employee with utilities certification and training for landscape, turf and parks management will provide much needed cross-training and succession planning for the department.

#### 4.4 Public Works Facilities

The Public Works/Parks Department is located north of downtown, on Otto Street. There are two facilities, the Public Works Building and the Public Works Office aka “The Hut”, which are located on a large lot that not only contains the wastewater treatment facility, all the Public Works rolling stock and equipment but also has room for expansion.

The Public Works Building, which is heated, has three bays that house two pieces of snow removal equipment in the winter, including the skid steer and single axle plow and sand truck. The west bay also contains the lunch room. All three bays have equipment and supplies stored inside, thereby reducing the capacity of the bays to store snow plow vehicles and equipment. Sand storage is outside and uncovered.

The Public Works Office aka “The Hut” serves as the local office for the contracted Town Engineer and Public Works staff. The Hut contains two desks, each with a computer station. The facility appears to be adequate to serve as office space for the Public Works/Parks Department.

In December 2018, a Carrier Neutral Location for broadband services is planned for the southwest corner of the Public Works Yard and a tower for wireless internet facilities is planned to be attached to the shop.

##### Recommendations:

- To make room for more snow removal equipment to be stored inside in a heated space, remove most of the equipment and supplies from the three bays and construct a cold storage area for this existing equipment and supplies.

#### 4.5 Municipal Fleet Equipment/Vehicles Overview

The Town of Ridgway municipal fleet consists of diverse vehicles and equipment of various ages and manufacturers. This inventory includes;

- Five (5) police patrol vehicles
- Nine (9) pickup trucks
- Eight (8) pieces of heavy equipment
- Three (3) heavy duty Class 7 and Class 8 trucks
- Two (2) commercial deck mowers
- Two (2) utility tractors for parks and open space maintenance.
- One (1) small, battery powered cart for general use of all employees.

This fleet size and makeup seems to be appropriate; however, a more environmentally conscious fleet has been previously expressed as a priority by the Town Council. Electric vehicles (EVs) and hybrids are readily available in the auto, SUV and light truck market. Larger equipment in an alternative fuel options is limited to non-existent at this time.

Compressed natural gas (CNG) requires nearby infrastructure for fueling and is an upfit for pickup trucks and vans, driving the initial cost up considerably. The heavy-duty class 7 and 8 trucks used by Public Works are a good potential candidate for CNG once local fueling options are available.

Critical functions that require the most reliable vehicles include police patrol and snow plowing. These vehicles should have priority in a replacement schedule.

The police patrol fleet is made up of five (5) vehicles that are of different makes and models, including one hybrid vehicle (Ford Fusion). In 2018, two (2) new SUVs were put into service and seem to fill all the needs for a service duty vehicle for all season driving, although gas mileage is not very good. A versatile fleet with a variety of options may provide the department with some flexibility while working to keep gas consumption and emissions in check as these vehicles significantly add to the mileage and fuel consumption for the Town.

In 2019, the patrol vehicles are planned to have an upgraded software program, in collaboration with Ouray County, the City of Ouray and other regional law enforcement agencies. The newer software technology is planned to streamline Ridgway's law enforcement communications with other regional law enforcement.

#### Recommendations:

- A capital reserve program should be implemented for new equipment purchases and to fund timely replacement of existing vehicles and equipment. This would promote fleet reliability and productivity and would provide staff members with the tools that they need to perform their jobs efficiently.
- Vehicle maintenance record keeping could be improved by using a database software. A "public works" program such as PubWorks or Asset Essentials could be utilized to maintain these records. The same program could be used for record keeping of other assets such as roads, bridges, water and wastewater features, hydrants, culverts, guard rails and road signs. Documentation of vehicle repairs,



mileage and fuel use should be recorded in this master document as well, possibly maintained by the Public Works Fleets Supervisor. The Town has been investing in a GIS database over the past couple of years. Once the database is completed, adding in an asset management function could be a priority and mechanism for managing these assets.

- Vehicles should be maintained and serviced according to manufacturers recommended intervals. Each preventative maintenance (PM) service performed should include a detailed safety inspection. All PM services should be performed prior to, or at the service due interval. No vehicles should be allowed to run beyond PM Service interval into a “Past Due” status.
- All fleet vehicles should be compliant with current regulations. Vehicle pre-trip inspections should be performed daily on CDL vehicles. Fleet USDOT numbers should be displayed on both sides of all vehicles. FMCSA safety inspections should be performed annually on CDL vehicles. Copies of all documents, or scanned copies, should be stored in the same location as the vehicle maintenance records.
- The patrol vehicles should have a regular replacement schedule replacing vehicles at 100,000 miles. The former patrol vehicles can be re-purposed for staff cars if needed.
- Future purchases could be equipped with multi-function attachments that allow the truck to be a dump truck with snowplow one day and a water truck with a street flusher the next.

#### 4.6 Documentation

There does not appear to be any documentation of Public Works/Parks activities, such as a history of the capital improvements made to the Town’s Right-of-Way, vehicle repairs and maintenance, and the daily activities of the Road and Park/Trails crews. There is a parks maintenance log that is updated annually as repairs and improvements are completed.

##### Recommendations:

- Begin keeping track of vehicle and equipment maintenance as outlined in more detail in the Fleet Overview section above.
- Interview the current Streets Supervisor and staff and develop a history of street improvements including major drainage improvements, asphalt overlays, chip seals and other major Right-of-Way improvements. Once a baseline history of improvements is established, continue to track improvements in the Town’s GIS database the future.
- Rate all the Town’s gravel and asphalt roads using the “PASER” rating system. Continue to rate all the Town’s roads annually, or as reasonable with annual workloads. A spreadsheet has been provided in the Streets Excel workbook to record the PASER ratings annually.
- Develop a system for tracking the daily activities of the Public Works and Parks and Trails crew. If a software program, like “PubWorks”, is purchased to keep track of vehicle maintenance, consider using it to track the notable daily activities of the crews.
- As the Town grows and resources allow, consider establishing a complaint log to keep track of when complaints are registered and when the item is resolved.



#### 4.7 Public Works Funding Opportunities

Possible funding opportunities can include:

- Infrastructure Grants:
  - eCivis: [here](#)
  - USDOT-INFRA: [here](#)
  - CO-DOLA Rural Economic Development Initiative (REDI): [here](#)
  - EPA-Federal Resources for Sustainable Rural Communities: [here](#)
  - Government Fleet-Managing Public sector Vehicles and Equipment: [here](#)

## **5.0 Marshal's Office Operations**

### **5.1 Law Enforcement**

The Marshal's Office is currently in Town Hall. As the Department has grown to add a part-time officer and part-time victim advocate, the current space is maximized and the need for additional space for interrogation, evidence and storage, is arising. The department recently added a new server and communications improvements for the e-discovery program mandated by the State. All computers and workstations were updated in 2016. Tasers, bullet-proof vests and other equipment has also been recently updated. Two new vehicles were purchased in 2018 and one vehicle was additionally retrofitted with needed improvements. On occasion, refrigerated evidence storage is needed. In 2019, the Department will transition from CrimeStar software to Spillman, which is planned to facilitate regional communication and reporting, while reducing demands on the regional Dispatch Center in Montrose and simplifying administrative work for the officers.

### **5.2 Marshal Staffing**

Currently the Marshal's Office consists of the Marshal and three deputies (2 full-time and 1 part-time) who are responsible for all law enforcement matters. In addition, the Town has on contract additional officers for special duty, event coverage, time-off coverage for full-time officers, and on an otherwise as-needed basis. Coverages appear to be sufficient for a small, rural community as approximately 60% of the calls to Dispatch year-to-date in 2018 were proactive calls (eg: officer generated calls for directed patrols, traffic, etc.) The remaining 40% were primarily minor calls (35%), with major and emergency 911 calls making up 5% of the total calls for service.

Officers utilize Montrose County facilities for cold evidence storage and for jailing suspects, which requires a minimum three-hour round trip from town. These trips require backup to be called in primarily from the Ouray County Sheriff's Office. Likewise, the Marshal's Department reciprocates coverage for Ouray County on an as-needed basis. It does not appear likely that Ouray County will pursue financing and construction of a retention or jail facility soon so working together is important for all Ouray County Law Enforcement agencies.

At such time the school district budget allows and the school district desires, adding a school resource officer may be an opportunity to increase service for the schools while having added staffed coverage for the town during the busy summer season. Housing costs are challenging in Ridgway for all town employees. All full-time officers are provided with a housing stipend to offset the cost of housing and the requirement that they reside within 15 minutes of the town boundary. One option for housing is to partner with the Ridgway Fire Department to provide overnight housing as needed, which the Town and Fire Department put in place and are using in 2018.

### **5.3 Marshal Fleet Vehicles**

The Town of Ridgway Marshal's fleet inventory consists of five (5) police patrol vehicles. In 2018, Two new vehicles were purchased to accommodate replacement of one vehicle and the addition of a part-time officer to the team. The department would prefer all-wheel drive or four-wheel drive vehicles, although studded, snow tires for the current vehicles improve traction and maneuverability in the winter months, while maintaining better gas mileage

throughout the year than the four-wheel drive or all-wheel drive vehicles, which in Ridgway are only needed seasonally. Vehicle repairs are primarily done locally, can take a long time and have been very expensive. The Town may want to explore an intergovernmental agreement with another law enforcement agency such as the City of Montrose to improve maintenance turnaround time and reduce costs

#### 5.4 Marshal's Office Recommendations

The following list of items are options for the Marshal's Department to increase their law enforcement efficiency:

- Purchase and implementation of Spillman software in 2019 to;
  - Improve the quality and efficiency of officer reporting.
  - Enhance communication and coordination with regional law enforcement and WestCO Dispatch Center.
  - Reduce unnecessary contacts with Dispatch Services.
- Upgrade tasers and radios to newer technology (~\$850 per Officer).
- Invest in body cameras (~\$1,450 per officer).
- Purchase a refrigerator for evidence storage, or contract with another agency for limited refrigerated storage needs (~\$500).
- Seek out opportunities for offsite storage of specific evidence, and/or ventilate the evidence vault to address the occasional migrating smell issue.
- Add a questioning room to Town Hall or offsite location to allow for private meetings.
- Acquire offsite document and evidence storage.
- Purchase a battery for the speed limit trailer. This could also be used for street traffic counts as well (~\$145).
- Continue partnership with the Ridgway Fire Protection District to provide overnight lodging for officers as needed.
- Explore an agreement with another law enforcement agency to decrease vehicle down-time and reduce overall maintenance and repair costs.
- Continue monitoring department activity, community needs, types/volume/timing of calls for service, population and visitorship, etc. to keep pace with department needs.

#### 5.5 Marshal's Office Funding Opportunities

Possible funding opportunities can include:

- USDA Rural Development site: [here](#)
- Law enforcement Assistance Grant Program (LEAGP) (Colorado): [here](#)
- Private funding:
  - PoliceOne: [here](#)
  - Capital project funding: [here](#)
    - organized lockers
    - evidence store
    - weapons racks
- Department of Justice, [here](#)
  - Office of Community Oriented Policing Services (COPS), [here](#)
  - Office of Justice Programs (OJP), [here](#)
  - Office of Violence Against Women (OVW), [here](#)

## 6.0 Water System

The separate Water System Assessment being prepared by Consolidated Consulting Services will include an inventory and assessment of the Town's water system components and its capacity, will define system deficiencies, identify solutions and prioritize the following items:

- A. Water Rights
- B. Beaver Creek Diversion
- C. Ridgway Ditch
- D. Lake Otonowanda (storage reservoir)
- E. Lake Otonowanda Transmission Line
- F. Happy Hollow Water Supply
- G. Pre-sedimentation Settling Ponds
- H. Water Treatment Plant
- I. Treated Water Storage
- J. Water Distribution System
- K. Water Conservation
- L. Potential Impacts from Climate Change
- M. Water Rate Structure
- N. Non-Potable Water Supply

A summary report will be prepared for presentation and discussions with Town Council for the purposes of capital planning and financing for the proposed water system improvements.

### 6.1 Water System Funding Opportunities

Possible funding opportunities can include:

- CO W & WW Funding sources see Table C in the Appendix.
- Infrastructure Grants:
  - USDA Rural Development: [here](#)
  - CO-Water Pollution Revolving Fund Program: [here](#)
  - CO-DOLA Energy and Mineral Impact Assistance Fund (EIAF): [here](#)
  - CO-CDPHE Water Quality Improvement Fund: [here](#)
  - EPA-Federal Resources for Sustainable Rural Communities: [here](#)

## 7.0 Wastewater System

The separate Sewer System Assessment being prepared by Consolidated Consulting Services will evaluate the condition, capacity, and ability to meet current and projected future requirements and demands of the Town's sewer system components, including the following items:

1. Collection Lines and Manholes
2. Lift Stations and Force Mains
3. Wastewater Treatment, including assessment of individual processes
4. Sewer Rate Structure

A summary report will be prepared for presentation and discussions with Town Council for the purposes of capital planning and financing for the proposed water system improvements.

### 7.1 Wastewater System Funding Opportunities

Possible funding opportunities can include:

- CO W & WW Funding sources see Table C in the Appendix.
- Infrastructure Grants:
  - USDA Rural Development: [here](#)
  - CO-DOLA Energy and Mineral Impact Assistance Fund (EIAF): [here](#)
  - CO-CDPHE Water Quality Improvement Fund: [here](#)
  - EPA-Federal Resources for Sustainable Rural Communities: [here](#)

## 8.0 Parks

There are many large parks located throughout the Town of Ridgway. Some parks do not have structures; however, improvements are and will be needed based on current use and population growth projections.

The purpose of this summary is not to represent all recommended projects, but rather highlight what projects are recommended to be higher priorities. Most recommended projects involve improving asset durability to minimize maintenance or repairing deteriorated assets that require immediate attention.

### 8.1 Rollans Park Restroom

#### 8.1.1 Summary of Findings – Rollans Park Restroom

The Rollans Park Restroom is a small, single user vault toilet building.

Structural Integrity: The restroom building is a manufactured precast concrete structure in good condition.

Durability / Maintenance: Precast concrete buildings are highly durable but do still require intermittent maintenance. Paint and sealant coatings need to be redone and any cracks that develop should be caulked and sealed to protect the integrity.

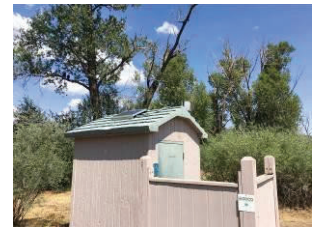
Mechanical Integrity: Rollans Park Restroom

1. Description: The building is self-functioning with no mechanical components.
2. Discussion and recommendations: None. Staff indicated the building is operating as designed and with minimal maintenance.
3. Maintenance booklet is in the records vault at Town Hall and may be obtained from the Town Clerk.

#### 8.1.2 Summary of Recommendations – Rollans Park Restroom

Repainting and caulking should be performed.

**Cost estimate:           \$500**



### 8.2 Athletic Park Restroom

#### 8.2.1 Summary of Findings – Athletic Park Restroom

The Athletic Park Restroom is a men's and women's restroom facility with a storage room constructed in 2002. It is ~406 square feet in size.

Structural Integrity: The restroom building is a concrete masonry building with a concrete slab on grade floor and a wood frame roof structure. Condition of the structure is good.



Durability / Maintenance: Exposed wood trim requires regular painting and maintenance. The concrete masonry walls are very durable with regular attention to painting or coating.

Mechanical Integrity: Ridgway Athletic Park Restroom

1. Description: The building was locked and thereby inaccessible. No complaints or issues were expressed to SGM with respect to this building.
2. Restrooms are winterized and locked seasonally and at night to prevent freezing and damage to the facility.
3. Discussion and recommendations: None.

Addition of bleachers, storage and concession buildings for athletic events is desired.

### 8.2.2 Summary of Recommendations – Athletic Park Restroom

High priority maintenance recommendations include

1. Repainting and caulking should be performed.

**Cost estimate: \$1,500**

2. Bleachers can be added to the sidelines of the soccer fields. The cost for 4 row aluminum bleachers (seats up to 72 people) is listed below.

**Bleachers \$755**

3. A cost-effective solution for adding storage and concessions would be to modify a storage container rather than an addition to the restroom building. A 20' concessions storage container can be rented for \$120 to \$200 a month. Examples can be seen at these sites: [here](#) and, [here](#). Purchase options are available as well.

**8' x 20' Storage container: \$2,300**

**8' x 20' Concessions: \$10,000 – 30,000**

### 8.3 Athletic Park Gazebo

The Gazebo in Athletic Park was constructed in 2000. It is an octagonal open building of ~300 square feet. It is located in the Athletic Park by the tennis courts and skate park.



#### 8.3.1 Summary of Findings – Athletic Park Gazebo

Structural Integrity: The gazebo is a log frame structure with a metal panel roof. Lumber roof decking is supported by log beams, columns, and knee braces. The floor is constructed of lumber decking supported by dimensional lumber floor joists. The foundation consists of cast in place concrete piers. The bottom end of the log columns that are exposed to the weather show signs of likely degradation. Overall condition is good.

Durability / Maintenance: Wood structures exposed to the elements are typically considered to have a life span of 20 to 40 years but may last much longer with meticulous maintenance. Regular attention to maintenance and replacement of decayed or degraded logs is expected to be required.

Mechanical Integrity: Not applicable, no mechanical.



### 8.3.2 Summary of Recommendations – Athletic Park Gazebo

High priority maintenance recommendations include:

1. Perform regular maintenance of the exposed wood decking, log framing and log columns. Treatment with water repellent oils or stains are recommended every 2 to 3 years.

**Cost estimate:           \$2,100**

## 8.4 Athletic Park Facilities

Soccer Fields, Tennis Courts, Basketball Court, Skate Park, and two parking lots.

### 8.4.1 Summary of Findings – Athletic Park Facilities

These facilities were not inspected with this assessment.

### 8.4.2 Summary of Recommendations – Athletic Park Facilities

High priority maintenance recommendations include:

1. Perform regular inspections of all facilities for crack repair, equipment replacement (nets, posts, etc.).
2. Tennis courts will eventually need resurfacing.

**Cost estimate:           \$20,000**

3. Skate park requires chip repair annually.

## 8.5 Hartwell Park Restroom Facilities & Pavilion

The Restroom Facilities & Pavilion was constructed in 1985. It has ~400 square feet of restroom area and ~966 square feet of covered pavilion space. It is located in Hartwell Park northwest of Town Hall.



### 8.5.1 Summary of Findings – Restroom Facilities & Pavilion

Structural Integrity: The restroom portion is a concrete masonry unit building with a low slope wood frame roof and a concrete slab on grade floor. Plans provided indicate that the roof framing consists of manufactured wood I-joists. While most of the roof framing was not visible, the structure appeared to be in good condition. The stucco building was covered in metal in 2015 and the pavilion beams were replaced in 2017.

A timber frame trellis extends off the west side of the restroom supported by timber columns and masonry piers. The piers appeared to have been shifted by roots from the large tree adjacent to the building. The structural integrity of the trellis did not appear to have been compromised by the shifting piers at this time. No action is recommended other than regular monitoring of the pier for further movement.

The picnic pavilion area is constructed with glue laminated wood beams, heavy timber trusses and columns on concrete masonry unit piers and walls. Water staining of some of the roof decking, beams, and rust and peeling paint of some of the steel column caps was observed. Several columns had misplaced holes drilled through them at the top where the column caps are attached. The structural condition of the pavilion appeared to be fair with the areas of damage noted.



Durability / Maintenance: The majority of the restroom building consists of concrete masonry unit walls that are very durable with regular attention to painting or coating. The timber trellises, beams, and columns that are exposed to the weather show signs of likely degradation. Wood framing protected from the elements is expected to have a life span of 50 to 100 years. Wood exposed to the elements is typically considered to have a life span of 20 to 40 years but may last much longer with meticulous maintenance. Given the 33-year age of the exposed timber framing elements, regular attention to maintenance and replacement of decayed or degraded timbers should be expected to be required for the remaining life of the structure.

Mechanical Integrity: Hartwell Park Restroom Facility

1. Description: The restroom facility is heated via gas fired cast iron boiler (27 MBH) serving a hydronic terminal device. Combustion air is drawn from the space. The terminal device was well concealed and therefore unable to be determined. Exhaust appeared to be present. Hot water is provided via electric water heater (6 gallon, 1.5kW). The condition is described as good.
2. Discussion: None. No complaints or issues were expressed to SGM with respect to this building.

### 8.5.2 Summary of Recommendations – Hartwell Park Restroom Facilities & Pavilion

High priority maintenance recommendations include:

1. Perform regular maintenance of the exposed wood trellis framing and columns. Treatment with water repellent oils or stains are recommended every 2 to 3 years at most. Steel plate connectors and bolts exposed to the weather with signs of rust and corrosion should be replaced. Galvanized or other corrosion resistant steel connectors may be used if desired to help limit future maintenance.

**Cost estimate: \$2,500**

2. The green panel roofing is showing some wear and for aesthetic purposes is probably due for replacement soon.

**Cost estimate: \$16,000**

## 8.6 Hartwell Park Gazebo

The Gazebo in Hartwell Park was constructed in 1987. It is an octagonal open building of ~309 square feet. It is located in Hartwell Park south of Town Hall.



### 8.6.1 Summary of Findings – Hartwell Park Gazebo

Structural Integrity: The gazebo is a log frame structure with a metal panel roof. Lumber roof decking is supported by log beams, columns, and knee braces. The floor is constructed of lumber decking supported by dimensional lumber floor joists. The foundation consists of cast in place concrete piers. The bottom end of the log columns that are exposed to the weather show signs of likely degradation. Overall condition is good.

Durability / Maintenance: Wood structures exposed to the elements are typically considered to have a life span of 20 to 40 years but may last much longer with meticulous maintenance. Regular attention to maintenance and replacement of decayed or degraded logs is expected to be required.

Mechanical Integrity: Not applicable, no mechanical.

### 8.6.2 Summary of Recommendations – Hartwell Park Gazebo

High priority maintenance recommendations include:

1. Perform regular maintenance of the exposed wood decking, log framing and log columns. Treatment with water repellent oils or stains are recommended every 2 to 3 years at most.

**Cost estimate:           \$2,100**

## 8.7 Hartwell Park Concert Stage

The Concert Stage in Hartwell Park was constructed in 2014. It is a rectangular open-air stage and roof structure of ~575 square feet. It is located in Hartwell Park west of Town Hall.



### 8.7.1 Summary of Findings – Hartwell Park Concert Stage

Structural Integrity: The stage is a combination of wood and steel framing supported by a cast in place concrete foundation. Finish surfaces consist of metal roofing and siding in combination with wood siding. The floor of the stage is lumber decking with signs of weathering. The foundation appears to consist of concrete in insulated concrete forms. Overall condition is good.

Durability / Maintenance: Exposed wood siding and decking require regular maintenance with water repellent oils or stains.

Mechanical Integrity: Not applicable, no mechanical.

### 8.7.2 Summary of Recommendations – Hartwell Park Concert Stage

There are no specific repair projects recommended for the structure at this time.

## 8.8 Hartwell Park Playground

### 8.8.1 Summary of Findings – Hartwell Park Playground

The playground was not inspected with this assessment.

### 8.8.2 Summary of Recommendations – Hartwell Park Playground

High priority maintenance recommendations include:

1. Perform regular safety inspections of all facilities for repairs, equipment replacement, etc.

## 8.9 Green Street Park Irrigation Pumphouse

The pumphouse building in Green Street Park was locked and the interior of the building not accessible during the site review. The building is a small single-story building of less than ~200 square feet.



Date of construction or age of the building is believed to be of approximately the same age as the school to the south which was constructed in 2006.

### **8.9.1 Summary of Findings – Green Street Park Irrigation Pumphouse**

Structural Integrity: The building appears to be a wood frame structure with composite siding and a metal roof on a concrete slab on grade. Water was observed coming from beneath the wall on the east side of the building. Damage to the wall framing and finish materials is likely with frequent or repeated exposure to water.

Durability/Maintenance: Frequent or repeated exposure to water will damage wood framing and siding materials and should be investigated further.

Mechanical Integrity: Irrigation Pumphouse

1. Description: The building was locked and thereby inaccessible. However, a small intake and exhaust louver appeared to be present, indicating an exhaust or transfer fan is likely present for indirect cooling and ventilation. A flue appeared to be present as well but could not be verified.
2. Recommendation: None. No complaints or issues were expressed to SGM with respect to this building.

### **8.9.2 Summary of Recommendations – Green Street Park Irrigation Pumphouse**

High priority maintenance recommendations include:

1. Further investigate the water leaks observed and repair or replace any interior plumbing that may be the cause.
2. Investigate the structural damage to the wood framing and siding that has likely occurred as a result of exposure to water. It is anticipated that this will require reconstruction of a portion of the wall.

## **8.10 Heritage Park/Fairgrounds**

### **8.10.1 Summary of Findings – Heritage Park/Fairgrounds**

The Heritage Park/Fairgrounds was not inspected with this assessment.

### **8.10.2 Summary of Recommendations – Heritage Park/Fairgrounds**

1. Heritage Park/ Center and Fairgrounds
  - a. Parking area improvements (hard-surfacing, drainage, delineation, etc.) and work with CDOT and the Gunnison Valley Transportation and Planning Region on Park-and-Ride improvements to facilitate regional transit efforts.
  - b. Develop a master plan for improving the park and gateway space.
  - c. Install signs with Ridgway history and a Town map.
  - d. Install new gateway signage.
  - e. Add solar Smartflower arrays, to promote sustainability
    - i. Couple with electric vehicle charging stations,
    - ii. Couple with a sustainable project with students.
  - f. Install a grass area with picnic tables/gazebo.
  - g. Support Ouray County on Fairgrounds improvements, including installation of overnight hookups at the Fairgrounds (not an RV park, but for horse trailers and people visiting for functions at the Fairgrounds.)

### 8.11 Green Street Park, Dennis Weaver Memorial Park and Uncompahgre RiverWay Trail Parks

These parks currently do not have structures. Some of the following recommendations are highlighted in repair and replacement schedule on the CIP Tab.

1. Green Street
  - a. Addition of a restroom in the future.
  - b. Addition of a gazebo in the future.
  - c. Community garden.
  - d. Interior sidewalks.
  - e. Irrigation, trees, landscaping, lighting, picnic tables.
2. Dennis Weaver Memorial Park
  - a. Add a restroom to meet sanitary needs brought up by the public.
  - b. Addition of a gazebo in the future.
  - c. Pedestrian bridge over the river or improved pedestrian river crossing.
3. Uncompahgre RiverWay Trail
  - a. Continue acquisition and construction of the RiverWay Trail segments, including completion of the RiverWay Trail network from Montrose to Ouray.

Other park improvement considerations in the future are:

1. More baseball diamonds as the Town population grows.
2. A dog park for off leash area if a leash law is enforced.
  - a. Curbs dogs from harassing wildlife if restrained to a fenced in area.
  - b. Curbs attack from free running dogs.
  - c. Could add a small area by the Visitors Center and another in the Athletic Park.
3. Install a solar array on Town property with community lease/purchase option.
  - a. Use part of array to offset the Town's utility use.
  - b. Let residents buy panels to offset their residential utility use.
  - c. Coordinate with the utility provider for funding and rebates for residents.

### 8.12 Parks Funding Opportunities

Possible funding opportunities can include:

- Fourteen (14) possible grants listed on The Grant Helpers: [here](#)
- National Recreation and Park Association: [here](#)
- Eight (8) grants listed on the osteoarthritis Action Alliance: [here](#)
- Reconnect America: [here](#)
- Great Outdoors Colorado

## 9.0 Buildings

### 9.1 Town Hall

Town Hall was constructed in 1987, with an addition built in 2001. It is ~6,104 square feet in size and houses most municipal departments, and a community center that serves as the Town Council Chambers and meeting space. The 2001 addition allowed for the Marshal's Department to be in the same building as other Town Departments. The addition also created a space for community meetings in the Town Council Chambers room.



#### 9.1.1 Town Hall - Summary of Findings

The purpose of this summary is not to represent all recommended projects, but rather to highlight which projects are recommended for higher priorities. Most recommended projects involve improving asset durability to minimize maintenance or repairing deteriorated assets that require immediate attention

Structural Integrity: The town hall building appears to be a wood frame structure with a poured-in-place concrete foundation and a slab-on-grade floor. Some cracking of drywall was observed that may indicate a small slab or foundation settlement by the vault in the clerk and administration office area. The cracking does not appear to be sufficient to have affected the structural integrity of the building. If cracks expand in the future, repairs could include underpinning of the structure of the vault. While most structural elements were not visible, the structure appeared to be in good condition with no significant signs of failure.

Durability / Maintenance: The roof is a metal sloped roof. The exterior cladding is a combination of siding and trim. The windows and doors are double pane wood.

Landscaping and bark were up to or against the siding of the building in some areas. This condition can wick moisture into the siding and potentially cause damage to the structure. Landscaping should be reconfigured to keep bark, dirt, and vegetation below the bottom of the siding.

One area of potential concern is the front entry. There is not a vestibule and the wind can blow and slam the door. Another area of concern is the potential for fire due to extension cords stapled to the building. There are insufficient electrical outlets for the staff, resulting in a web of extension cords. Lastly the building is used by many departments for their offices (Town Staff, Marshall Staff, Council, etc.). Space is limited and needs to be reorganized to fit the needs of the individual and each department.

#### Mechanical Integrity: Town Hall

Description: The main heating system for the Town Hall consists of a gas fired condensing boiler (285 MBH) serving approximately (4) in slab radiant zones via injection system. Zone separation was indicated to be as follows: Town Hall, Admin, Office, and Marshall's Office. Control is via basic (non DDC) Honeywell controller, and is appropriate for the application. No cooling is present except for one small (portable) window shaker serving a single space. No mechanical ventilation is present, aside from localized exhaust in the breakroom and toilet rooms. Two ceiling fans are present for local air circulation. Hot

water is provided via gas fired water heater (40 gallon, 115 MBH). The overall condition is described as fair to good.

a. Discussion:

- i. The lack of an entry vestibule continuously exposes regular staff to cold drafts when occupants enter the building, a condition that the radiant heating cannot adequately recover from. It is highly recommended to add a vestibule and condition the space with a cabinet unit heater. This would provide adequate temperature recovery and significantly reduce the magnitude of incoming drafts.
- ii. The Marshal's vault has no ventilation system or independent temperature control, resulting in odors from evidence spreading throughout the working area of the Department. It is highly recommended to add an exhaust system to this space to keep it negatively pressurized. Further, independent climate control should be added. Such a system could consist of ductless split DX or heat pump unit, which can be installed with minimal staff and architectural disruption.
- iii. Occupants have indicated the lack of cooling can be uncomfortable at times. Cooling can easily be added via ductless mini split DX systems. Such systems should be zoned to match the radiant floor zones, so as not to simultaneously heat/cool the space.
- iv. Occupants have indicated certain rooms do not receive radiant heating in the winter, resulting in over- or under-heating of various spaces. It is possible that previous interior remodeling events damaged the radiant heating elements. An assessment of the condition of the radiant heat and the use of an infrared camera should be performed to troubleshoot and improve the performance and efficiency of the heating system. The Town mentioned it had an assessment performed in 2014 and an infrared camera was used. The result was the installation of a new boiler and hot water heater. In addition, a new zone was added for the Marshal's Office, the manifold was repiped and a new zone and thermostat were installed. If cooling is added, second stage heating could be added with the cooling equipment to alleviate the areas not getting sufficient heating from the infloor system.
- v. Adequate sound attenuation is not present in the marshal's office. As a result, interviews being conducted may be disrupted by outside noise, the conversation is not entirely private, and remaining building staff must also compensate by being critically quiet or temporarily displaced. Initial recommendations are to add a sound trap via wall or vestibule behind the office door. Partitions should be raised to the structure if they are not already, and batts applied above the ceiling lid and partitions. However, fully adequate sound attenuation will likely require a dedicated room/space.
- vi. Adequate sound attenuation or blocking is not present in the Town Hall building. The openness of the building makes all conversations become public, which distracts the remaining employees and can at times limit their efficiency at their jobs.



Reutilization of space: The spaces and functions within the building no longer best serve the employees in the building. Numerous remodels have left nearly all employees with limited and shared work spaces, and some are now cramped. The 2001 addition, intended for a community center, is mostly used for the Town for operations and town meetings and is only available to the community on Friday nights and weekends when town business is closed.

Employees enjoy the collaborative culture of many town departments being housed under the same roof, and all departments stressed they would prefer to continue that culture of their work, but similarly stressed that there is a high amount of distraction that comes with a lack of available private space and control on who enters the front door.

Employees also stressed the current building did not have a lot of storage or the right type of storage spaces which are presently needed.

Other: What was visible of the electrical system appeared to be in working order. Many extension cords are used, and a lack of electrical plugs and data connections was noted in the offices. Interviewed personnel noted that the breakers blow if too many items are plugged in at the same time.

### 9.1.2 Town Hall - Summary of Recommendations

The purpose of this summary is not to represent all recommended projects, but rather to highlight which projects are recommended for higher priorities. Most recommended projects involve improving asset durability to minimize maintenance or repairing deteriorated assets that require immediate attention.

1. Bring exterior finishes and/or systems up to best practice standards:

*Exterior finishes* – Paint exterior doors and trim in approximately 5 years (budgeted in replacement budget).

**Cost estimate:           \$8,300**

2. Bring Interior finishes and/or systems up to best practice standards:

It is recommended that the interior finishes and/or remodel of spaces be improved as follows:

*Interior finishes* –

- Add shelving to vault
- Increase storage
- Use public room for storage, more office space, and add Marshal interrogation room.
- Add a refrigerator for evidence storage. Secure settling of the evidence room and add ventilation.

*Remodel* –

- Retrofit work areas in the offices by adding walls or cubicles with more outlets and data connections.
- Create a vestibule entrance

- Create a secure entrance with a Reception Area
- Create an interrogation / conference room area that is private from the offices
- Digitally scan files in file room and move hard copies to off-site storage or store at the Public Works Hut
- An example remodel program is provided listed as Figure 1 (see Appendix) showing the general conceptual plan considered
- A new meeting/public space could be constructed at another location. Then Town Hall staff could expand into the public meeting space.
- Another long-term option is to expand upward with a second level on Town Hall.

**Cost estimate:           \$20,000 - \$220,000**

3. Perform appropriate maintenance to maximize remaining useful life:

It is recommended that this facility have an annual maintenance budget, separate from repair and replacement projects, equal to or above the following dollar figure, which includes estimates for basic labor and basic materials.

*Maintenance examples* – door and hardware repairs/parts, seasonal annual boiler system tune-up. Touch up painting, etc. (budgeted in replacement budget).

**Cost estimate:           \$1,500**

Other considerations for the Town Hall Building:

The function of Town Hall has undergone many changes, leaving the employees with a structure which does not quite fit the present needs of the Town. If growth drives a need for additional staff, there is no available location to put them without modifying the present functions of the building.

Town Hall includes the following functions:

- Storage of equipment, furniture, files
- Community Center
- Town Council Meetings
- Kitchen
- Town Marshal Department
- Offices:
  - i. Planning Department
  - ii. Public Works Head
  - iii. Town Manager
  - iv. Administrative Support

The future needs of the Town should also include a private, secure, soundproof conference room, which could serve the Marshal and other Departments in parallel.

All interviewed staff felt that it was important to have all departments under one roof. This dynamic fosters teamwork within the various department functions.

Possible solutions for future growth could involve the following solutions: renovating the current space to make the building's function fit the form that is presently required, removing or relocating the Town community space to another location, building another



addition to add more office space, or moving a department to vacant Town property. A full assessment of these options should be considered under separate cover.

The possibility of a joint space with the underutilized visitor center at Heritage Park may create an opportunity which could place the community center in the center of town (i.e. closer to the east side of town) and be able to be developed for multiple / flexible uses.

## 9.2 Visitor Center

The Visitor Center was constructed in 1945. It is ~1,212 square feet in size. It houses the Chamber of Commerce Visitors Center and the Railroad Museum.



### 9.2.1 Visitor Center - Summary of Findings

**Structural Integrity:** The Fairgrounds Visitors Center is a wood frame building on a concrete slab on grade floor. While most of the structure was not visible, some sag of the roof was observed which may indicate some deflection or possible degradation of the roof framing. Overall, the condition of the building was fair.

**Durability / Maintenance:** The roof and siding are getting near useful life; consider replacing. A cost benefit analysis is recommended to assess renovating the structure and long-term maintenance versus new construction. If the building is considered a historic structure it may also qualify for grant programs to assist in renovation or repurposing the structure.

**Mechanical Integrity:** Visitor Center

- a. Description: The visitor's center is heated via gas fired boiler (75 MBH) serving hydronic baseboard radiators. One window mounted air conditioner serves the Visitor Center; the Railroad Museum does not have air conditioning. No mechanical ventilation is present, aside from localized exhaust in the toilet room. Hot water is provided via electric heater (58 gallon). The condition is described as fair given the age and type of building but is outdated by modern standards.
- b. Discussion:
  - i. It appears that heat trace has been added to a hose bib in the toilet room exterior wall. Heat trace often fails over time and without warning. It is recommended to install a freeze proof hose bib if it is not already present. An additional measure is to insulate the pipe on the exterior side and reduce insulation at the interior side; in conjunction with adding heat as necessary to the toilet room itself. This is a typical method to prevent pipes from freezing when located on exterior walls.
  - ii. While the building system is outdated with respect to cooling and ventilation, modern upgrades may be precluded by overall building size, value and use. Upgrades should be considered in conjunction with overall remodel efforts if they are to be entertained.

Reutilization of space: The Railroad Museum will be relocating in 2020, leaving an area to be repurposed as public space, for Council Meetings, rent out, etc. if desired. The Railroad Museum has already relocated the outdoor train shed and railroad cars, creating a precipitous decline in visits to the Visitor Center structure. The Town and Chamber may want to consider a completely new and interesting use of the Heritage Park area to achieve modern goals and improved use of the space.

Other: What was visible of the electrical system appeared to be in working order. Many extension cords are used (particularly in the Railroad Museum) and a lack of electrical plugs was noted.

### 9.2.2 Visitor Center - Summary of Recommendations

To attract more travelers and visitors, the Visitors Center could be made to stand out more by adding one or more of the following features:

- a. Install a paved parking area (~\$6.00 per sf).
- b. Install signs with Ridgway history and a Town map.
- c. Install new Visitor Center and/or gateway signage to catch visitor's attention.
- d. Add solar Smartflower arrays to promote sustainability.
  - i. Couple with electric vehicle charging stations.
  - ii. Couple with a sustainable project with students.
- e. Install a grass area with picnic tables/gazebo.
- f. Add more bicycle racks.

SGM recommends developing a Master Plan for the property with community input focused on interesting, unique and suitable improvements for this critical gateway location; coordinate with the schools and set up programs for Xeriscaping, rain water catchment, power generation - small wind mill, solar flower array, etc.

#### 1. Bring Interior finishes and/or systems up to best practice standards:

If the structure is to be retained, it is recommended that the interior finishes and/or conditions be improved:

**Cost estimate:        \$2,750**

#### 2. Miscellaneous repairs:

If the structure is to be retained, it is recommended that applicable components be improved as follows:

*Structural* – Nothing recommended at this time

*Electrical* – Many extension cords are used in the Railroad Museum area. Additional outlets and circuits may be required to prevent hazardous conditions. Add permanent heat trace to the hose bib at the west exterior wall, to replace the solution currently in place.

*Miscellaneous* – In conjunction with the heat trace above, install insulation on the exterior side of the piping and remove insulation on the interior side, to allow for the building heating system to keep the pipe from freezing.

**Cost estimate:        \$3,500**

#### 3. Perform appropriate maintenance to maximize remaining useful life:

If the structure is to be retained, it is recommended that this facility have an annual maintenance budget, separate from repair and replacement projects, equal to or above

the following dollar figure. Please refer to the R&R for more detail.

*Maintenance examples* – remove tape and repair weather-stripping on the rear sliding glass doors, seasonal annual boiler system tune-up, touch up painting, etc. (budgeted in replacement budget).

**Cost estimate: \$1,500**

### 9.3 Public Works Shop

The Public Works facility was constructed in 1996. It is ~2,928 square feet in size and houses the Shop. Directly to the east is the Public Works Office, which is covered in the next section.



#### 9.3.1 Public Works – Summary of Findings

Structural Integrity: The public works shop building is a wood frame building on what appears to be a concrete foundation and a concrete slab on grade floor. Manufactured wood roof trusses make up the roof structure. Walls appear to consist of 2X6 bearing wall framing with external wall girts and rustic wood siding. While the majority of the structural elements were not visible, the structure appeared to be in good condition.

Durability / Maintenance: Some minor maintenance to include siding/trim issues should be addressed.

Mechanical Integrity: Public Works Shop

Description: The building heating system consists of gas fired unit heaters, one per bay (estimated to be 100 MBH in the east, and 150 MBH in the west). Each unit draws combustion air from the space. Toilet room freeze protection via electric baseboard heater. No mechanical ventilation is present. Mitigation for vehicle exhaust is not present. No cooling is present. The condition of the present heating system is described as both fair and common for the type of building and application; however, ventilation is severely lacking.

Discussion: Modern facilities of this type are usually required to have a high rate of exhaust and makeup air, due to the presence of vehicles and equipment. At minimum, some form of ventilation is required for all occupied spaces. Staff indicated this building is commonly used during severe weather, thereby eliminating natural ventilation. It is recommended to add an exhaust and makeup air system. The non-recirculating nature of this system would also allow evaporative cooling to be added with little additional effort. If vehicles will be running within the space, a dedicated vehicle exhaust (such as Plymovent) is common practice and recommended.

#### 9.3.2 Public Works – Summary of Recommendations

##### 1. Bring exterior finishes and/or systems up to best practice standards:

It is recommended that the exterior finishes and/or conditions be improved as follows:

*Exterior finishes* – Paint exterior doors and garage doors, stain trim and wood replacement, and (in approximately 10 years) garage door replacement. (budgeted in

replacement budget).

**Cost estimate: \$3,300 - \$7,800**

2. Bring Interior finishes and/or systems up to best practice standards:

It is recommended that the interior finishes and/or conditions be improved as follows:

*Interior finishes* – Retrofit lighting with light-emitting diode (LED) fixtures (budgeted in replacement budget).

**Cost estimate: \$3,200**

3. Bring HVAC systems to best practice standards:

It is recommended that applicable components be improved as follows:

*HVAC* – Install mechanical ventilation and vehicle exhaust system.

**Cost estimate: \$34,000**

4. Perform appropriate maintenance to maximize remaining useful life:

It is recommended that this facility have an annual maintenance budget, separate from repair and replacement projects, equal to or above the following dollar figure. Please refer to the R&R for more detail.

*Maintenance examples* – replace broken exterior wood that has fallen off, door and hardware repairs/parts, repair garage doors when needed, gates, fencing, etc. (budgeted in replacement budget).

**Cost estimate: \$1,500**

## 9.4 Public Works Office aka “The Hut”

The Public Works Hut was constructed in 1996 and is ~571 square feet in size and has 2 office desks for daytime work, generally occupied by the Town Engineer on an as-needed basis and the Public Works crew.



### 9.4.1 Public Works Office - Summary of Findings

Structural Integrity: The Public Works Hut is a wood frame building on concrete masonry block pier foundations. The CMU block piers appeared to be a similar construction to temporary trailer or modular office installation standards. While the majority of the structure was not visible, the structure appeared to be in good condition with no significant signs of failure.

Durability / Maintenance: Areas of the skirting and ridged insulation are lacking around the edges and under the porch. Repair and replace.

Mechanical Integrity: Public Works Hut

**Description:** The space appears to be heated via gas fired fireplace. No mechanical cooling or ventilation is present. The condition is described as good.

**Discussion:** The simplicity of the space matches the simplicity of the system. While no complaints were recorded, the space can be very cold in the winter and warm in the summer. The office can likely benefit from a ductless mini split DX system for cooling if it is occupied regularly during the summer.

### 9.4.2 Public Works Office - Summary of Recommendations

1. Bring exterior finishes and/or systems up to best practice standards:

It is recommended that the exterior finishes and/or conditions be improved as follows:

*Exterior finishes* – Paint exterior doors, stain trim and wood replacement, cover and or replace skirting and ridged insulation, and (in approximately 10 years) roof shingle replacement (budgeted in replacement budget).

**Cost estimate: \$4,900 - \$9,800**

2. Bring Interior finishes and/or systems up to best practice standards:

It is recommended that the interior finishes and/or conditions be improved as follows:

*Interior finishes* – Retrofit lighting with light-emitting diode (LED) fixtures (budgeted in replacement budget)

**Cost estimate: \$1,600**

3. Perform appropriate maintenance to maximize remaining useful life:

It is recommended that this facility have an annual maintenance budget, separate from repair and replacement projects, equal to or above the following dollar figure. Please refer to the R&R for more detail.

*Maintenance examples* – door and hardware repairs/parts, seasonal annual gas fireplace tune-up, touch up painting, etc. (budgeted in replacement budget).

**Cost estimate: \$1,000**

### 9.5 Wastewater Treatment Plant Chlorination Building

One of the buildings at the WWTP is a chlorine building, which houses the disinfection system equipment adjacent to the chlorine contact chamber. It is ~100 square feet in size and was built in 2000.

#### 9.5.1 WWTP Chlorination - Summary of Findings

Structural Integrity: The treatment building is a wood frame building on a concrete slab floor. While many structural elements were not visible, the structure appeared to be in good condition with no significant signs of failure.



Mechanical Integrity: WWTP Chlorination Building

- Description: The building is heated via one electric baseboard heater and ventilated via one exhaust fan (both wall mounted). The condition is described as fair to poor given the corrosion caused by chlorine (which is to be expected).
- Discussion: Overall the system was understood to be functioning as designed and is consistent with the building type and usage. Recommendations are to periodically monitor the corroded baseboard heater and exhaust fan and replace upon failure.

#### 9.5.2 WWTP Chlorination - Summary of Recommendations

1. Bring exterior finishes and/or systems up to best practice standards:



It is recommended that the exterior finishes and/or conditions be improved as follows:

*Exterior finishes* – Paint exterior doors, stain trim and wood replacement (budgeted in replacement budget).

**Cost estimate: \$4,900 - \$9,800**

2. Bring Interior finishes and/or systems up to best practice standards:

It is recommended that the interior finishes and/or conditions be improved as follows:

*Interior finishes* – Retrofit lighting with light-emitting diode (LED) fixtures (budgeted in replacement budget).

**Cost estimate: \$1,600**

2. Bring HVAC systems to best practice standards:

It is recommended that applicable components be replaced upon failure.

*Electrical* – Exhaust fan **Cost estimate: \$350**

*HVAC* – Baseboard heater **Cost estimate: \$500**

4. Perform appropriate maintenance to maximize remaining useful life:

This building should be functionally maintained to ensure it lasts until a mechanical wastewater plant is build. Refer to Consolidated Consulting Services portion of this report for a time estimate of when this transfer will be needed and if this building can be utilized in the new facility. Budgeting for this expense will be necessary in order to have the capital to build the new wastewater treatment plant. Upgrades, such as an improved emergency generator, will likely occur at this time. Further study of this expansion will be prepared by Consolidated Consulting Services.

In the interim, it may be recommended to repair the generator to a functioning state or dispose and replace.

**Cost repair estimate: \$2,000 – \$5,000**

## 9.6 Wastewater Treatment Plant Lab/Control Building

Another building at the WWTP is a control building, which houses the adjacent aerated lagoon treatment system electrical and controls equipment and a laboratory. The Lab/Control building was completed in 2000 and is ~288 square feet in size.



### 9.6.1 Wastewater Treatment Plant Lab/Control - Summary of Findings

Structural Integrity: The treatment plant is a wood frame building on a concrete slab floor. While many structural elements were not visible, the structure appeared to be in good condition with no significant signs of failure.

Mechanical Integrity: WWTP Lab Building

- a. Description: No HVAC systems were found within this structure. Adding dedicated source of heat (cabinet unit heater or electric baseboard) would add comfort and freeze protection to the space for minimal cost.

### 9.6.2 Wastewater Treatment Plant Lab/Controls - Summary of Recommendations

1. Bring exterior finishes and/or systems up to best practice standards:

It is recommended that the exterior finishes and/or conditions be improved as follows:

*Exterior finishes* – Paint exterior doors, stain trim and wood replacement (budgeted in replacement budget).

**Cost estimate: \$300 – \$1,250**

3. Bring Interior finishes and/or systems up to best practice standards:

It is recommended that the interior finishes and/or conditions be improved as follows:

*Interior finishes* – Retrofit lighting with light-emitting diode (LED) fixtures (budgeted in replacement budget).

**Cost estimate: \$800**

4. Bring HVAC systems to best practice standards:

It is recommended that applicable components be improved as follows:

*HVAC* – Add electric heat to the space.

**Cost estimate: \$500**

5. Perform appropriate maintenance to maximize remaining useful life:

It is recommended that this facility have an annual maintenance budget, separate from repair and replacement projects, equal to or above the following dollar figure. Please refer to the R&R for more detail.

*Maintenance examples* – door and hardware repairs/parts, touch up painting, etc. (budgeted in replacement budget).

**Cost estimate: \$1,000**

## 9.7 Water Treatment Plant

The WTP consists of one ~1,500 square-foot building that was originally constructed in 1980 to house the filtration treatment process equipment, chemical storage and an office/laboratory. The building was expanded in 2006 with a 1,080 square-foot addition to the north for the purposes of housing two new skid-mounted membrane filter systems, electrical and controls equipment and chemical storage. Two 300,000 - gallon steel storage tanks are located adjacent to the water plant.



### 9.7.1 Water Treatment Plant - Summary of Findings

Structural Integrity: The original water treatment plant building is a manufactured steel building with steel roof purlins and wall girts supported on a structural steel frame. The foundation appeared to be cast in place concrete piers with a concrete slab on grade floor. The column bases showed some signs of minor corrosion. The addition to the water treatment plant appeared to be a wood frame structure on a concrete foundation with a slab

on grade floor. While many of the structural components were not visible, the structure appeared to be in good condition with no significant signs of failure.

Durability / Maintenance:

Mechanical Integrity: WTP

- a. Description: The building is heated via two (2) gas fired unit heaters in the west room, and two (2) gas fired unit heaters in the east room. A roof top unit is present but was unable to be accessed up close. The unit appears to be a heat recovery unit, exhausting both areas down low, and supplying fresh air. The unit runs intermittently, upon detection of gas. Cooling did not appear to be present. The condition is described as fair to poor given the corrosion (which is to be expected).
- b. Discussion: It appears that the ventilation system was added long after the original building went into service. Subsequently, further corrosion is now reasonably mitigated. However, the east room unit heaters have already suffered damage and will likely need replacement soon. A direct replacement would be reasonable and adequate due to the now present ventilation system. Overall the system was understood to be functioning as designed and is consistent with the building type and usage.

## 9.7.2 Water Treatment Plant - Summary of Recommendations

1. Bring exterior finishes and/or systems up to best practice standards:

It is recommended that the exterior finishes and/or conditions be improved as follows:

*Exterior finishes* – Paint exterior doors, stain trim and wood replacement (budgeted in replacement budget).

**Cost estimate:           \$1,800**

2. Bring Interior finishes and/or systems up to best practice standards:

It is recommended that the interior finishes and/or conditions be improved as follows:

*Interior finishes* – Retrofit lighting with light-emitting diode (LED) fixtures. Paint the interior of the offices/kitchen. (budgeted in replacement budget).

**Cost estimate:           \$2,500 – \$8,000**

3. Bring HVAC systems to best practice standards:

It is recommended that applicable components be improved as follows:

*HVAC* – Periodically monitor the corroded unit heaters and replace upon failure.

**Cost estimate:           \$31,500**

4. Perform appropriate maintenance to maximize remaining useful life:

It is recommended that this facility have an annual maintenance budget, separate from repair and replacement projects, equal to or above the following dollar figure. Please refer to the R&R for more detail.

*Maintenance examples* – door and hardware repairs/parts, seasonal annual HVAC system tune-up, touch up painting, etc. (budgeted in replacement budget).

**Cost estimate:           \$3,000**



5. Install a chlorine room

It is recommended to install a chlorine room to mitigate corrosion and create a healthier environment for the crew

**Cost estimate:           \$30,000 - \$40,000**

## **9.8 Building Funding Opportunities**

Possible funding opportunities can include:

- State and Federal grants for aging Municipal Bldgs (EFFICIENTGOV): [here](#)
- USDA Rural Development: [here](#)
- National Association of Counties: [here](#)
- Community Development Block Grant (CDBG): [here](#)
- Colorado Municipal League (CML): [here](#)

## 10.0 Property

The Town has experienced a recent rise in property values, with more interest in the town as a place to live in the recent decade. Moreover, Ouray County and Ridgway have an IGA that Ridgway will accept the majority of population growth, and Ouray county will remain a low density rural area.

SGM understands that other consultants are preparing a Master Plan to account for future growth in the next decade. Consideration to future maintenance for streets added to the Town's inventory should be given at the time they are deeded to the Town, i.e. budget for their repair and maintenance needs within a 10 to 15-year timeframe.

The Town currently owns the following properties:

The numerous parks as identified previously, 1/4 block at Laura/Clinton Streets planned for an affordable work-live development the Public Works Property, and Town Hall/Hartwell Park, inclusive of a 99-year lease for the Ridgway Library District, the BMX track and a ground lease to the United States Postal Service. The Fire Department property is owned by the Ridgway Fire Protection District with the Town having a right of first refusal on any future sale of the property. The Town also owns the Fairgrounds Tracts E and K that are leased to Ouray County for the Fairgrounds and the Railroad Museum/Visitor's Center, and various other parcels including: the Cedar Creek Minor parcel along the north side of County Road 5, 2 open space parcels in Vista Terrace, open space and drainage parcels in the Parkside PUD, Outlot A River Bank Minor and the Weitz parcel both on the east side of the Uncompahgre River, north of Highway 62.

### 10.1 Various Open Space Parcels

#### 10.1.1 Vista Terrace Open Space

The town owns property in the Vista Terrace subdivision that was dedicated as open space when the subdivision was platted. The properties are north and east of the most of town. This location makes it very discontinuous from the remainder of the town properties and the center of Town. The Town has not spent much time or funding on improving these parcels as they remain passive open space for the public to use. This use seems appropriate for these parcels. These properties were deeded to the Town in 1994 at Reception Number 156358 with the following language "Said property shall not be used for any purpose other than as common land for Vista Terrace Subdivision and the Town of Ridgway".

#### 10.1.2 Cedar Creek

#### 10.1.3 Parkside PUD Open Space

### 10.2 Affordable Work-Live Property

The Town owns a property at Laura & Clinton, which is intended for an affordable work-live development as a partnership project with the State of Colorado, the Boettcher Foundation and other partners, and called "A Space to Create". This property is planned to contain approximately 28 affordable living units and 3000 sf of non-residential space,

which may provide opportunity for some additional public uses for the Town.

### **10.3 Fire Protection District Property**

The Town donated land to the Fire Protection District with a right of first refusal to acquire the property at no cost, upon the District's desire to sell, and the Town, generally, would pay for the improvements on the property pursuant to the terms on the Warranty Deed. The Fire Department could loan the land they own on the east side to the Town for possible expansion of infrastructure and office or storage spaces. Utilize modular / containerized structures to create temporary space (having room may be an issue). Currently one Deputy Marshal utilizes the residential space in the building for overnight stays when on call. The Town may want to explore additional shared uses with the Fire District in the future.

### **10.4 Public Works Property**

The Public Works Yard houses the Garage, the Hut, and various buildings associated with the Wastewater Treatment Plant. The nearly 7 acre parcel is underutilized but does hold potential as a future location for the upgraded wastewater treatment plant, storage outside of Town Hall, and to upgrade the facilities for the public works yard. Modular storage (shipping containers) should be considered. A Carrier Neutral Location and town for high-speed broadband services is being constructed in 2018-2019. The Town uses the property for various things such as: a storage shed for the Farmer's Market, a storage shed for the Marshal's Department for unclaimed property, composting and branch storage, equipment and vehicle parking, materials and supply storage (sand, cones, etc.), road base and gravel storage, trash dumpsters, and more. In 2016-2017 the crew cleaned up the yard significantly, disposing of old vehicles, garbage, and more, creating added room for the crew; however, a site plan for the yard is greatly needed to maximize space and provide any additional indoor/covered/enclosed storage.

### **10.5 Town Hall**

Town Hall is located in the historic Hartwell Park, along with the Fire District building, the Ridgway Library, the Post Office, parking lots, and various play and entertainment structures (BMX track, performing arts stage, playground, restroom pavilion, sculptures, gazebo, etc. as detailed previously in this report.

### **10.6 Fairgrounds Property: Tracts E and K of the Park Subdivision**

These properties include Heritage Park, which is maintained by the town, and in-part are subject to separate leases with Ouray County and the Ridgway Railroad Museum with the latter subleasing to the Ridgway Area Chamber of Commerce for the Visitor's Center. There is a primitive park and ride facility, which gets a significant amount of use. These properties are addressed earlier in this report. The Town has been working through the Gunnison Valley Transportation and Planning Region and CDOT to prioritize the park and ride improvements. Based on the use of the primitive facility now, improving the park and ride could be a significant benefit to the community and the town. With the recent relocation of the Railroad Museum rail and railroad a Master Plan for the property is a good start to planning what is possible in this location.

## 11.0 Recommendations Summary

### 11.1 Capital Improvement Budget

It should be noted that this CIP includes recommended projects that will require funding that significantly exceeds what is currently or has historically been budgeted for capital projects on an annual basis. However, there is flexibility in shifting recommended projects to different (future) years to accommodate projected annual budgets. It is envisioned that once the recommended projects have been prioritized by the Town Council and Town staff, the 20-year Repair and Replacement Budget/Schedule will be revised to reflect a more realistic budget for the near-term. It is recommended that re-prioritization of these projects continues to occur every 1-2 years.

To put this into perspective, the Town's 2018 budget includes a capital improvement budget of \$200,000. Comparatively, the R&R budget included in this CIP includes 20-year capital costs that average \$663,225 annually accounting for 3% annual inflation for replacement cost estimates. As stated above, clearly this proposed budget will need to be reconciled each year with the Town's annual budget based on priorities and available funding. The Town may need to consider additional revenue streams to keep pace with the annual maintenance and investments desired.

### 11.2 Capital Improvement Costs

As stated elsewhere in this report, the Capital Asset Inventory (CAI) and Repair & Replacement Budget (R&R) is a database that includes the inventory for all asset categories as well as repair and/or replacement cost estimates with recommended budgetary timeframes. In addition to compiling asset data and capital costs into one database, it also creates a multi-year budget forecast that allows the user to continue to adjust capital costs and timeframes as time passes and conditions and priorities change.

The costs included in this database include onetime costs for repairs or initial capital outlay, and replacement costs when assets expire. Using the Consumer Price Index for guidance, the costs include an annual inflation factor of 3% for replacement cost estimates. Table 11-1 below summarizes these costs. There is a section to capture annual maintenance costs as well; however, it is extremely difficult to estimate what is currently being spent or what expense is necessary for each individual asset. As a result, no maintenance costs estimates are provided at this time.

Table 11.0-1 CIP Cost Summary

20 Year CIP Cost Summary			
	System	Repair Cost (\$)	Replacement Cost (\$)
<b>Asset Categories</b>			
1	Streets	1,822,894	8,252,258
2	Fleet	7,300	2,647,521
5	Parks	40,600	84,635
6	Buildings	86,060	537,012
7	Capital Improvement Projects	-	1,893,080
	<b>Total</b>	<b>1,956,854</b>	<b>13,414,507</b>

Repair and replacement costs are also allocated to the years in which they are assigned. In the 'Repair' section a timeframe is selected in the database that determines when the repair should be budgeted. In the 'Replacement' section, the asset replacement timeframe is based on remaining useful life. The next asset replacement will occur in however many years of remaining useful life is selected. Then subsequent asset replacements are automatically calculated based on the expected useful life selected. It is also possible to incorporate an inflation factor. These summary tables are included in the CIP [Appendix A]. The Town may also wish to review these capital costs by the different cost categories. Table 11-2 below is provided for this purpose.

### 11.3 Capital Improvement Funding

Because the projected capital needs exceed the Town's current ability to fund them, identifying additional funding sources is a critical component to this plan. The Town has been very successful in securing grant funding in the past and it is recommended that the Town continue to plan (but not necessarily budget) for capital projects that exceed non-grant revenues.

In an effort to develop a funding strategy for the CIP, the recommended projects have been categorized by asset class and type in Table 11-2 below. This categorization is intended to better match funding opportunities with specific projects.

**Table 11.0-2 Potential Funding Sources**

20 Year CIP Costs and Potential Funding Sources Table						
Asset Category	Gross Capital Costs	% grant funding	Net Capital Costs	Timeframe	Annualized	Potential Revenue Sources
Streets & Stormwater						
Option 1 Street paving	\$8,252,258	25%	\$6,189,194	10	\$618,919	USDOT-INFRA, EPA, dedicated tax, bonds
Option 2: 2" Overlay	\$1,822,891	10%	\$1,640,602	10	\$164,060	
Public Works						
Vehicle and Equipment Replacement	\$2,647,521	25%	\$1,985,641	20	\$99,282	USDOT-INFRA, EPA, CO- DOLA-INFRA, dedicated tax, bonds
Cold Storage	\$80,000	25%	\$60,000	5	\$12,000	
Snowblower Attachment	\$120,000	20%	\$96,000	5	\$19,200	
Shop Ventilation	\$33,820	25%	\$25,365	5	\$5,073	
Subtotal	\$2,881,341	25%	\$2,167,006			

Water						
Capital Improvement Projects	-	40%	-	3	-	Energy/Mineral Impact Assistance Fund, USDA RD grants and loans, Colorado Drinking Water Revolving Fund, service and/or tap fee increase, bonds
Capital Replacement Projects	-	40%	-	3	-	
Analysis & Planning	-	50%	-	3	-	
Wastewater						
Capital Improvement Projects	-	40%	-	10	-	Energy/Mineral Impact Assistance Fund, Colorado Water Pollution Control Revolving Fund, Colorado Water Quality Improvement Fund, USDA RD grants, service and/or tap fee increase, bonds
Capital Replacement Projects	-	40%	-	20	-	
Analysis & Planning	-	50%	-	5	-	
Marshal's Department						
Capital Improvement Projects	\$447,510	25%	\$335,633	20	\$16,782	USDA, LEAGP, PoliceOne, DOJ, COPS, OJP, OVW dedicated tax, bonds
Subtotal	\$447,510	25%	\$335,633			
Parks						
Capital Improvement Projects	\$353,750	0%	\$353,750	5	\$70,750	Grant Helpers, NRPA, Action Alliance, Reconnect America Grants, dedicated tax, bonds
Capital Replacement Projects	\$84,635	50%	\$42,318	20	\$2,116	
Subtotal	\$438,385	10%	\$396,068			
Buildings						
Capital Improvement Projects	\$858,000	0%	\$858,000	5	\$171,600	USDA RD, Efficientgov, National Association of Counties, CDBG, CML, Grants, dedicated tax, bonds
Capital Replacement Projects	\$537,012	50%	\$268,506	20	\$13,425	
Subtotal	\$1,395,012	19%	\$1,126,506			
TOTAL	\$13,414,507	24%	\$10,214,406		\$510,720	Average annual CIP contribution
Option 1						
TOTAL	\$6,985,140	19%	\$5,665,814		\$283,291	
Option 2						

#### **11.4 Recommendations**

The Town of Ridgway has limited sources of revenue therefore the following list of recommendations cannot be implemented all at once. Table A in the Appendix lists the recommendations more thoroughly, places the items into 5, 10, and 20-year goals, and provides a financial impact rating. Town Staff and Town Council can use Table A as well as this report as a basis for discussion and addressing the Town's priorities.

## Appendix A

# Assessment Observations And Recommendations





SGM  
Ridgway Facilities Assessment  
Assessment Observations

Asset / Area of Concern					Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
Asset / Location	Discipline	Asset / Area of Concern	Comments / Observations	Possible Solution / Future Needs				
Broadband Internet								1 = High, 5 = Lower
Broadband	Civil/Infrastructure	Internet	Broadband Internet distribution will have a 'carrier neutral' location at the wastewater treatment plant in early 2019. The Town has worked with Deeply Digital to install underground conduit in the downtown area, down Hwy 62 and across Hwy 550 through the Eastside and Ridgway USA subdivisions in 2017-2018. Need to expand fiber to the rest of town. Town hall and public works have fiber connection, and the water plant now has wireless broadband via a connection at the PW yard. Need to push underground fiber connection to water treatment plant.	Need to eventually get wire connection to Water Treatment Plant			X	5
Infrastructure								
Infrastructure	Planning		Ouray County/Ridgway have agreement for Ridgway to densify and take in the majority of development over time. Acquisition/Annexation is really limited to small adjacent parcels, and those parcels must give the Town water rights for growth.	Include max build out into capital planning for long-term road maintenance and costs	X			5
Infrastructure	Civil/Infrastructure	Drainage	Stormwater Infrastructure is an issue that requires improvements. Downtown street project has helped significantly, plan on getting consultant to do a stormwater master plan in 2019	Town applied for a DOLA Grant and do a stormwater assessment master plan in 2019. Begin saving for capital stormwater improvements and planning for a revenue source now. Received DOLA grant for SW plan, improvement costs are part of its scope.	X			2
Infrastructure	Civil/Infrastructure	Drainage	Some roads are curb/guttered without plan for drainage	Install Drainage, Gutter Pans, and Curbs before installing any asphalt		X		1
Infrastructure	Civil/Infrastructure	General Issues	Town Marshal has Traffic Counts, but can't deliver because the counter machine is broken	Encourage regular preventative maintenance, or asking for help from other departments	X			5
Infrastructure	Civil/Infrastructure	Roads	Roads observed: Many Gravel roads are in very good condition, but ditches are in need of maintenance. Asphalt roads are also in good condition	As most roads have only been recently paved, forecast their replacement cycle now to prepare for costs of replacement/overlays in the next 10-15 years; ditches should be included in the stormwater drainage assessment and plan in 2019.		X		1
Infrastructure	Civil/Infrastructure	Roads	Future plans to chip seal secondary streets within next ten years. Goals were pushed back to give priority to the storm water work.	Install Drainage, Gutter Pans, and Curbs before spending money on other permanent road improvements.		X		1
Infrastructure	Civil/Infrastructure	Roads	Gravel streets are high maintenance. Plan to pave gravel roads within ten years, require new development to pave their roads. Collector streets are priority, Amelia Street has been on the priority list for many years as a collector street.	Save Money now for paving of town and identify revenue sources for the work. Assess total paving cost for all streets, and time to do them. Suggest waiting on any paving until stormwater assessment is performed.		X		1

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Asset / Area of Concern					Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
Asset / Location	Discipline	Asset / Area of Concern	Comments / Observations	Possible Solution / Future Needs				
Infrastructure								
Infrastructure	Civil/Infrastructure	Roads	<u>Heavy Use Roads:</u> - Sherman Street/ Highway 62 - County Route 5 - County Route 23 - Highway 550 - Moffat Street - North Railroad Street - Amelia Street - Lena Street	- Focus on paving these first. 550 and Sherman are CDOT's responsibility and are fully paved. CR5 is a County Road subject to County regulations, funding and maintenance/improvements and CR5 is driving the most significant use of Amelia Street. Paving of CR 23 shall be included with any future development in the Town boundary and/or future annexation into the Town. Paving projects will need to be accompanied by traffic calming elements as hard-surfacing has shown historically to increase speed limits unless traffic-calming elements are included.	X			1
Infrastructure	Public Works	Funding	Capital Expenditures are funded from a 0.6% Capital Improvements (CIP) tax implemented in 2005 and augmented by the General Fund, whose 2018 combined Revenues were approximately \$2,100,000, including the capital improvements revenues, which are estimated to be at just under \$200k by year end 2018. The Town leverages and augments these revenues with significant outside funding. The fund balance for the capital projects revenues is diminished (\$0 in 2018 and 2019) with the construction of a number of improvements in the last decade as well as committing 50% of the CIP revenues annually to the bond repayment for the downtown project.	Explore increasing the revenues for capital improvements through in increase in the 0.6% or other revenue source(s).	X			1
Infrastructure	Public Works	Workflow	Asphalt Replacement Cycle is in PW Street Supervisor's head	Add data to GIS for town or spreadsheet to keep organized	X			4
Parks and Recreation								
Parks/Rec	Parks/Trails	Funding	The Town has a tax on Food for Home Consumption, which is dedicated to Parks improvements. In 2018, this revenue source is approximately \$73,000 while the anticipated expenses for Parks in 2018 is over \$200,000. The Town leverages these revenues for special projects; however the cost of managing and maintaining the parks far exceeds this dedicated revenue source.	Explore increasing the revenues for parks via other revenue sources.		X		5
Parks/Rec	Parks/Trails	Amenities	Future plans for storage and concessions for athletic fields and soccer club	Site built new building, addition to restroom building, Consider Storage Containers for storage, temporary mobile concessions, etc. Insure Soccer program participates significantly in upfront cost and fully in maintenance costs.		X		3
Parks/Rec	Parks/Trails	Amenities	Nowhere to sit during soccer games and meets.	Add Bleachers to the soccer field; insure Soccer program participates in cost and maintenance.	X			5

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Asset / Area of Concern					Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
Asset / Location	Discipline	Asset / Area of Concern	Comments / Observations	Possible Solution / Future Needs				
Parks and Recreation								
Parks/Rec	Structural	Athletic Field Restroom	CMU block building with wood frame roof. Structural condition assessment = good. Is settling, needs paint, future addition for storage, lockers and concessions, add bleachers.	Budget for routine maintenance, painting trim, etc. Walls look perfect for a mural.			X	5
Parks/Rec	Structural	Gazebo Structure at Hartwell Park	Log frame on concrete pier foundation. Logs showing fair amount of weathering at base where exposed to weather. Structural Condition assessment = fair to good.	Continued maintenance should be performed. Logs should be regularly sealed to protect from weathering		X		5
Parks/Rec	Structural	Picnic Shelter and Bathroom Building at Hartwell Park:	Heavy Timber trusses and columns. Some water damage, minor timber damage, and mis drilled columns. Column bases on West side have displaced and moved due to tree root issues. Column caps have peeling paint. Structural Condition assessment = good with continued maintenance.	Continued maintenance of exposed timber needed. Column bases on west side that have moved appear to be caused by tree roots. Removal of trees impacting the building should be considered. The wooden pavilion portoin of the picnic shelter was re-built in 2015 - this seems significant given how recent this rebuild occured?		X		5
Parks/Rec	Structural	Stage Structure at Hartwell Park	Combined wood and steel structure of recent construction. ICF foundation has exposed styrofoam. Decking appears to be weathering and unsealed. Structural Condition assessment = good	Exposed foam of ICF foundation should be protected from UV/weather by covering with flashing or siding. Decking should be maintained and sealed regularly.	X			5
Parks/Rec	Structural	Greenstreet Park Pumphouse	Green Street Park pumphouse: pumps irrigation water to school. Wood frame building on concrete foundation. Water damage and likely structural damage observed to corner of building at base. Structural condition assessment = fair	Repairs to plumbing and piping to prevent further water damage. Structural repairs are likely needed at this time.	X			5
Police Department								
Police Department	Operations	Equipment	Patrol car Explorers need a trailer hitch to be able to tow radar trailer	Purchase and Install hitches for at least one vehicle	X			5
Police Department	Architectural	Evidence Vault	Has no fireproofing, the door would burn.	Replace door with site improvements		X		5
Police Department	Architectural	Evidence vault	Marshal said they cannot fit all the evidence they acquire.	Create secure location with off-site storage for a larger evidence vault. Possible location could be a storage container at public works yard. Possibly convert the area above the vault and incorporate it into the secure storage area.	X			3
Police Department	MEP	Evidence Vault	Isn't ventilated so odors from crime scenes, accidents and drugs can carry over into office space.	Install ventilation (exhaust fan) for evidence or identify location to build, or explore opportunities for containment of specific evidence that bleeds into the office space, or identify / lease space elsewhere to contain smelly evidence.	X			4
Police Department	MEP	Evidence vault	Does not have cold storage - must take samples to Montrose to maintain Chain of Custody.	Buy/acquire a dedicated refrigerator	X			5
Police Department	Operations	Evidence vault	Items are destroyed at end if no claimant	Hold a town vault sale to raise funds and repurpose items that are unclaimed.		X		5
Police Department	MEP	Office Space	Marshal's office cold in winter hot in summer	Add AC, correct Town Hall mechanical, electrical, and plumbing (MEP). Issues described below.		X		3

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Asset / Location	Discipline	Asset / Area of Concern	Comments / Observations	Possible Solution / Future Needs	Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
<b>Police Department</b>								
Police Department	MEP	Office Space	AC is unsecured in window. Cardboard currently fills the empty window.	Secure AC or replace with mini split.	X			5
Police Department	Operations	Office Space	Department has no private meeting space – nonexistent in Town Hall. Need space to interview suspects, witnesses, investigators.	Create multiuse conference space in Town Hall to meet this need. Possible repurposing of document storage room in building to create conference room. Look offsite for a private location for interviews, perhaps could be incorporated with the Sheriff's Office and any future construction on the County Land Use Property.		X		2
Police Department	Operations	Office Space	Prefer to stay in Town Hall, enables open door policy and comraderie between departments of the Town; however, the Department will likely have longer term needs that requires additional and /or private space.	Improve workspace for Marshal and deputies at Town Hall to fit needs. See Figure 1.			X	2
Police Department	Operations	Staffing	Workload is likely to change over time based on many factors including population changes, tourism, events, regional impacts, etc.	Conduct detailed analysis of department to ascertain efficiencies, improvements, staffing needs for future, etc.		X		4
Police Department	Operations	Staffing	Lack of a jail or holding facility in Ouray County creates longer transport times to Montrose Jail when need arises.	Explore regional opportunities with the City of Ouray and Ouray County such as shared services with Ouray County for transport or a detention facility in Ouray County.				4
Police Department	Operations	Technology	Current software prevents Marshal from communicating with other agencies to identify recurrent incidents across towns by the same suspects. Only one user can be on program at a time.	The Town has budgeted to purchase Spillman software in 2019 at significant up front cost and with significantly higher annual maintenace fees.	X			3
Police Department	Operations	Technology	Department would like to establish a budget or regular process for upgrading equipment, such as Tasers, or for adding modern equipment	Identify regular funding sources. See report for other funding grants and programs.		X		5
Police Department	Operations	Technology	Radar trailer unable to provide traffic counts, Dead batteries so historic counts in memory are lost.	Get a new battery for street count data. Ask for assistance from Public works crew in fixing it.	X			5
Police Department	Operations	Vehicles	Cars are useful but not all-weather. Would prefer to have all vehicles with 4wd or AWD.	Explore opportunities to acquire 4-wheel drive or all-wheel drive vehicles over time, and explore the functionality of studded, snow tires, etc. Town Council has previously expressed an interest in having an alternative fuel fleet and reducing the Town's carbon footprint with the Regional Sneffels Energy Board so reconciling the needs of the Department with the desires of the elected officials is important.		X		3
Police Department	Operations	Vehicles	Fleet has 2 Ford Explorers, 2 cars (Ford Fusion and Chevy Impala) and a 2006 Dodge Durango. The Impala does not work well. The emergency lights on the Fusion don't always work. The vehicles are heavily used and generally require quite a bit of maintenance.	As resources allow, plan to replace two (2) vehicles with vehicles that meet the Department's needs and the Council's goals. Repair vehicles in interim.	X		X	3

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Asset / Area of					Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
Asset / Location	Discipline	Concern	Comments / Observations	Possible Solution / Future Needs				
Police Department								
Police Department	Architectural	Workflow	No document storage offsite.	Add offsite storage. Consider collaborating with the Administrative Offices for sharing of off-site storage, or utilizing Public Works Hut Building for document storage.		X		4
Police Department	Operations	Workflow	Marshal and Deputies don't live in Ridgway.	Continue efforts to secure affordable work force housing in Ridgway or at least an overnight spot for one Marshal (in addition to what is available in the Fire Department or consider a longer term arrangement with the Fire Department). Salaries were adjusted in 2016 with all other town employees to insure competitive salaries for the Marshal and Deputies, and which are in place. The Marshals have been provided a housing stipend that is not available to other Town employees to help offset the cost of housing. The current housing stipend was reviewed with the Town's salary survey in 2016, and may be revisited in the future .			X	3
Public Works Yard								
Public Works Yard	Structural	Public Works Office / Hut	CMU block pier style temporary foundation with wood frame building - structural condition assessment = fair, foundation doesn't meet code for permanent building	Budget for routine maintenance.			X	5
Public Works Yard	Structural	Public Works Shop	Public Works Shop - Manufactured roof trusses with 2X6 wood frame walls and exterior 2x girts, slab on grade floor. Structural condition assessment = good	Budget for routine maintenance.			X	5
Public Works Yard	Public Works	Equipment	Crew sometimes damages infrastructure during emergency repairs because the bucket contacts or hits underground infrastructure.	Consider purchasing/leasing an 8" Vacuum Truck to use for excavating utility and water breaks.			X	1
Public Works Yard	Public Works	Equipment	Purchases are generally reactive at time of failure. Typically purchase used vehicles and equipment. Most have 100,000 miles when acquired and are retained by PW 10 years.	Consider a capital reserve program for vehicle replacement. This will promote an inventory of newer vehicles for fleet user which are more reliable and better suited for their specific use. Vehicles purchases can be staggered for scheduled replacement.	X			2
Public Works Yard	Public Works	Staffing	There are 3 operators who rotate being on call for a week at a time, with an additional full-time employee who does not take on-call and part time employee whom assists on an as-needed basis with utility work and who also does not take on-call duty.	Eventually hire the part time employee to full-time to prevent loss of training invested in him.	X			2



SGM  
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Asset / Area of					Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
Asset / Location	Discipline	Concern	Comments / Observations	Possible Solution / Future Needs				
Public Works Yard								
Public Works Yard	Public Works	Staffing	The potential for retirement exists within the Public Works Department, with most employees having a very long tenure.	Plan ahead for succession, document, cross-train and pass knowledge to other Public Works employees.	X			4
Public Works Yard	Public Works	Staffing	Water main repairs are delayed due to lack of markout skills.	1) Need to utilize Private contractors who can provide emergency locates for non-town utilities when waiting to repair water breaks and 2) Develop the GIS database and asset management program rather to minimize future contracting out locates for the town. Finally communicate with other utility providers and convey the urgency for locates to be completd on-time.		X		4
Public Works Yard	Public Works	Technology	PW has two computer workstations shared by Town Engineer and all field staff which seems to be adequate.	Insure workstation is up to date and protected and accessible to all PW employees.				4
Public Works Yard	Public Works	Vehicles	Small vehicle repairs are taken care of in-house by PW streets staff if time allows.	Make sure all records are accurate and complete for all repairs.				5
Public Works Yard	Public Works	Vehicles	Yellow Equipment repairs, and Diesel truck repairs are outsourced to the OEM Service Department and a field tech from the dealer responds to complete repairs on site.	Continue with this plan, it seems to be working. Improve Maintenance record keeping.	X			5
Public Works Yard	Public Works	Vehicles	Repairs for gasoline and light vehicles are serviced at a local auto repair service, Sunset Automotive in RW and Valvoline in Montrose.	Consider filing repair invoices in folders assigned to each vehicle, or tracking in a log. Recommend developing a maintenance schedule for the whole fleet at least monitored manually or an inexpensive vehicle maintenance program that the Public Works Administrator or Manager could maintain. Insure Town is getting the best value for repairs. An agreement with the City of Montrose Fleet maintenance may be an opportunity for the Town to save money on maintenance and repairs.	X			5
Public Works Yard	Public Works	Vehicles	1991 Ford F150 needs to be scrapped. Scheduled to be crushed. No replacement scheduled.	No replacement needed for this vehicle. On crew's radar will address when able.		X		5
Public Works Yard	Public Works	Workflow	The Town tries to control additional costs of overtime to operate within their budget.	Improvements in efficiencies and additional cross-training and communication within the department can help to work smart and reduce much of the need for overtime.	X			5
Public Works Yard	Public Works	Workflow	Documentation - It appears that all the ROW improvements including overlays, chip seals, drainage improvements, etc. are not documented. Same for vehicle and equipment repairs and street crew daily activity. Same for Parks/ Trails and Special Projects	Incorporate necessary details into GIS Asset Management Database and insure it is maintained and there is systematic monitoring, reporting, budgeting and follow up.	X			4

SGM  
Ridgway Facilities Assessment  
Assessment Observations

Asset / Area of					Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
Asset / Location	Discipline	Concern	Comments / Observations	Possible Solution / Future Needs				
Public Works Yard								
Public Works Yard	Public Works	Workflow - Winter	Front End Loading of trucks to clear downtown streets is arduous and time-consuming. The downtown area along the highway corridor from Laura Street through the Uncompahgre Bridge requires that snow be plowed to the centerline, loaded into trucks and hauled away. The operation will require a wheel loader and at least two trucks with significant snowfall. The Town leases a loader for the winter season and has contracts ready for a supplemental dump truck and driver when needed.	Continue as needed. Consider Purchasing or Lease option for a Snow Blower Attachment to improve efficiency. An engine driven snow blower mounted on said wheel loader would simplify the process and reduce the time required for the snow removal in the downtown and State Highway situations, although this is very expensive and if the Town does not own the loader for the attachment, the Town may want to consider purchasing the loader first and then the snow blower attachment.		X		2
Public Works Yard	Public Works	Workflow - Winter	Snow removal equipment is stored indoors in the winter. This includes 2 backhoe loaders, 1 wheel loader, 1 motor grader and 1 plow truck with sander and tire chains. Not enough indoor storage for all this equipment. The shop only has 3 bays. Believe grader is too large to fit inside.	Expansion of indoor storage space will be needed as the fleet and services grow.		X		1
Public Works Yard	Public Works	Workflow - Winter	In addition to hauling snow the staff must haul sanding material from Colona at Rocky Mountain Aggregate.	Continue as needed. Consider contracting private dump trucks to perform this task if the Town Staff are not available to do it in the future.		X		3
Public Works Yard	Public Works	Workflow - Winter	Snow removal performed on trails/sidewalks utilizes 2 Skid steer Loaders equipped with buckets, a snow blower and a rotating broom to enhance the efficiency of the work process. Current snowblower is too big for most sidewalks but too small to move windrows into trucks.	Additional equipment is needed to plow the sidewalks from Laura to Amelia on Highway 62 as the sidewalks are too narrow for the equipment currently owned by the town. Consider purchasing a 4-wheeler with blade to remove snow on sidewalks. If snowblower technology improves or conditions change, a push behind snowblower could be another opportunity.	X			3
Public Works Yard	Public Works	Workflow - Winter	PW currently participates with the Municipal annual trade out program offered on their S650 Skid steer loader.	The Bobcat Corporation anticipates extending this offer to the Bobcat Tool cat. When this opportunity arises, this would be an excellent chance to add the Tool cat to the new machine program for \$4,000 a year. The machine is always under warranty, so fuel is the only expense.		X		5
Public Works Yard	Public Works	Yard	Public Works Yard has a lot of space, some of which is used for laydown of projects (such as pipe delivery), heavy equipment, junk, plow equipment.	Could create additional "inside" storage and organize the yard by getting some 40' "shipping containers" or insulated containers in corner of yard to meet other town storage needs	X			3
Public Works Yard	Public Works	Equipment	Have a small portable generator which is presently not used often.	Repair it for emergency preparedness.			X	5
Town Hall								
Town Hall	MEP	Building	Offices only have one or two plugs. Breakers commonly blow from overloading.	Additional circuits needed / could trigger new service with AC upgrade.	X			3

SGM  
Ridgway Facilities Assessment  
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Asset / Area of Concern					Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
Asset / Location	Discipline	Asset / Area of Concern	Comments / Observations	Possible Solution / Future Needs				
Town Hall								
Town Hall	MEP	Electrical	Fire Liability - Extension cords stapled all over the Town Hall.	Get and electrician to run conduit for these circuits.	X			5
Town Hall	MEP	HVAC	Office staff need space heaters in the winter and fans in the summer	Trouble shoot Infloor heat, rezone areas if possible, add AC.		X		3
Town Hall	MEP	HVAC	Office supply room - also records storage - High temperatures due to server.	Add mini split AC.		X		3
Town Hall	MEP	HVAC	Marshal's office cold in winter hot in summer.	Add AC (mini-split) with secondary heating element.		X		3
Town Hall	Architectural	Storage	There is not enough storage in TH to store tables and chairs, so they are stored against the walls in the community center in the open meeting areas.	Consider expanding Storage at town hall, or creating off-site storage. Possible location for on-site is enclosure of the Community Center area that has exit door to the front of the building facing Railroad Street.	X			4
Town Hall	Civil/Infrastructure	Use of Space - Building	Marshals Office is full with one Marshal, 2 Deputies and 1 Victim Advocate with limited space to grow over time; no separation and privacy for interrogation.	Consider reworking file storage room into a conference room for all departments. Scan and digitally store files, locate hard copies off site. Storage room is windowless and without ventilation and will need some improvements. Another option may be to convert the supply/copy room into additional shared office space for all employees and could accommodate an interrogation room, private work space, etc. The copy / supply room will need to be relocated - perhaps the archive/storage/server room is a better location for the copy/supply/server room, although it still needs better ventilation and would need some work to have access that doesn't impact the more private uses in the new space.	X			4
Town Hall	Civil/Infrastructure	Use of Space - Building	Town Hall (TH) was previously available to the public as a community room. This has been discontinued to accommodate town business schedules. This leaves the community with limited options on space to conduct meetings, celebrations and special events	Consider adding space either at Town Hall, at Visitor Center, once train museum has moved,or other location such as in the future Space to Create building or encourage others such as the Fire, School and/or Library Districts, Ouray County, and/or the private sector such as Proximity Space or others, to contribute to community space. If the US Postal Service relocates in the future, the current Post Office building may be converted into public, community space.	X			1
Town Hall	Civil/Infrastructure	Use of Space - Building	The TH has been expanded to try to meet the needs of staff. Closets and storage areas have been modified to become offices. It continues to be inefficient due to crowding in work spaces.	Build or rent additional space to meet the needs of the organization. <b>Where? How? How Big? How much? For what purpose?</b>	X			3
Town Hall	Civil/Infrastructure	Use of Space - Building	Town Council (TC) holds 2 – 3 meetings per month. If there is a meeting which has anticipated turnout exceeding TH capacity TC can meet in the Elementary School or 4H Event Center.	Begin planning for an expansion or a new building. <b>Where? How? How Big? How much? For what purpose?</b>	X			2



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Ridgway Facilities Assessment  
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Asset / Location	Discipline	Asset / Area of Concern	Comments / Observations	Possible Solution / Future Needs				
Town Hall								
Town Hall	Architectural	Use of Space - Building	Town Hall has a poor use of functional space	Observations or short term modifications to Town Hall: - Break down wall in between planning and community initiatives/public works, create more efficient space in there. - Hire Scanning company to archive all paper records, move file archival off site (sea? - not sure what this is "sea"? - box storage in Public Works Yard) - Install cooling system for server, relocate copy and supply room into the archive room - shrink kitchen space in Town Hall to use the "second half" to use for office spaces / private conference room. - use 5' high cubicle spaces for staff, create way of noise canceling or dampening to enable more quiet and private workspace - modify reception window to prevent everyone from being in each others business -		X		3
Town Hall	Architectural	Use of Space - Building	Front Office has no privacy; gets noisy and crowded when there are people in there.	Re-organize front office, see Figure 1 for conceptual solution.		X		3
Town Hall	Architectural	Use of Space - Building	Pam's Office - missing storage, only two plugs, extension cords everywhere	Add storage shelves, see Figure 1 for conceptual solution.		X		3
Town Hall	Architectural	Use of Space - Building	File Storage - missing office supply closet, space to lay out projects.	Create conference room for meetings and project layout. Identify space for copier and office supplies - see Figure 1 for conceptual.	X			3
Town Hall	Architectural	Use of Space - Building	The Vault needs a new shelving system	Purchase or build better shelving.	X			5
Town Hall	Architectural	Use of Space - Building	No airlock door for community room in Town Hall	Add airlock/vestibule - at Railroad Street where primary traffic access the building.		X		4
Town Hall	Architectural	Use of Space - Building	Public wanders throughout the Town Hall. Public comes in to use just the restrooms. Need limited access.	Consider a vestibule. Wall partition to secure front of building - see Figure 1 for conceptual. Improve signage to pavilion restrooms and/or build more restrooms in Hartwell Park.		X		4
Town Hall	Architectural	Building	Front door gets blown open and broken by the wind.	Change door orientation due to wind so it still open outward and install a door closer device. Add airlock / vestibule at south parking lot entry to Town Hall.	X			5
Town Hall	Structural	Town Hall Building	Vault may be settling, repeat cracks in drywall	Not a structural issue currently. Monitor and reevaluate if it gets larger.		X		5
Town Hall	Structural	Town Hall Building	Town Hall building: Wood frame on concrete foundation with manufactured siding and standing seam metal roof. Structural condition assessment = good. Minor exception for cracks in wall adjacent to vault	Budget for routine maintenance (i.e. Painting exterior, plumbing, HVAC semi annual service, electrical circuits to replace extension cords, more electrical outlets).			X	5
Town Hall	Planning		Future "Space to Create" Building at Laura & Clinton may be usable as a office space for the building	Dedicate some of the space for town government offices.			X	5

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Asset / Area of					Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
Asset / Location	Discipline	Concern	Comments / Observations	Possible Solution / Future Needs				
Visitor Center								
Visitor Center	MEP	Building	Fire Liability -Visitor Center Electric extension cords everywhere	Get and electrician to run conduit for these circuits, if the building is to remain.	X			5
Visitor Center	Civil/Infrastructure	Amenities	Parking lot is multiple use (Staging, Shuttling, Share Parking) and dirt.	Coordinate areas, grade and improve drainage, and pave the parking lot. Add signage and landscaping etc. Improve visibility and access and integrate with the remainder of Heritage Park.		X		4
Visitor Center	Civil/Infrastructure	Amenities	Share entry with Fairgrounds	Opportunity to share costs of upgrades to parking and landscape with Ouray County and Ridgway Area Chamber of Commerce and user groups.		X		2
Visitor Center	Civil/Infrastructure	Function	Chamber of Commerce would love to offer electric charging (EV) station at visitor center	Explore supplemental funding opportunities with the Charge Ahead Colorado program, the program used to fund the EV station in Hartwell Park, as well as SMPA who also contributed to the Hartwell Park station, and other interested stakeholders.			X	2
Visitor Center	Civil/Infrastructure	Visibility	Most visitors drive by not knowing Visitor Center exists.	Add landscaping that is more inviting, picnic tables, solar flower array, electric car charging station, more bicycle racks, creative signage and gateway improvments/artwork, etc.		X		5
Visitor Center	Civil/Infrastructure	Visibility	Most visitors drive by not knowing Visitor Center exists.	Improve attractiveness of building, perhaps by turning building around or add an addition to the front to invite public in, or remove the building altogether and create a reason for visitor's to stop and learn more about the Ridgway Area through interactive and creative spaces and placemaking and wayfinding efforts.		X		2
Visitor Center	Architectural	Building	RACC is interested in creating a more welcoming and visible gateway area with or without a specific building for a visitor center, either through upgrades or a new structure or other reimagined space for all of Heritage Park and the Park and Ride.	RACC is open to idea of a new visitor center to being a flexible space which is open to community and business meetings. Many of these events occur after 'visitor center' hours, which might duly ease pressure of the town hall as a meeting space. RACC is also open to completely reinventing this space and dispensing with a building specific to tourism or a visitor's center. Engage the community and the Chamber to create a plan for this key gateway area that can serve a multitude of uses and purposes for the Ridgway community, the Town, and visitors.		X		4
Visitor Center	Architectural	Building	The current Visitor Center should be evaluated for repairs needed to structure, electrical, roof, and siding, if desired.	Analysis and life cycle analysis of the current building versus a new building or structure, or no building at all for this space, should be performed.		X		5
Visitor Center	Structural	Building	Fairgrounds visitor center: Historic wood frame building, appears to have concrete foundation. Noticeable bow and sag in roof. Structural condition assessment = fair.	Likely repairs to roof framing needed at some point. Bow and sag is likely due to insufficient structural strength of roof framing and age of structure.		X		4

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Ridgway Facilities Assessment  
Assessment Observations

Asset / Location      Discipline      Asset / Area of Concern      Comments / Observations      Possible Solution / Future Needs					Near Term Goal (1-5 year)	Mid Term Goal (5-10 year)	Long Term Goal (20+ year)	Financial Impact
Visitor Center								
Visitor Center	Operations	Amenities	Crossroads, gateway, Ridgway is the destination and key gateway for travel to Ridgway and also the intersection point for travel to Ouray or Telluride.	Coordinate with CDOT at light and ride sharing to get the focal point to turn and come into the Town by planning and improving this key gateway area. The Town has the park and ride facility listed on the regional transit and CDOT improvements plan and should continue to insure this remains a statewide and regional priority.		X		1
Visitor Center	Operations	Amenities	Ridgway does not have overnight hookups at Fairgrounds for specific overnight visitors to the Fairgrounds (not for an RV Park) and hookups/RV stations are not in the Fairgrounds Master Plan.	If the community, Town and County are supportive, maybe look at adding hookups and charging for overnight stays for those using the Fairgrounds property for specific events on the Fairgrounds property and for limited time periods. Dumping stations are not recommended for the Town's lagoon system.		X		3
Visitor Center	Operations	Building	Visitor Center property currently does not promote sustainability or necessarily promote "what is Ridgway" in this location.	Develop a Master plan for the property with community input; Coordinate with the schools and set up programs for Xeriscaping, rain water catchment, power generation - small wind mill, solar flower array, or other priorities that reflect the character and spirit of the Ridgway community.	X			4
Wastewater Treatment Plant								
Wastewater Treatment PIMEP		Generator	Emergency generator not working, apparently purchased used and circuit board fails each time it is replaced.	Acquisition of adequately size portable unit that could power other facilities, or permanent back-up power generations, possibly as part of next WWTP upgrade.		X		3

## Appendix B Street Options and Costs



Streets Option 1 - All Asphalt

Unpaved surfaces:	Code #
Primitive Road	13
Unimproved Road	14
Graded Road, natural earth	15
Soil, gravel, or Stone (best unimproved road surface)	16
Paved Surfaces	Road Classification
Asphalt	1
	A = Arterial
	C = Collector
	L = Local

ROUTE	ROUTENAME	SEGMID FROMFEATURE	SEGMDIR TOFEATURE	PRISURF	Road Class	LENGTH Miles	Area sq.ft.	Gravel Cost	Overlay Cost	Total Cost
AMELIA ST	AMELIA ST	100 SCL	N STREET ONE	16	C	0.15	19,008	\$18,773	\$52,800	\$71,573
AMELIA ST	AMELIA ST	150 STREET ONE	N SH 62	16	C	0.3	38,016	\$37,547	\$105,600	\$143,147
AMELIA ST	AMELIA ST	200 SH 62	N CHARLES ST	16	C	0.15	19,008	\$18,773	\$52,800	\$71,573
AMELIA ST	AMELIA ST	300 CHARLES ST	N NCL	16	C	0.4	50,688	\$50,062	\$140,800	\$190,862
AMY WY	AMY WY	100 CDS	N CDS	1	L	0.08	10,982		\$20,338	\$20,338
CHARLES ST	CHARLES ST	100 AMELIA ST	E ALLEY WEST OF LENA	16	L	0.404	51,195	\$50,563	\$142,208	\$192,771
CHARLES ST	CHARLES ST	150 ALLEY WEST OF LENA	E LENA	1	L	0.03	4,435		\$8,213	\$8,213
CHARLES ST	CHARLES ST	200 LENA	E RAILROAD ST	1	L	0.066	17,772		\$32,912	\$32,912
CHARLOTTEST	CHARLOTTE ST	100 MOFFAT ST	N HYDE ST	16	L	0.07	8,870	\$8,761	\$24,640	\$33,401
CHARLOTTEST	CHARLOTTE ST	200 HYDE ST	N SH 62	16	L	0.07	8,870	\$8,761	\$24,640	\$33,401
CHARLOTTEST	CHARLOTTE ST	300 SH 62	N CHARLES ST	16	L	0.14	17,741	\$17,522	\$49,280	\$66,802
CHIPETA DR	CHIPETA DR	100 CDS	E LENA ST	16	L	0.3	50,688	\$50,062	\$140,800	\$190,862
CHIPETA DR	CHIPETA DR	200 LENA ST	E CR 23	16	L	0.081	15,396	\$15,206	\$42,768	\$57,974
CIMARRON DR	CIMARRON DR	200 VISTA DR	NW CDS	16	L	0.26	21,965	\$21,694	\$61,013	\$82,707
CLINTON ST	CLINTON ST	100 SH 62	E AMELIA ST	16	L	0.09	11,405	\$11,264	\$31,680	\$42,944
CLINTON ST	CLINTON ST	200 AMELIA ST	E LAURA ST	16	L	0.287	36,369	\$35,920	\$101,024	\$136,944
CLINTON ST	CLINTON ST	300 LAURA ST	E LENA ST	1	L	0.133	23,876		\$44,215	\$44,215
CORA ST	CORA ST	100 MOFFAT ST	N SH 62	16	L	0.14	17,741	\$17,522	\$49,280	\$66,802
CORA ST	CORA ST	200 SH 62	N CLINTON	1	L	0.069	16,759		\$31,035	\$31,035
CORA ST	CORA ST	225 CLINTON	N 100' N OF CLINTON	1	L	0.02	3,802		\$7,040	\$7,040
CORA ST	CORA ST	250 100' N OF CLINTON	N CHARLES ST	16	L	0.088	11,151	\$11,014	\$30,976	\$41,990
CORA ST	CORA ST	300 CHARLES ST	N OTTO ST	16	L	0.14	17,741	\$17,522	\$49,280	\$66,802
CORA ST	CORA ST	400 CDS	N ROUNDHOUSE DR	1	L	0.03	5,069		\$9,387	\$9,387
CORA ST	CORA ST	500 ROUNDHOUSE DR	N RAILROAD ST	1	L	0.16	27,034		\$50,062	\$50,062
CORA ST	CORA ST	700 END	N ESCALANTE CI	1	L	0.03	4,118		\$7,627	\$7,627
ELIZABETHST	ELIZABETH ST	50 AMELIA ST	NE MOFFAT ST	16	L	0.1	16,896	\$16,687	\$46,933	\$63,621
ELIZABETHST	ELIZABETH ST	100 MOFFAT ST	N SH 62	16	L	0.14	17,741	\$17,522	\$49,280	\$66,802
ESCALANTECI	ESCALANTE CI	100 RIVER PARK DR	E CDS	1	L	0.07	9,610		\$17,796	\$17,796
FREDERICKST	FREDERICK ST	50 MARY ST	E LAURA ST	16	L	0.07	8,870	\$8,761	\$24,640	\$33,401
FREDERICKST	FREDERICK ST	100 CORA ST	E LENA ST	16	L	0.07	8,870	\$8,761	\$24,640	\$33,401
GREEN ST	GREEN ST	100 RAILROAD ST	N SCHOOL	1	L	0.26	35,693		\$66,098	\$66,098
HUNTER PY	HUNTER PY	100 SH 550	E END	1	C	0.16	32,102		\$59,449	\$59,449
HYDE ST	HYDE ST	50 MARIE ST	E AMELIA ST	1	L	0.04	6,758		\$12,516	\$12,516
HYDE ST	HYDE ST	100 AMELIA ST	E LENA ST	16	L	0.42	62,093	\$61,326	\$172,480	\$233,806
KISMET ST	KISMET ST	100 RIVER PARK DR	N MARION ST	1	L	0.19	26,083		\$48,302	\$48,302
LANDS ENDDR	LANDS END DR	100 VISTA DR	SE TERRACE DR	16	L	0.08	6,758	\$6,675	\$18,773	\$25,448
LAURA ST	LAURA ST	100 MOFFAT ST	N SH 62	16	L	0.14	17,741	\$17,522	\$49,280	\$66,802
LAURA ST	LAURA ST	200 SH 62	N CLINTON	1	L	0.069	16,759		\$31,035	\$31,035
LAURA ST	LAURA ST	300 CLINTON	N 120' N OF CLINTON	1	L	0.046	11,172		\$20,690	\$20,690
LAURA ST	LAURA ST	350 120' N OF CLINTON	N FREDERICK ST	16	L	0.095	12,038	\$11,890	\$33,440	\$45,330
LAURA ST	LAURA ST	400 RAILROAD ST	NE KISMET ST	1	L	0.21	28,829		\$53,387	\$53,387

Streets Option 1 - All Asphalt				Unpaved surfaces:		Code #						
				Primitive Road		13						
				Unimproved Road		14						
				Graded Road, natural earth		15						
				Soil, gravel, or Stone (best unimproved road surface)		16						
				Road Classification								
				A = Arterial								
				C = Collector								
				L = Local								
				Paved Surfaces		1						
				Asphalt								
LE RANCH BD	LE RANCH BD	100 AMELIA ST	W	AMY WY	1	L	0.05	6,864		\$12,711	\$12,711	
LENA ST	LENA ST	100 CHIPETA DR	N	MOFFAT ST	1	C	0.06	8,237		\$15,253	\$15,253	
LENA ST	LENA ST	200 MOFFAT ST	N	SH 62	1	C	0.13	17,846		\$33,049	\$33,049	
LENA ST	LENA ST	300 SH 62	N	CLINTON	1	L	0.078	22,651		\$41,947	\$41,947	
LENA ST	LENA ST	350 CLINTON	N	CHARLES ST	1	L	0.082	23,813		\$44,098	\$44,098	
LENA ST	LENA ST	400 CHARLES ST	N	OTTO ST	16	L	0.14	17,741	\$17,522	\$49,280	\$66,802	
LIDDELL DR	LIDDELL DR	100 SH 62	S	CDS	16	L	0.14	22,176	\$21,902	\$61,600	\$83,502	
MALL RD	MALL RD	100 REDCLIFF DR	N	SRFCH	1	L	0.04	5,491		\$10,169	\$10,169	
MALL RD	MALL RD	200 SRFCH	N	END	16	L	0.06	8,237	\$8,135	\$22,880	\$31,015	
MARIE ST	MARIE ST	100 AMELIA ST	W	HYDE ST	1	L	0.14	23,654		\$43,804	\$43,804	
MARION ST	MARION ST	100 RIVER PARK DR	W	GREEN ST	1	L	0.23	31,574		\$58,471	\$58,471	
MARY ST	MARY ST	100 MOFFAT ST	N	SH 62	16	L	0.14	17,741	\$17,522	\$49,280	\$66,802	
MARY ST	MARY ST	200 SH 62	N	FREDERICK ST	16	L	0.21	26,611	\$26,283	\$73,920	\$100,203	
MCCALL DR	MCCALL DR	100 ALLEY A	E	CORA ST	1	L	0.03	4,435		\$8,213	\$8,213	
MOFFAT ST	MOFFAT ST	100 AMELIA ST	E	LENA ST	16	L	0.42	39,917	\$39,424	\$110,880	\$150,304	
OLDHWY23	OLD HWY 23	100 CL	NW	MOFFAT ST	1	L	0.31	39,283		\$72,747	\$72,747	
OTTO ST	OTTO ST	100 CORA ST	E	LENA ST	1	L	0.08	13,517		\$25,031	\$25,031	
OTTO ST	OTTO ST	200 LENA ST	E	RAILROAD ST	1	L	0.06	10,138		\$18,773	\$18,773	
PALOMINO TR	PALOMINO TR	100 HUNTER PY	SE	CR 12	1	L	0.32	64,205		\$118,898	\$118,898	
PARK AV	PARK AV	100 VISTA DR	NE	TERRACE DR	16	L	0.16	20,275	\$20,025	\$56,320	\$76,345	
PARKSIDE ST	PARKSIDE ST	100 GREEN ST	E	LAURA ST	1	L	0.03	4,118		\$7,627	\$7,627	
RABBITBRUCT	RABBITBRUSH CT	100 VISTA DR	NW	CDS	16	L	0.08	6,758	\$6,675	\$18,773	\$25,448	
RAILROAD ST	RAILROAD ST	100 SH 62	N	OTTO ST	1	C	0.28	41,395		\$76,658	\$76,658	
RAILROAD ST	RAILROAD ST	200 OTTO ST	NW	RIVER PARK DR	1	C	0.36	49,421		\$91,520	\$91,520	
RAILROAD ST	RAILROAD ST	300 RIVER PARK DR	W	GREEN ST	1	C	0.1	13,728		\$25,422	\$25,422	
REDCLIFF DR	REDCLIFF DR	100 HUNTER PY	N	END	1	C	0.3	60,192		\$111,467	\$111,467	
RIVERPARKDR	RIVER PARK DR	100 RAILROAD ST	N	KISMET ST	1	L	0.06	8,554		\$15,840	\$15,840	
RIVERPARKDR	RIVER PARK DR	200 KISMET ST	NE	MARION ST	1	L	0.16	21,965		\$40,676	\$40,676	
RIVERPARKDR	RIVER PARK DR	300 MARION ST	E	END	1	L	0.13	17,846		\$33,049	\$33,049	
RIVERSAGEDR	RIVER SAGE DR	100 SH 50	SW	STR	1	L	0.37	39,072		\$72,356	\$72,356	
RIVERSAGEDR	RIVER SAGE DR	200 STR	NW	CDS	16	L	0.92	106,867	\$105,548	\$296,853	\$402,401	
ROUNDHOUSDR	ROUNDHOUSE DR	100 OTTO ST	NW	ALLEY A	1	L	0.15	25,344		\$46,933	\$46,933	
RUSTYSPURST	RUSTY SPUR ST	100 RIVER SAGE DR	W	CDS	16	L	0.23	26,717	\$26,387	\$74,213	\$100,600	
SABETA DR	SABETA DR	100 AMELIA ST	E	CHIPETA DR	16	L	0.66	111,514	\$110,137	\$309,760	\$419,897	
STREETONE	STREET ONE	100 WCL	E	AMELIA ST	16	L	0.24	30,413	\$30,037	\$84,480	\$114,517	
STREETTWO	STREET TWO	100 BGN	SE	AMELIA ST	16	L	0.15	12,672	\$12,516	\$35,200	\$47,716	
TABERNASHLN	TABERNASH LN	100 SABETA DR	N	SABETA DR	16	L	0.29	48,998	\$48,393	\$136,107	\$184,500	
TERRACE DR	TERRACE DR	100 SH 550	SE	VISTA DR	16	L	0.33	41,818	\$41,301	\$116,160	\$157,461	
TERRACE DR	TERRACE DR	200 VISTA DR	NE	PARK AV	16	L	0.31	39,283	\$38,798	\$109,120	\$147,918	
TERRACE DR	TERRACE DR	300 PARK AV	SE	LANDS END DR	16	L	0.02	1,690	\$1,669	\$4,693	\$6,362	
TERRACE DR	TERRACE DR	400 LANDS END DR	SE	END	16	L	0.26	21,965	\$21,694	\$61,013	\$82,707	
VISTA DR	VISTA DR	100 TERRACE DR	SW	RABBITBRUSH CT	16	L	0.04	5,069	\$5,006	\$14,080	\$19,086	
VISTA DR	VISTA DR	200 RABBITBRUSH CT	SE	CIMARRON DR	16	L	0.09	11,405	\$11,264	\$31,680	\$42,944	
VISTA DR	VISTA DR	300 CIMARRON DR	SE	PARK AV	16	L	0.15	19,008	\$18,773	\$52,800	\$71,573	
VISTA DR	VISTA DR	400 PARK AV	NE	LANDS END DR	16	L	0.15	19,008	\$18,773	\$52,800	\$71,573	
VISTA DR	VISTA DR	500 LANDS END DR	SE	CDS	16	L	0.14	17,741	\$17,522	\$49,280	\$66,802	
Total								14.728		\$1,205,415	\$4,935,040	\$6,140,455

- Assumptions
- 1 All gravel streets received 4" of gravel and 3" of asphalt
  - 2 All streets paved with asphalt received just a 2" asphalt overlay
  - 3 Costs do not include any improvements to sub-base, drianiage, or storm and sanitary sewer

Streets Option 2 - Asphalt Collectors

Unpaved surfaces:	Code #
Primitive Road	13
Unimproved Road	14
Graded Road, natural earth	15
Soil, gravel, or Stone (best unimproved road surface)	16
Paved Surfaces	
Asphalt	1
Road Classification	
A = Arterial	
C = Collector	
L = Local	

ROUTE	ROUTENAME	SEGMID FROMFEATURE	SEGMDIR TOFEATURE	PRISURF	Road Class	LENGTH Miles	Area sq.ft.	Gravel Cost	Overlay Cost	Total Cost	
AMELIA ST	AMELIA ST	100 SCL	N	STREET ONE	16	C	0.15	19,008	\$18,773	\$52,800	\$71,573
AMELIA ST	AMELIA ST	150 STREET ONE	N	SH 62	16	C	0.3	38,016	\$37,547	\$105,600	\$143,147
AMELIA ST	AMELIA ST	200 SH 62	N	CHARLES ST	16	C	0.15	19,008	\$18,773	\$52,800	\$71,573
AMELIA ST	AMELIA ST	300 CHARLES ST	N	NCL	16	C	0.4	50,688			\$0
AMY WY	AMY WY	100 CDS	N	CDS	1	L	0.08	10,982		\$20,338	\$20,338
CHARLES ST	CHARLES ST	100 AMELIA ST	E	ALLEY WEST OF LENA	16	L	0.404	51,195			\$0
CHARLES ST	CHARLES ST	150 ALLEY WEST OF LENA	E	LENA	1	L	0.03	4,435		\$8,213	\$8,213
CHARLES ST	CHARLES ST	200 LENA	E	RAILROAD ST	1	L	0.066	17,772		\$32,912	\$32,912
CHARLOTTEST	CHARLOTTE ST	100 MOFFAT ST	N	HYDE ST	16	L	0.07	8,870			\$0
CHARLOTTEST	CHARLOTTE ST	200 HYDE ST	N	SH 62	16	L	0.07	8,870			\$0
CHARLOTTEST	CHARLOTTE ST	300 SH 62	N	CHARLES ST	16	L	0.14	17,741			\$0
CHIPETA DR	CHIPETA DR	100 CDS	E	LENA ST	16	L	0.3	50,688			\$0
CHIPETA DR	CHIPETA DR	200 LENA ST	E	CR 23	16	L	0.081	15,396			\$0
CIMARRON DR	CIMARRON DR	200 VISTA DR	NW	CDS	16	L	0.26	21,965			\$0
CLINTON ST	CLINTON ST	100 SH 62	E	AMELIA ST	16	L	0.09	11,405			\$0
CLINTON ST	CLINTON ST	200 AMELIA ST	E	LAURA ST	16	L	0.287	36,369			\$0
CLINTON ST	CLINTON ST	300 LAURA ST	E	LENA ST	1	L	0.133	23,876		\$44,215	\$44,215
CORA ST	CORA ST	100 MOFFAT ST	N	SH 62	16	L	0.14	17,741			\$0
CORA ST	CORA ST	200 SH 62	N	CLINTON	1	L	0.069	16,759		\$31,035	\$31,035
CORA ST	CORA ST	225 CLINTON	N	100' N OF CLINTON	1	L	0.02	3,802		\$7,040	\$7,040
CORA ST	CORA ST	250 100' N OF CLINTON	N	CHARLES ST	16	L	0.088	11,151			\$0
CORA ST	CORA ST	300 CHARLES ST	N	OTTO ST	16	L	0.14	17,741			\$0
CORA ST	CORA ST	400 CDS	N	ROUNDHOUSE DR	1	L	0.03	5,069		\$9,387	\$9,387
CORA ST	CORA ST	500 ROUNDHOUSE DR	N	RAILROAD ST	1	L	0.16	27,034		\$50,062	\$50,062
CORA ST	CORA ST	700 END	N	ESCALANTE CI	1	L	0.03	4,118		\$7,627	\$7,627
ELIZABETHST	ELIZABETH ST	50 AMELIA ST	NE	MOFFAT ST	16	L	0.1	16,896			\$0
ELIZABETHST	ELIZABETH ST	100 MOFFAT ST	N	SH 62	16	L	0.14	17,741			\$0
ESCALANTECI	ESCALANTE CI	100 RIVER PARK DR	E	CDS	1	L	0.07	9,610		\$17,796	\$17,796
FREDERICKST	FREDERICK ST	50 MARY ST	E	LAURA ST	16	L	0.07	8,870			\$0
FREDERICKST	FREDERICK ST	100 CORA ST	E	LENA ST	16	L	0.07	8,870			\$0
GREEN ST	GREEN ST	100 RAILROAD ST	N	SCHOOL	1	L	0.26	35,693		\$66,098	\$66,098
HUNTER PY	HUNTER PY	100 SH 550	E	END	1	C	0.16	32,102		\$59,449	\$59,449
HYDE ST	HYDE ST	50 MARIE ST	E	AMELIA ST	1	L	0.04	6,758		\$12,516	\$12,516
HYDE ST	HYDE ST	100 AMELIA ST	E	LENA ST	16	L	0.42	62,093			\$0
KISMET ST	KISMET ST	100 RIVER PARK DR	N	MARION ST	1	L	0.19	26,083		\$48,302	\$48,302
LANDS ENDDR	LANDS END DR	100 VISTA DR	SE	TERRACE DR	16	L	0.08	6,758			\$0
LAURA ST	LAURA ST	100 MOFFAT ST	N	SH 62	16	L	0.14	17,741			\$0
LAURA ST	LAURA ST	200 SH 62	N	CLINTON	1	L	0.069	16,759		\$31,035	\$31,035
LAURA ST	LAURA ST	300 CLINTON	N	120' N OF CLINTON	1	L	0.046	11,172		\$20,690	\$20,690
LAURA ST	LAURA ST	350 120' N OF CLINTON	N	FREDERICK ST	16	L	0.095	12,038			\$0
LAURA ST	LAURA ST	400 RAILROAD ST	NE	KISMET ST	1	L	0.21	28,829		\$53,387	\$53,387

LE RANCH BD	LE RANCH BD	100 AMELIA ST	W	AMY WY	1	L	0.05	6,864	\$12,711	\$12,711	
LENA ST	LENA ST	100 CHIPETA DR	N	MOFFAT ST	1	C	0.06	8,237	\$15,253	\$15,253	
LENA ST	LENA ST	200 MOFFAT ST	N	SH 62	1	C	0.13	17,846	\$33,049	\$33,049	
LENA ST	LENA ST	300 SH 62	N	CLINTON	1	L	0.078	22,651	\$41,947	\$41,947	
LENA ST	LENA ST	350 CLINTON	N	CHARLES ST	1	L	0.082	23,813	\$44,098	\$44,098	
LENA ST	LENA ST	400 CHARLES ST	N	OTTO ST	16	L	0.14	17,741		\$0	
LIDDELL DR	LIDDELL DR	100 SH 62	S	CDS	16	L	0.14	22,176		\$0	
MALL RD	MALL RD	100 REDCLIFF DR	N	SRFCH	1	L	0.04	5,491	\$10,169	\$10,169	
MALL RD	MALL RD	200 SRFCH	N	END	16	L	0.06	8,237		\$0	
MARIE ST	MARIE ST	100 AMELIA ST	W	HYDE ST	1	L	0.14	23,654	\$43,804	\$43,804	
MARION ST	MARION ST	100 RIVER PARK DR	W	GREEN ST	1	L	0.23	31,574	\$58,471	\$58,471	
MARY ST	MARY ST	100 MOFFAT ST	N	SH 62	16	L	0.14	17,741		\$0	
MARY ST	MARY ST	200 SH 62	N	FREDERICK ST	16	L	0.21	26,611		\$0	
MCCALL DR	MCCALL DR	100 ALLEY A	E	CORA ST	1	L	0.03	4,435		\$0	
MOFFAT ST	MOFFAT ST	100 AMELIA ST	E	LENA ST	16	L	0.42	39,917		\$0	
OLDHWY23	OLD HWY 23	100 CL	NW	MOFFAT ST	1	L	0.31	39,283	\$72,747	\$72,747	
OTTO ST	OTTO ST	100 CORA ST	E	LENA ST	1	L	0.08	13,517	\$25,031	\$25,031	
OTTO ST	OTTO ST	200 LENA ST	E	RAILROAD ST	1	L	0.06	10,138	\$18,773	\$18,773	
PALOMINO TR	PALOMINO TR	100 HUNTER PY	SE	CR 12	1	L	0.32	64,205	\$118,898	\$118,898	
PARK AV	PARK AV	100 VISTA DR	NE	TERRACE DR	16	L	0.16	20,275		\$0	
PARKSIDE ST	PARKSIDE ST	100 GREEN ST	E	LAURA ST	1	L	0.03	4,118	\$7,627	\$7,627	
RABBITBRUCT	RABBITBRUSH CT	100 VISTA DR	NW	CDS	16	L	0.08	6,758		\$0	
RAILROAD ST	RAILROAD ST	100 SH 62	N	OTTO ST	1	C	0.28	41,395	\$76,658	\$76,658	
RAILROAD ST	RAILROAD ST	200 OTTO ST	NW	RIVER PARK DR	1	C	0.36	49,421	\$91,520	\$91,520	
RAILROAD ST	RAILROAD ST	300 RIVER PARK DR	W	GREEN ST	1	C	0.1	13,728	\$25,422	\$25,422	
REDCLIFF DR	REDCLIFF DR	100 HUNTER PY	N	END	1	C	0.3	60,192	\$111,467	\$111,467	
RIVERPARKDR	RIVER PARK DR	100 RAILROAD ST	N	KISMET ST	1	L	0.06	8,554	\$15,840	\$15,840	
RIVERPARKDR	RIVER PARK DR	200 KISMET ST	NE	MARION ST	1	L	0.16	21,965	\$40,676	\$40,676	
RIVERPARKDR	RIVER PARK DR	300 MARION ST	E	END	1	L	0.13	17,846	\$33,049	\$33,049	
RIVERSAGEDR	RIVER SAGE DR	100 SH 50	SW	STR	1	L	0.37	39,072	\$72,356	\$72,356	
RIVERSAGEDR	RIVER SAGE DR	200 STR	NW	CDS	16	L	0.92	106,867		\$0	
ROUNDHOUSEDF	ROUNDHOUSE DR	100 OTTO ST	NW	ALLEY A	1	L	0.15	25,344	\$46,933	\$46,933	
RUSTYSPURST	RUSTY SPUR ST	100 RIVER SAGE DR	W	CDS	16	L	0.23	26,717		\$0	
SABETA DR	SABETA DR	100 AMELIA ST	E	CHIPETA DR	16	L	0.66	111,514		\$0	
STREETONE	STREET ONE	100 WCL	E	AMELIA ST	16	L	0.24	30,413		\$0	
STREETTWO	STREET TWO	100 BGN	SE	AMELIA ST	16	L	0.15	12,672		\$0	
TABERNASHLN	TABERNASH LN	100 SABETA DR	N	SABETA DR	16	L	0.29	48,998		\$0	
TERRACE DR	TERRACE DR	100 SH 550	SE	VISTA DR	16	L	0.33	41,818		\$0	
TERRACE DR	TERRACE DR	200 VISTA DR	NE	PARK AV	16	L	0.31	39,283		\$0	
TERRACE DR	TERRACE DR	300 PARK AV	SE	LANDS END DR	16	L	0.02	1,690		\$0	
TERRACE DR	TERRACE DR	400 LANDS END DR	SE	END	16	L	0.26	21,965		\$0	
VISTA DR	VISTA DR	100 TERRACE DR	SW	RABBITBRUSH CT	16	L	0.04	5,069		\$0	
VISTA DR	VISTA DR	200 RABBITBRUSH CT	SE	CIMARRON DR	16	L	0.09	11,405		\$0	
VISTA DR	VISTA DR	300 CIMARRON DR	SE	PARK AV	16	L	0.15	19,008		\$0	
VISTA DR	VISTA DR	400 PARK AV	NE	LANDS END DR	16	L	0.15	19,008		\$0	
VISTA DR	VISTA DR	500 LANDS END DR	SE	CDS	16	L	0.14	17,741		\$0	
Total							14.728		\$75,093	\$1,747,797	\$1,822,891

Assumptions

- 1 All streets paved with asphalt received just a 2" asphalt overlay
- 2 All Local gravel streets remained unchanged.
- 3 Gravel Collector streets received 4" of gravel and a 3" asphalt overly. Amelia Street only road to meet this condition.
- 4 Costs do not include any improvements to sub-base, drianiage, or storm and sanitary sewer



**Assumptions**

**Used for Op1 and Op2 sheets**

	Cost per ton	Cost per sq. yd.	Depth in inches	Depth in feet	Lineal Foot	Notes
Asphalt	\$150.00		3			provided by RC with SGM
Asphalt	\$150.00		2			provided by RC with SGM
Gravel	\$40.00		4	0.33		provided by RC with SGM
3/4 chip		\$5.06				2015 GMCO quote of 4.60 x 10%
3/8 chip		\$3.58				2015 GMCO quote of 3.25 x 10%
Doulbe chip		\$7.70				Estimate of \$7 x 10%
Drainage					\$0.00	TBD
Sub-grade		\$0.00				TBD
Sewer					0	TBD

**Formula's:**

Asphalt       $\frac{L \times W \times D}{81}$       X       $\frac{D}{2}$       = tons

Gravel       $\frac{L \times W \times D \text{ (ft.)}}{27}$       x 2 = tons

Chip Seal      Sq, yds. X unit cost

Ouray County 1 mill = \$      156,202.48

## Appendix C Funding Sources



## Colorado Water and Wastewater Funding Sources

Compiled by the Environmental Finance Center Network, July 2018

Organization	Program (key words)	Gov. Entity	Non- Profit	For- Profit	Purpose or Use of Funds	How to Apply	Website	Contact
Colorado Department of Public Health and Environment	Drinking Water State Revolving Fund Loan (DWSRF) Program <i>(water)</i>	✓	✓		The purpose of DWSRF program is to provide financial assistance to eligible water systems for the construction of water projects for public health and compliance purposes as described in the DWSRF Rules, and to set aside funds from the capitalization grant to fund a variety of activities that are necessary to accomplish the requirements of the SDWA.	An applicant must complete a Pre-Qualification Form to begin. The SRF process takes 12-18 months from pre-qualification to construction to start. Loan application deadlines are the 15th of January, February, April, June, August, October, and November. Planning and Design and Engineering grants are available for disadvantaged communities.	<a href="https://www.colorado.gov/pacific/cdphe/wq-general-srf-information">https://www.colorado.gov/pacific/cdphe/wq-general-srf-information</a>	Colorado Department of Public Health and Environment cdphe_grantsandloans@state.co.us 303-692-3653  For regional specific contact see this map: <a href="https://www.colorado.gov/pacific/sites/default/files/WQ_GLU_Contact_Map.pdf">https://www.colorado.gov/pacific/sites/default/files/WQ_GLU_Contact_Map.pdf</a>
	Water Pollution Control Revolving Fund <i>(stormwater)</i>	✓	✓		The Water Pollution Control Revolving Fund provides low interest loans to governmental agencies for construction of wastewater, stormwater, and non-point source projects.		<a href="https://www.colorado.gov/pacific/cdphe/wq-eligibility-survey">https://www.colorado.gov/pacific/cdphe/wq-eligibility-survey</a>	
	Water Quality Grants and Loans Unit <i>(water, sewer)</i>	✓	✓		Water Quality Grants and Loans Unit are available for Natural Disaster Grant, which must be funded by the legislature, Small Communities Grant, Water Quality Improvement Fund Grant, Lead Testing in Public Schools Grant. Technical assistance can be provided as well.		<a href="https://www.colorado.gov/pacific/cdphe/wq-grants-and-loans">https://www.colorado.gov/pacific/cdphe/wq-grants-and-loans</a>	
U.S. Environmental Protection Agency	Water Infrastructure Finance and Innovation <i>(water, wastewater)</i>	✓	✓	✓	The Water Infrastructure Finance and Innovation Act of 2014 (WIFIA) established the WIFIA program, a federal credit program administered by EPA for eligible water and wastewater infrastructure projects. The WIFIA program offers loans with low, fixed interest rates and flexible financial terms. The minimum project size for small communities, population of 25,000 or less, is \$5 million.	The WIFIA application process is three phases. Prospective borrowers must submit a letter of interest for their project to the WIFIA program by July 6, 2018. If EPA selects the projects, the prospective borrower is invited to submit an application.	<a href="https://www.epa.gov/wifia">https://www.epa.gov/wifia</a>	Karen Fligger wifia@epa.gov 202-564-2992 1200 Pennsylvania Avenue, Northwest Mailcode 4201T Washington, District of Columbia 20460
USDA Rural Development	Waste and Water Disposal Direct Loans and Grants <i>(water, sewer)</i>	✓	✓		The purpose of this program is to develop water and waste disposal systems in rural areas with populations less than 10,000. Fixed, low interest rates. Repayment - up to 40 years. Grants may be available.	Applications are accepted on a rolling basis using the RD Apply electronic application system. Information is available here: <a href="http://www.rd.usda.gov/programs-services/rd-apply">http://www.rd.usda.gov/programs-services/rd-apply</a>	<a href="http://www.rd.usda.gov/program-s-services/water-waste-disposal-loan-grant-program/co">http://www.rd.usda.gov/program-s-services/water-waste-disposal-loan-grant-program/co</a>	April Dahlager april.dahlager@co.usda.gov 720-544-2909 Denver Federal Center, Building 56, Room 2300 P.O. Box 25426 Denver, Colorado 80225
	Water and Waste Disposal Guaranteed Loan Program <i>(water, sewer)</i>	✓	✓		The purpose of this program is to provide a loan guarantee for the construction or improvement of water and waste disposal projects serving the financially needed communities of rural areas. This is achieved through bolstering existing private credit structure through the guarantee of quality loans. Guarantees up to 90% available to eligible lenders.		<a href="http://www.rd.usda.gov/program-s-services/water-waste-disposal-loan-guarantees/co">http://www.rd.usda.gov/program-s-services/water-waste-disposal-loan-guarantees/co</a>	
	Water and Waste Disposal Predevelopment Planning Grants <i>(water, wastewater)</i>	✓	✓		This program assists low-income communities with initial planning and development of an application for USDA Rural Development Water and Waste Disposal direct loan/grant and loan guarantee programs. The maximum is \$30,000 or 75% of the predevelopment planning costs.		<a href="http://www.rd.usda.gov/program-s-services/water-waste-disposal-predevelopment-planning-grants/co">http://www.rd.usda.gov/program-s-services/water-waste-disposal-predevelopment-planning-grants/co</a>	

## Colorado Water and Wastewater Funding Sources

Compiled by the Environmental Finance Center Network, July 2018

Organization	Program (key words)	Gov. Entity	Non-Profit	For-Profit	Purpose or Use of Funds	How to Apply	Website	Contact
USDA Rural Development	Emergency Community Water Assistance Grants <i>(water)</i>	✓	✓		This grant program is designed to assist rural communities that have experienced a significant decline in quantity or quality of drinking water due to an emergency, or in which such decline is considered imminent, to obtain or maintain adequate quantities of water that meets the standards set by the Safe Drinking Water Act.	Applications are accepted on a rolling basis using the RD Apply electronic application system. Information is available here: <a href="http://www.rd.usda.gov/programs-services/rd-apply">http://www.rd.usda.gov/programs-services/rd-apply</a>	<a href="http://www.rd.usda.gov/programs-services/emergency-community-water-assistance-grants/co">http://www.rd.usda.gov/programs-services/emergency-community-water-assistance-grants/co</a>	April Dahlager april.dahlager@co.usda.gov 720-544-2909 Denver Federal Center, Building 56, Room 2300 P.O. Box 25426 Denver, Colorado 80225
	Business and Industry Guaranteed Loan <i>(small business)</i>	✓	✓	✓	This program improves the economic health of rural communities by increasing access to business capital through loan guarantees that enable commercial lenders to provide affordable financing for businesses in eligible rural areas. Lenders such as federal or state-chartered banks, savings and loans, farm credit banks, and credit unions can apply for the program. Businesses can qualify for loan guarantees.		<a href="https://www.rd.usda.gov/programs-services/business-industry-loan-guarantees/co">https://www.rd.usda.gov/programs-services/business-industry-loan-guarantees/co</a>	
Colorado Department of Local Affairs (DOLA)	Community Development Block Grant (CDBG) <i>(water, sewer)</i>	✓	✓		The primary objective of the CDBG Program is to develop viable communities by providing the following, principally to persons of low and moderate income: decent housing, a suitable living environment, and expanded economic opportunities.	Applicants should consult with the Department's Regional Manager in their area prior to submitting an application. The application deadline for CDBG funding consideration is in February.	<a href="https://www.colorado.gov/pacific/dola/community-development-block-grant-cdbg">https://www.colorado.gov/pacific/dola/community-development-block-grant-cdbg</a>	Jodi Adkins jodi.adkins@state.co.us 303-864-7745  For regional specific contact: <a href="https://www.colorado.gov/pacific/dola/regional-managers">https://www.colorado.gov/pacific/dola/regional-managers</a>
	Energy and Mineral Impact Assistance Fund Grant (EIAF) Program <i>(water, sewer)</i>	✓	✓		The purpose of the EIAF Program is to assist political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels.	Applications can be accessed on website; contact your regional manager with questions. Application deadlines are the first of April and August annually.	<a href="https://www.colorado.gov/pacific/dola/energymineral-impact-assistance-fund-eiaf">https://www.colorado.gov/pacific/dola/energymineral-impact-assistance-fund-eiaf</a>	Leah Smith leah.smith@state.co.us 303-864-7757  For regional specific contact see this map: <a href="https://www.colorado.gov/pacific/dola/regional-managers">https://www.colorado.gov/pacific/dola/regional-managers</a>
Economic Development Administration, Department of Commerce	Public Works Program <i>(water, sewer)</i>	✓	✓		This program empowers distressed communities to revitalize, expand, and upgrade their physical infrastructure, and generate or retain long-term, private sector jobs and investment.	Application packages are available at <a href="http://www.grants.gov">www.grants.gov</a> . Applications will be accepted on an ongoing basis until the publication of a new EDAP Federal Funding Opportunity.	<a href="https://www.eda.gov/funding-opportunities/">https://www.eda.gov/funding-opportunities/</a>	Trent Thompson tthompson@eda.gov 303-844-5452 1244 Speer Boulevard, Suite 431 Denver, Colorado 80204
	Economic Adjustment Assistance Program <i>(water, sewer)</i>	✓	✓		This program assists state and local interests in designing and implementing strategies to adjust or bring about change to an economy. The program focuses on areas that have experienced or are under threat of serious structural damage to the underlying economic base.			

## Colorado Water and Wastewater Funding Sources

Compiled by the Environmental Finance Center Network, July 2018

Organization	Program (key words)	Gov. Entity	Non-Profit	For-Profit	Purpose or Use of Funds	How to Apply	Website	Contact
National Rural Water Association	NRWA Revolving Loan Fund (water, wastewater)	✓	✓		The Rural Water Loan Fund (RWLF) is a funding program specifically designed to meet the unique needs of small water and wastewater utilities. The RWLF provides low-cost loans for short-term repair costs, small capital projects, or pre-development costs associated with larger projects. The RWLF was established through a grant from the USDA/Rural Utilities Service, and repaid funds used to replenish the fund and make new loans.	Applications can be accessed on website and sent by mail or e-mail.	<a href="http://nrwa.org/initiatives/revolving-loan-fund/">http://nrwa.org/initiatives/revolving-loan-fund/</a>	Steve Harper sharper@crwa.net 719-545-6748 176 West Palmer Lake Drive Pueblo West, Colorado 81007
CoBank	Rural Water and Wastewater Lending (water, wastewater)	✓	✓	✓	CoBank works with rural water and wastewater not-for-profit systems, municipalities, and investor-owned utility companies to provide interim and bridge financing, refinance of existing debt, term loans for system upgrades, and lines of credit.	Applications are accepted continuously. To apply, complete an online Loan Request Form at: <a href="http://www.cobank.com/h2oloan">www.cobank.com/h2oloan</a>	<a href="http://www.cobank.com/About-CoBank/Industries-Serve/Water.aspx">http://www.cobank.com/About-CoBank/Industries-Serve/Water.aspx</a>	Hunter Hook hhook@cobank.com 303-793-2242 6340 South Fiddlers Green Circle Greenwood Village, Colorado 80111
Rural Community Assistance Partnership (RCAP)	Rural Community Assistance Corporation (RCAC) Environmental Infrastructure Loans (water, wastewater)	✓	✓		RCAC provides loans to finance water and waste facility projects. RCAC's loan programs are unique — they provide the early funds that small rural communities need to determine feasibility and pay pre-development costs prior to receiving state and federal program funding.	Applications can be accessed on the website and sent to the loan officer serving your state. Applications are accepted on a rolling basis.	<a href="http://www.rcac.org/lending/environmental-loans/">http://www.rcac.org/lending/environmental-loans/</a>	Darryl English denglish@rcac.org 435-649-0515 3120 Freeboard Drive, Suite 201 West Sacramento, California 95691
US Department of the Interior - Bureau of Reclamation	WaterSMART Grants: Water & Energy Efficiency Grants (water, energy efficiency)	✓	✓		Through Water and Energy Efficiency Grants, Reclamation provides 50/50 cost share funding to irrigation and water districts, tribes, states and other entities with water or power delivery authority. Projects should seek to conserve and use water more efficiently, increase the production of hydropower; mitigate conflict risk in areas at high risk of future water conflict; and accomplish other benefits that contribute to water supply reliability in the western United States.	Funding Opportunity Announcement (BOR-DO-18-F006) was posted to grants.gov on March 19, 2018. Proposals will be accepted until the application submission deadline of May 10, 2018.	<a href="https://www.usbr.gov/watersmart/weeg/index.html">https://www.usbr.gov/watersmart/weeg/index.html</a>	Josh German jgerman@usbr.gov 303-445-2839  or
	WaterSMART Grants: Small-Scale Efficiency Projects (water efficiency)	✓	✓		Through Small-Scale Water Efficiency Projects, Reclamation provides 50/50 cost share funding to irrigation and water districts, tribes, states and other entities with water or power delivery authority. Projects support small-scale water management efforts (up to \$75,000 in Federal funding for each project) that have been identified through previous planning efforts. Reclamation has developed a streamlined selection and review process to reflect the small-scale nature of these projects.	Funding Opportunity Announcement (BOR-DO-18-F009) was posted to grants.gov on March 19, 2018. Proposals will be accepted until the application submission deadline of July 31, 2018.	<a href="https://www.usbr.gov/watersmart/swep/index.html">https://www.usbr.gov/watersmart/swep/index.html</a>	Robin Graber rgraber@usbr.gov 303-445-2764  Building 67 (84-51000) P.O. Box 25007 Denver, Colorado 80225

## Colorado Water and Wastewater Funding Sources

Compiled by the Environmental Finance Center Network, July 2018

Organization	Program (key words)	Gov. Entity	Non- Profit	For- Profit	Purpose or Use of Funds	How to Apply	Website	Contact
US Department of the Interior - Bureau of Reclamation	WaterSMART Grants: Water Marketing <i>(water marketing)</i>	✓	✓		Through Water Marketing Strategy grants Reclamation provides 50/50 cost share funding to irrigation and water districts, tribes, states and other entities with water or power delivery authority. These grants provide meaningful support for entities exploring actions that can be taken to develop or facilitate water marketing. Under this funding opportunity applicants will be invited to conduct planning activities to develop a water marketing strategy to establish or expand water markets or water marketing transactions.	Funding Opportunity Announcement (BOR-DO-18-F010) was posted to grants.gov on March 19, 2018. Proposals will be accepted until the application submission deadline of July 18, 2018.	<a href="https://www.usbr.gov/watersmart/watermarketing/index.html">https://www.usbr.gov/watersmart/watermarketing/index.html</a>	Avra Morgan aomorgan@usbr.gov 303-445-2906 Building 67 (84-51000) P.O. Box 25007 Denver, Colorado 80225
	Title XVI Water Reclamation & Reuse Program <i>(water, wastewater)</i>	✓	✓		Title XVI is Reclamation's water recycling and reuse program. Reclamation works with non-Federal partners to identify and investigate opportunities to reclaim and reuse wastewaters and impaired ground and surface water in the 17 Western states and Hawaii. Entities with Congressionally authorized projects or that are eligible under section 4009(c) of the Water Infrastructure Improvements for the Nation Act (WIIN) may seek competitive, cost-shared funding to plan, design and construct projects.	Three Funding Opportunity Announcements may be offered under the Title XVI Program: (1) planning, design, and construction of congressionally authorized or WIIN Title XVI Projects; (2) Feasibility Studies; and (3) Research. In FY 2018 Reclamation does not plan to offer feasibility study or research funding opportunity announcements. The funding opportunity announcement for planning, design, and construction of Title XVI projects is expected to be posted on grants.gov in May.	<a href="http://www.usbr.gov/watersmart/title/index.html">http://www.usbr.gov/watersmart/title/index.html</a>	Amanda Erath aerath@usbr.gov 303-445-2766 Building 67 (84-51000) P.O. Box 25007 Denver, Colorado 80225  For regional specific contact: <a href="http://www.usbr.gov/watersmart/title/contacts.html">http://www.usbr.gov/watersmart/title/contacts.html</a>
	Drought Response Program: Drought Resiliency Projects <i>(water, drought)</i>	✓	✓		Through the Drought Response Program, Reclamation provides 50/50 cost share funding to irrigation and water districts, tribes, states and other entities with water or power delivery authority. Projects should increase the reliability of water supplies; improve water management; and provide benefits for fish, wildlife, and the environment to mitigate impacts caused by drought.	Funding Opportunity Announcement was posted to grants.gov in November 2017, and closed in February 2018. <u>Send an email to the program contact to be added to the email list of entities interested in WaterSMART announcements.</u>	<a href="http://www.usbr.gov/drought">http://www.usbr.gov/drought</a>	Darion Mayhorn dmayhorn@usbr.gov 303-445-3121 Building 67 (84-51000) PO Box 25007 Denver, Colorado 80225
Colorado Enterprise Fund	Small Business Loans <i>(small business)</i>		✓	✓	Colorado Enterprise Fund is a non-profit lending institution that lends to start-ups and existing small businesses throughout Colorado. The small business loans range from \$1,000 to \$500,000, with variable rates and terms. The lending guidelines are more flexible than traditional banks and all aspects are reviewed in the decision making process.	For more information, contact the main office. Applications can be accessed on website.	<a href="http://www.coloradoenterprisefund.org/our-loans/">http://www.coloradoenterprisefund.org/our-loans/</a>	Robin Ramsouer info@coloradoenterprisefund.org 303-860-0242 1888 Sherman Street, Suite 530 Denver, Colorado 80203

## Colorado Water and Wastewater Funding Sources

Compiled by the Environmental Finance Center Network, July 2018

Organization	Program (key words)	Gov. Entity	Non- Profit	For- Profit	Purpose or Use of Funds	How to Apply	Website	Contact
Small Business Administration (SBA)	504 Fixed Asset Program (Certified Development Company)  (small business)			✓	The 504 Loan Program provides approved small businesses with long-term, fixed-rate financing used to acquire fixed assets for expansion or modernization. 504 loans are made available through Certified Development Companies (CDCs), SBA's community based partners for providing 504 Loans and SBA participating lenders.	For additional information on eligibility criteria and loan application requirements, please contact your local Certified Development Company (CDC) at: <a href="https://www.sba.gov/offices/headquarters/ofa/resources/4049">https://www.sba.gov/offices/headquarters/ofa/resources/4049</a>	<a href="https://www.sba.gov/offices/headquarters/ofa/resources/4049">https://www.sba.gov/offices/headquarters/ofa/resources/4049</a>	Steven White steven.white@sba.gov 303-844-2607 721 19th Street Suite 426 Denver, Colorado 80202
	7(a) Loan Guarantee  (small business)			✓	The 7(a) program is a flexible tool that can be used to finance a variety of business purposes. The proceeds of a 7(a) guaranteed loan may be used to purchase machinery, fixtures, and supplies; make improvements to land and buildings; finance receivables and augment working capital; acquire and start businesses; and refinance existing debt under certain conditions. The regular 7(a) program's maximum loan amount is \$5 million. There is no minimum amount. SBA's 50% to 90% guaranty helps provide entrepreneurs access to capital.	Borrowers must submit SBA Form 1919 for a 7(a) business loan to private lenders. The lender will review the application, complete SBA Form 1920, and then submit it to the SBA's Loan Guaranty Processing Zcenter through SBA's E-Tran website.	<a href="https://www.sba.gov/document/?program=7(a)">https://www.sba.gov/document/?program=7(a)</a>	
	Community Advantage Pilot  (small business)			✓	Community Advantage is a pilot initiative aimed at increasing the number of SBA 7(a) lenders who reach underserved communities, targeting mission-focused financial institutions which were previously not able to offer SBA loans. The maximum loan size is \$250,000. Guarantee can be up to 85 percent for loans up to \$150,000 and 75 percent for those greater than \$150,000.	All small business applicants must complete SBA Form 1919, Borrower Information Form, and 2449, Community Advantage Addendum. Lenders must complete SBA Form 1920.		
	Microloan Program  (small business )			✓	The purpose of the Microloan Program is to assist women, low income, veteran, and minority entrepreneurs, and other small businesses in need of small amounts of financial assistance. Under the Microloan Program, SBA makes direct loans to Intermediaries that, in turn, use the proceeds to make small loans to eligible microborrowers.	For additional information on eligibility criteria, loan application requirements, participating microlenders please visit <a href="http://www.sba.gov/co">www.sba.gov/co</a>	<a href="https://www.sba.gov/tools/local-assistance">https://www.sba.gov/tools/local-assistance</a>	



## Appendix D

# Proposed Town Hall Layout





Ridgway Town Hall

Town of Ridgway, Colorado

SGM  
118 West Sixth Street, Suite 200  
Glenwood Springs, CO 81601  
970.945.1004 www.sgm-inc.com

Graphic Scale  
In Feet: 1" = 4'

Project Milestone: Preliminary Not For Construction			
#	Revision	Date	By:
1			
Job No. 2018-305.001			
Job Title: Town Hall Interior Remodel			
Drawn By: SGM			
Date: 10/05/2018			
DC: SGM			
File: Fig - Office Space Remodel Sketch			

Town Hall Interior  
Remodel Sketch

1  
Of: 1

## Appendix E Repair and Replacement Schedule



Town of Ridgway		period	present yr	inflation												
Streets		20	2019	Repair				Replacement		3%		3%		3%		
Asset	Expected useful life (yrs)	Remaining useful life (yrs)	Treatment	Technique	Recommendation	Repair unit cost (\$)	1 time Repair cost (\$)	Repair sched. (yrs)	Replacement notes	Replacement unit cost (\$)	1 time Replcmnt cost (\$)	1st repl. (yr)	1st repl. (\$)	2nd repl. (yr)	2nd repl. (\$)	Period Replcmnt. cost (\$)
1 Streets				Option 1				Option 2				8,252,258				
A.1	AMELIA ST	20	10	2" Overlay			\$71,573	1		\$71,573	\$71,573.33	2029	96,189	0	0	96,189
A.2	AMELIA ST	20	10	2" Overlay			\$143,147	1		\$143,147	\$143,146.67	2029	192,377	0	0	192,377
A.3	AMELIA ST	20	10	2" Overlay			\$71,573	1		\$71,573	\$71,573.33	2029	96,189	0	0	96,189
A.4	AMELIA ST	20	10	2" Overlay			\$0	0		\$190,862	\$190,862.22	2029	256,503	0	0	256,503
A.5	AMY WY	20	10	2" Overlay			\$20,338	10		\$20,338	\$20,337.78	2029	27,332	0	0	27,332
A.6	CHARLES ST	20	10	2" Overlay			\$0	10		\$192,771	\$192,770.84	2029	259,068	0	0	259,068
A.7	CHARLES ST	20	10	2" Overlay			\$8,213	10		\$8,213	\$8,213.33	2029	11,038	0	0	11,038
A.8	CHARLES ST	20	10	2" Overlay			\$32,912	10		\$32,912	\$32,912.00	2029	44,231	0	0	44,231
A.9	CHARLOTTEST	20	10				\$0	10		\$33,401	\$33,400.89	2029	44,888	0	0	44,888
A.10	CHARLOTTEST	20	10				\$0	10		\$33,401	\$33,400.89	2029	44,888	0	0	44,888
A.11	CHARLOTTEST	20	10				\$0	10		\$66,802	\$66,801.78	2029	89,776	0	0	89,776
A.12	CHIPETA DR	20	10				\$0	10		\$190,862	\$190,862.22	2029	256,503	0	0	256,503
A.13	CHIPETA DR	20	10				\$0	10		\$57,974	\$57,974.40	2029	77,913	0	0	77,913
A.14	CIMARRON DR	20	10				\$0	10		\$82,707	\$82,706.96	2029	111,151	0	0	111,151
A.15	CLINTON ST	20	10				\$0	10		\$42,944	\$42,944.00	2029	57,713	0	0	57,713
A.16	CLINTON ST	20	10				\$0	10		\$136,944	\$136,943.64	2029	184,041	0	0	184,041
C.1	CLINTON ST	20	10	2" Overlay			\$44,215	10		\$44,215	\$44,215.11	2029	59,421	0	0	59,421
C.2	CORA ST	20	10				\$0	10		\$66,802	\$66,801.78	2029	89,776	0	0	89,776
C.3	CORA ST	20	10	2" Overlay			\$31,035	10		\$31,035	\$31,034.67	2029	41,708	0	0	41,708
	CORA ST	20	10	2" Overlay			\$7,040	10		\$7,040	\$7,040.00	2029	9,461	0	0	9,461
	CORA ST	20	10				\$0	10		\$41,990	\$41,989.69	2029	56,431	0	0	56,431
	CORA ST	20	10				\$0	10		\$66,802	\$66,801.78	2029	89,776	0	0	89,776
D.1	CORA ST	20	10	2" Overlay			\$9,387	10		\$9,387	\$9,386.67	2029	12,615	0	0	12,615
D.2	CORA ST	20	10	2" Overlay			\$50,062	10		\$50,062	\$50,062.22	2029	67,279	0	0	67,279
D.3	CORA ST	20	10	2" Overlay			\$7,627	10		\$7,627	\$7,626.67	2029	10,250	0	0	10,250
25	ELIZABETHST	20	10				\$0	10		\$63,621	\$63,620.74	2029	85,501	0	0	85,501
26	ELIZABETHST	20	10				\$0	10		\$66,802	\$66,801.78	2029	89,776	0	0	89,776
27	ESCALANTECI	20	10	2" Overlay			\$17,796	10		\$17,796	\$17,795.56	2029	23,916	0	0	23,916
28	FREDERICKST	20	10				\$0	10		\$33,401	\$33,400.89	2029	44,888	0	0	44,888
29	FREDERICKST	20	10				\$0	10		\$33,401	\$33,400.89	2029	44,888	0	0	44,888
30	GREEN ST	20	10	2" Overlay			\$66,098	10		\$66,098	\$66,097.78	2029	88,830	0	0	88,830
31	HUNTER PY	20	10	2" Overlay			\$59,449	10		\$59,449	\$59,448.89	2029	79,894	0	0	79,894
32	HYDE ST	20	10	2" Overlay			\$12,516	10		\$12,516	\$12,515.56	2029	16,820	0	0	16,820
33	HYDE ST	20	10				\$0	10		\$233,806	\$233,806.22	2029	314,216	0	0	314,216
34	KISMET ST	20	10	2" Overlay			\$48,302	10		\$48,302	\$48,302.22	2029	64,914	0	0	64,914
35	LANDS ENDDR	20	10				\$25,448	10		\$25,448	\$25,448.30	2029	34,200	0	0	34,200
36	LAURA ST	20	10				\$0	10		\$66,802	\$66,801.78	2029	89,776	0	0	89,776
37	LAURA ST	20	10	2" Overlay			\$31,035	10		\$31,035	\$31,034.67	2029	41,708	0	0	41,708
38	LAURA ST	20	10	2" Overlay			\$20,690	10		\$20,690	\$20,689.78	2029	27,805	0	0	27,805
39	LAURA ST	20	10				\$0	10		\$45,330	\$45,329.78	2029	60,919	0	0	60,919
40	LAURA ST	20	10	2" Overlay			\$53,387	10		\$53,387	\$53,386.67	2029	71,747	0	0	71,747
41	LE RANCH BD	20	10	2" Overlay			\$12,711	10		\$12,711	\$12,711.11	2029	17,083	0	0	17,083
42	LENA ST	20	10	2" Overlay			\$15,253	10		\$15,253	\$15,253.33	2029	20,499	0	0	20,499
43	LENA ST	20	10	2" Overlay			\$33,049	10		\$33,049	\$33,048.89	2029	44,415	0	0	44,415
44	LENA ST	20	10	2" Overlay			\$41,947	10		\$41,947	\$41,946.67	2029	56,373	0	0	56,373
45	LENA ST	20	10	2" Overlay			\$44,098	10		\$44,098	\$44,097.78	2029	59,264	0	0	59,264
46	LENA ST	20	10				\$0	10		\$66,802	\$66,801.78	2029	89,776	0	0	89,776
47	LIDDELL DR	20	10				\$0	10		\$83,502	\$83,502.22	2029	112,220	0	0	112,220
48	MALL RD	20	10	2" Overlay			\$10,169	10		\$10,169	\$10,168.89	2029	13,666	0	0	13,666
49	MALL RD	20	10				\$0	10		\$31,015	\$31,015.11	2029	41,682	0	0	41,682
50	MARIE ST	20	10	2" Overlay			\$43,804	10		\$43,804	\$43,804.44	2029	58,870	0	0	58,870
51	MARION ST	20	10	2" Overlay			\$58,471	10		\$58,471	\$58,471.11	2029	78,580	0	0	78,580
52	MARY ST	20	10				\$0	10		\$66,802	\$66,801.78	2029	89,776	0	0	89,776
53	MARY ST	20	10				\$0	10		\$100,203	\$100,202.67	2029	134,664	0	0	134,664
54	MCCALL DR	20	10				\$0	10		\$8,213	\$8,213.33	2029	11,038	0	0	11,038
55	MOFFAT ST	20	10				\$0	10		\$150,304	\$150,304.00	2029	201,996	0	0	201,996
	OLDHWY23	20	10	2" Overlay			\$72,747	10		\$72,747	\$72,746.67	2029	97,765	0	0	97,765
1	OTTO ST	20	10	2" Overlay			\$25,031	10		\$25,031	\$25,031.11	2029	33,640	0	0	33,640
2	OTTO ST	20	10	2" Overlay			\$18,773	10		\$18,773	\$18,773.33	2029	25,230	0	0	25,230
3	PALOMINO TR	20	10	2" Overlay			\$118,898	10		\$118,898	\$118,897.78	2029	159,789	0	0	159,789
4	PARK AV	20	10				\$0	10		\$76,345	\$76,344.89	2029	102,601	0	0	102,601
5	PARKSIDE ST	20	10	2" Overlay			\$7,627	10		\$7,627	\$7,626.67	2029	10,250	0	0	10,250
6	RABBITBRUCT	20	10				\$0	10		\$25,448	\$25,448.30	2029	34,200	0	0	34,200
7	RAILROAD ST	20	10	2" Overlay			\$76,658	10		\$76,658	\$76,657.78	2029	103,022	0	0	103,022
8	RAILROAD ST	20	10	2" Overlay			\$91,520	10		\$91,520	\$91,520.00	2029	122,995	0	0	122,995
9	RAILROAD ST	20	10	2" Overlay			\$25,422	10		\$25,422	\$25,422.22	2029	34,165	0	0	34,165
10	REDCLIFF DR	20	10	2" Overlay			\$111,467	10		\$111,467	\$111,466.67	2029	149,802	0	0	149,802
11	RIVERPARKDR	20	10	2" Overlay			\$15,840	10		\$						



Town of Ridgway			Repair & Replacement Schedule					period	present yr	inflation															
Vehicles			General						Repair			Replacement		3%		3%		3%		3%					
Model			Make	Year	Value (\$)	Dept.	Qty	Expected useful life (yrs)	Remaining useful life (yrs)	Repair notes	Repair cost (\$)	Repair sched. (yrs)	Replacement notes	Unit cost (\$)	1 time Replcmnt cost (\$)	1st repl. (yr)	1st repl. (\$)	2nd repl. (yr)	2nd repl. (\$)	3rd repl. (yr)	3rd repl. (\$)	Period Replcmnt. cost (\$)			
1 Trucks										Subttotal	1,800														501,637
1	2001 Ford F-250		Ford	2001	\$2,206	PW	1	12	2	Quarterly oil	200	0		\$22,065	22,065	2021	\$23,409	2033	31,459	0	0	54,868			
2	2005 Ford Ranger		Ford	2005	\$5,554	PW	1	12	7		200	0		\$16,663	16,663	2026	\$20,493	2038	23,757	0	0	44,251			
3	2005 Ford Ranger		Ford	2005	\$5,554	PW	1	12	7		200	0		\$16,663	16,663	2026	\$20,493	2038	23,757	0	0	44,251			
4	2001 Ford Ranger 4x4		Ford	2005	\$7,050	PW	1	12	8		200	0		\$19,387	19,387	2027	\$24,558	0	0	0	0	24,558			
5	2010 Ford F-150		Ford	2010	\$8,374	PW	1	12	4		200	0		\$27,214	27,214	2023	\$30,630	2035	38,801	0	0	69,431			
6	2011 Chevy 2500		Chev	2011	\$11,405	PW	1	12	5		200	0		\$29,653	29,653	2024	\$34,376	2036	42,279	0	0	76,655			
7	2011 Ford F-350		Ford	2011	\$12,031	PW	1	12	5		200	0		\$31,280	31,280	2024	\$36,262	2036	44,597	0	0	80,859			
8	2001 Ford F-350		Ford	2001	\$2,328	PW	1	12	2		200	0		\$23,275	23,275	2021	\$24,693	2033	33,185	0	0	57,877			
9	2000 Ford F-150		Ford	2000	\$1,872	PW	1	12	2		200	0		\$19,660	19,660	2021	\$20,857	2033	28,030	0	0	48,888			
10															\$205,860			0	0	0	0				
2 Emergency Vehicles										Subttotal	1,000														540,928
1	2017 Ford Explorer		Ford	2017	\$37,911	ES	1	8	9	Quarterly oil	200	0		\$42,650	42,650	2028	\$55,649	2036	54,028	0	0	109,677			
2	2018 Ford Explorer		Ford	2018	\$39,048	ES	1	8	10		200	0		\$43,929	43,929	2029	\$57,318	2037	55,649	0	0	112,967			
3	2006 Dodge Durango		Dodge	2006	\$4,740	ES	1	8	2		200	0		\$30,811	30,811	2021	\$45,247	2029	39,030	2037	39,030	123,308			
4	2012 Chevy Impala		Chev	2012	\$16,351	ES	1	8	4		200	0		\$36,790	36,790	2023	\$48,003	2031	46,605	0	0	94,608			
5	2014 Ford Fusion		Ford	2014	\$26,020	ES	1	8	6		200	0		\$39,031	39,031	2025	\$50,926	2033	49,443	0	0	100,369			
6															\$193,212			0	0	0	0				
3 Heavy Equipment										Subttotal	3,300														1,986,444
1	2016 Bobcat Skid Steer S650		Bobcat	2016	\$43,202	PW	1	15	10	Semi annual	300	0		\$51,842	51,842	2029	\$73,915	0	0	0	0	73,915			
2	2006 John Deere 320 Skid Steer Loader		JD	2006	\$5,511	PW	1	15	2		300	0		\$38,576	38,576	2021	\$58,350	2036	60,101	0	0	118,451			
3	1991 IHC Tandem Dump		IHC	1991	\$6,078	PW	1	15	3		300	0		\$60,775	60,775	2022	\$147,518	2037	94,686	0	0	242,204			
4	1983 IHC Single Axle Dump		IHC	1983	\$3,832	PW	1	15	3		300	0		\$48,542	48,542	2022	\$136,591	2037	75,627	0	0	212,218			
5	1975 Mack Water Truck		Mack	1975	\$6,223	PW	1	15	5		300	0		\$59,738	59,738	2024	\$168,095	0	0	0	0	168,095			
6	1997 Cat CS 433C Roller		CAT	1997	\$16,740	PW	1	15	8		300	0		\$60,683	60,683	2027	\$143,003	0	0	0	0	143,003			
7	2013 Cat Backhoe Loader		CAT	2013	\$57,987	PW	1	15	10		300	0		\$86,980	86,980	2029	\$135,512	0	0	0	0	135,512			
8	2012 Bobcat Toolcat		Bobcat	2012	\$40,518	PW	1	15	9		300	0		\$67,530	67,530	2028	\$105,210	0	0	0	0	105,210			
9	2015 John Deere 524K		JD	2015	Lease	PW	1	15	12		300	0		\$169,903	169,903	2031	\$264,703	0	0	0	0	264,703			
10	2006 John Deere 670 Motor Grader		JD	2006	\$62,819	PW	1	15	7		300	0		\$161,534	161,534	2026	\$275,000	0	0	0	0	275,000			
11	2006 John Deere 310G Backhoe		JD	2006	\$20,608	PW	1	15	4		300	0		\$77,281	77,281	2023	\$127,733	2038	120,401	0	0	248,134			
12															\$883,385			0	0	0	0				
4 Off Road Equipment										Subttotal	1,200														120,149
1	2007 John Deere Ztrak 797		JD	2007	\$7,360	PW	1	15	12	Semi annual	300	0		\$9,200	9,200	2031	\$13,946	0	0	0	0	13,946			
2	2015 John Deere Ztrak 930		JD	2015	\$10,583	PW	1	15	17		300	0		\$12,450	12,450	2036	\$16,244	0	0	0	0	16,244			
3	1991 Kubota		Kubota	1991	\$776	PW	1	15	2		300	0		\$11,255	11,255	2021	\$26,523	2036	17,535	0	0	44,058			
4	2001 Kubota		Kubota	2001	\$4,840	PW	1	15	8		300	0		\$15,125	15,125	2027	\$31,669	0	0	0	0	31,669			
5	golf cart (unknown)			1995	\$593	PW	1	15	4					\$4,000	4,000	2023	\$8,000	2038	6,232	0	0	14,232			
6															\$52,030			0	0	0	0				
5 Extra															\$120,000										
	Snow blower attachment														120,000										
Total					\$468,114						7,300				1,334,486		2,224,926					2,647,521			

Town of Ridgway		Repair & Replacement Schedule						period	present yr	inflation													
Park Facilities		General								Repair			Replacement		3%			3%			3%		
Asset		Location or Notes	Manufacturer or Notes	Model # / Product # or Notes	Serial #	Value (\$)	Qty	Expected useful life (yrs)	Remaining useful life (yrs)	Repair notes	Repair cost (\$)	Repair sched. (yrs)	Replacement notes	Unit cost (\$)	1 time Replcmnt cost (\$)	1st repl. (yr)	1st repl. (\$)	2nd repl. (yr)	2nd repl. (\$)	Replcmnt. cost (\$)			
1 Rollins Park Restroom										500			0										
1	Precast concrete							50	33	Paint and caulk	500	5			15,000	0		0	0	0	0		
2 Athletic Park Restroom										4,500			18,636										
15	Roofing	Steel					360	50	29					11	3,960	0		0	0	0	0		
16	Siding	CMU and Stuco					1,000	50	29	Paint and caulk trim	1,500			5	5,000	0		0	0	0	0		
17	Windows 1						40	35	14					75	3,000	2033	4,538	0	0	4,538			
18	Exterior Doors						3	30	9					2,500	7,500	2028	9,786	0	0	9,786			
20	Common Flooring	cement					360	50	29					8	2,880	0	0	0	0	0			
21	Exterior Lighting						3	10	5					50	150	2024	174	2034	202	375			
22	Ceiling and Wall						1,500	50	29	Paint	3,000	5			0	0	0	0	0	0			
24	Bathroom sink						2	30	9					300	600	2028	783	0	0	783			
25	Bathroom faucet						2	30	9					175	350	2028	457	0	0	457			
26	Toilet						3	30	9					100	300	2028	391	0	0	391			
27	Urinal						1	30	9					250	250	2028	326	0	0	326			
28	Urinal flush valve						1	30	9					250	250	2028	326	0	0	326			
29	Drinking fountain						1	30	9					500	500	2028	652	0	0	652			
30	Interior lighting						2	10	5					200	400	2024	464	2034	538	1,001			
30	Tennis Court Resurfacing						1	10	3					200	200	2022	219	2032	269	487			
3 Athletic Park Gazebo										2,100			125										
15	Roofing	Steel					700	50	42					11	7,700	0	0	0	0	0			
16	Structure	Wood					700	50	42	Stain wood	2,100			65	45,500	0	0	0	0	0			
20	Common Flooring	wood					700	50	42					25	17,500	0	0	0	0	0			
21	Exterior Lighting						1	10	5					50	50	2024	58	2034	67	125			
44															0	2019	0	2019	0	0			
4 Hartwell Park Restroom Facilities and Pavilion										5,500			47,600										
15	Roofing	Flat/Metal					1,366	50	2					11	15,026	2021	15,941	0	0	15,941			
16	Siding	CMU and Stuco					1,660	50	29	Paint/stain trim	2,500			5	8,300	0	0	0	0	0			
17	Windows 1						144	35	14					75	10,800	2033	16,336	0	0	16,336			
18	Exterior Doors						3	30	9					2,500	7,500	2028	9,786	0	0	9,786			
20	Common Flooring	cement					400	50	29					8	3,200	0	0	0	0	0			
21	Exterior Lighting						10	10	5					50	500	2024	580	2034	672	1,252			
22	Ceiling and Wall						1,500	50	29	Paint	3,000	5			0	0	0	0	0	0			
24	Bathroom sink						2	30	9					300	600	2028	783	0	0	783			
25	Bathroom faucet						2	30	9					175	350	2028	457	0	0	457			
26	Toilet						3	30	9					100	300	2028	391	0	0	391			
27	Urinal						1	30	9					250	250	2028	326	0	0	326			
28	Urinal flush valve						1	30	9					250	250	2028	326	0	0	326			
30	Interior lighting						4	10	5					200	800	2024	927	2034	1,075	2,003			
9															0	2019	0	2019	0	0			
4 Hartwell Park Restroom Facilities HVAC										500			10,415										
11	Burnham Boiler		Burham	P-202-W	No Data	1800	1	25	5	Annual Maint	500			4,320	4,320	2024	5,008	0	0	5,008			
12	DHW tank heater		AO Smith (Electric)	ELJF 6	ELJF 6 (1.5 kW)	700	1	10	5					1,260	1,260	2024	1,461	2034	1,693	3,154			
13	Pumps					500	1	10	5					900	900	2024	1,043	2034	1,210	2,253			
14															2019	0	2019	0	0	0			
5 Hartwell Park Gazebo										2,100			125										
15	Roofing	Steel					700	50	29					11	7,700	0	0	0	0	0			
16	Structure	Wood					700	50	29	Stain wood	2,100			65	45,500	0	0	0	0	0			
20	Common Flooring	wood					700	50	29					25	17,500	0	0	0	0	0			
21	Exterior Lighting						1	10	5					50	50	2024	58	2034	67	125			
21															0	2019	0	2019	0	0			
6 Hartwell Park Concert Stage										1,800			125										
15	Roofing	Steel					1,050	50	45					11	11,550	0	0	0	0	0			
16	Structure	Wood					600	50	45	Stain wood	1,800			65	39,000	0	0	0	0	0			
20	Common Flooring	wood					600	50	45					25	15,000	0	0	0	0	0			
21	Exterior Lighting						1	10	5					50	50	2024	58	2034	67	125			
30														0	2019	0	2019	0	0	0			
31														0	2019	0	2019	0	0	0			
7 Green Park Irrigation BLDG										3,600			7,609										
15	Roofing	Steel					1,050	50	29					11	11,550	0	0	0	0	0			
16	Structure	Wood					600	50	29	Stain wood	1,800			65	39,000	0	0	0	0	0			
20	Common Flooring	cement					600	50	29					25	15,000	0	0	0	0	0			
21	Exterior Lighting						1	10	5					50	50	2024	58	2034	67	125			
4	Exterior Doors						1	30	15	Paint	300	5		2,500	2,500	2034	3,895	0	0	3,895			
6	Garage doors						1	20	15	Paint	1,500	5		1,500	1,500	2034	2,337	0	0	2,337			
39															0	2019	0	2019	0	0			
3 Tennis Courts										20,000			0										
1	Surface	Rubber					1	7	2	Resurface	20,000	2			0	2021	0	2028	0	0			
2															0	2019	0	2019	0	0			
Equipment sub-total		General								Repair	0		Replacement								-		
Total											40,600				371,396						84,635		

Town of Ridgway		Repair & Replacement Schedule						period	present yr	inflation									
Town Buildings		General								Repair			Replacement		3%		3%		3%
Asset	Location or Notes	Manufacturer or Notes	Year in service	Model # / Product # or Notes	Value (\$)	Qty	Expected useful life (yrs)	Remaining useful life (yrs)	Repair notes	Repair cost (\$)	Repair sched. (yrs)	Replacement notes	Unit cost (\$)	1 time Replcmnt cost (\$)	1st repl. (yr)	1st repl. (\$)	2nd repl. (yr)	2nd repl. (\$)	Period Replcmnt. cost (\$)
1 Town Hall										33,800									173,070
1 Roofing		Steel				8,000	50	45					11	88,000	0	0	0	0	0
2 Siding		wood				4,000	20	15	Paint	8,000	5		5	20,000	2034	31,159	0	0	31,159
3 Windows 1						510	50	15					75	38,250	2034	59,592	0	0	59,592
4 Exterior Doors						6	30	15	Paint	300	5		2,500	15,000	2034	23,370	0	0	23,370
6 Common Flooring 1		tile				3,376	20	20					8	27,008	0	0	0	0	0
7 Common Flooring 2		carpet				3,376	10	10					8	27,008	2029	36,296	0	0	36,296
8 Exterior Lighting						6	10	5					50	300	2024	348	2034	403	751
8 Ceiling and Wall		drywall				12,000	10	5	Paint	24,000	5			0	2024	0	2034	0	0
9 Interior Doors						19	30	20					300	5,700	0	0	0	0	0
29 Bathroom sink		wall hung				4	30	10					175	700	2029	941	0	0	941
30 Bathroom faucet						4	20	10					100	400	2029	538	0	0	538
31 Toilet						6	30	15					250	1,500	2034	2,337	0	0	2,337
32 Urinal						1	20	15					250	250	2034	389	0	0	389
33 Urinal flush valve						1	10	5				n/a		0	2024	0	2034	0	0
15 Drinking fountain		porcelain				1	15	10					500	500	2029	672	0	0	672
16 Interior lighting						50	20	18	Maintenance	1,500			200	10,000	2037	17,024	0	0	17,024
17		Interior	\$21,901	exterior	\$150,765									0	2019	0	2019	0	0
1 Town Hall HVAC																			11,696
1 Lockinvar Boiler			5	Knight KBN286	8236.8	1	25	20					19,768	19,768	0	0	0	0	0
2 Shield DHW tank			5	Lochinvar Squire SITO040	1200	1	10	20					2,880	2,880	0	0	0	0	0
3 Pumps	DHW, Hydronic Primary Loop		5	UPS-26-99FC, UPS43-100F	500	3	10	3					1,200	3,600	2022	3,934	2032	4,838	8,772
4 Zone Valves			5		250	2	10	3					600	1,200	2022	1,311	2032	1,613	2,924
5		HVAC	\$5,245											0	2019	0	2019	0	0
2 Visitor Center										12,500									64,085
1 Roofing		Steel				1,500	50	5					11	16,500	2024	19,128	0	0	19,128
2 Siding		wood				1,000	20	5	Paint	2,000	5		5	5,000	2024	5,796	0	0	5,796
3 Windows 1						200	50	10					75	15,000	2029	20,159	0	0	20,159
4 Exterior Doors						3	30	5	Paint	300	5		2,500	7,500	2024	8,695	0	0	8,695
6 Common Flooring 1		tile				360	20	15					8	2,880	2034	4,487	0	0	4,487
7 Common Flooring 2		cement				850	50	20	Paint	1,700	5		8	6,800	0	0	0	0	0
8 Exterior Lighting						2	10	5					50	100	2024	116	2034	134	250
8 Ceiling and Wall		drywall				3,500	10	5	Paint	7,000	5			0	2024	0	2034	0	0
9 Interior Doors						2	30	10					300	600	2029	806	0	0	806
29 Bathroom sink		wall hung				1	30	10					175	175	2029	235	0	0	235
30 Bathroom faucet						1	20	10					100	100	2029	134	0	0	134
31 Toilet						1	30	15					250	250	2034	389	0	0	389
16 Interior lighting						8	10	5	Maintenance	1,500			200	1,600	2024	1,855	2034	2,150	4,005
17		Interior	\$3,420	exterior	\$58,381									0	2019	0	2019	0	0
2 Visitor Center HVAC																			17,272
1 Laars Boiler		Laars	No Data	JVT75P DII (75 MBH Propa	1800	1	25	10					4,320	4,320	2029	5,806	0	0	5,806
2 DHW tank heater		AO Smith (Elect	5	EES 52 917 (5 kW, 58 Gall	748.8	1	10	5					1,797	1,797	2024	2,083	2034	2,415	4,499
3 Pumps			No Data	Generic (Taco?) Circulator	300	1	15	10					720	720	2029	968	0	0	968
4 Zone Valves			No Data	Generic Solenoid Valve	250	2	10	5					600	1,200	2024	1,391	2034	1,613	3,004
5 Portable Wall AC	Behind Reception Desk				500	1	10	5					500	500	2024	580	2034	672	1,252
6 Heat Trace on hose bibb	West Exterior wall				500	1	7	1					500	500	2020	515	2027	615	1,745
6		HVAC	\$10,827											0	2019	0	2019	0	0
3 Public Works										4,800									66,330
1 Roofing		Steel				4,500	50	45					11	49,500	0	0	0	0	0
2 Siding		wood				4,000	30	15	Stain and wood replacement	1,500	5		5	20,000	2034	31,159	0	0	31,159
3 Windows 1						80	50	15					75	6,000	2034	9,348	0	0	9,348
4 Exterior Doors						2	30	15	Paint	300	5		2,500	5,000	2034	7,790	0	0	7,790
6 Garage doors						3	20	15	Paint	1,500	5		1,500	4,500	2034	7,011	0	0	7,011
7 Common Flooring		cement				3,000	50	40					8	24,000	0	0	0	0	0
8 Exterior Lighting						6	10	5					150	900	2024	1,043	2034	1,210	2,253
8 Ceiling and Wall		drywall				3,000	10	5						0	2024	0	2034	0	0
9 Interior Doors						19	30	20					300	5,700	0	0	0	0	0
29 Bathroom sink						1	30	10					175	175	2029	235	0	0	235
30 Bathroom faucet						1	20	10					100	100	2029	134	0	0	134
31 Toilet						1	30	15					250	250	2034	389	0	0	389
16 Interior lighting						16	10	5					200	3,200	2024	3,710	2034	4,301	8,010
									Maintenance	1,500	1								
17		Interior	\$4,469	exterior	\$56,351									0	2019	0	2019	0	0



Town of Ridgway		Repair & Replacement Schedule						period	present yr	inflation													
Town Buildings		General								Repair			Replacement		3%			3%			3%		
Asset		Location or Notes	Manufacturer or Notes	Year in service	Model # / Product # or Notes	Value (\$)	Qty	Expected useful life (yrs)	Remaining useful life (yrs)	Repair notes	Repair cost (\$)	Repair sched. (yrs)	Replacement notes	Unit cost (\$)	1 time Replcmnt cost (\$)	1st repl. (yr)	1st repl. (\$)	2nd repl. (yr)	2nd repl. (\$)	Replcmnt. cost (\$)			
3 Public Works HVAC																							4,572
1	Unit heaters	150 MBH	Modine	15	High Efficiency II	1350	2	15	7					1,350	2,700	2026	3,321	0	0	3,321			
2	DHW tank heater	3 kW, 10 Gallon				500	1	10	5					500	500	2024	580	2034	672	1,252			
3															0	2019	0	2019	0	0			
4															0	2019	0	2019	0	0			
5															0	2019	0	2019	0	0			
6			HVAC	\$3,900											0	2019	0	2019	0	0			
4 Public Works Hut										5,900													34,754
1	Roofing		Asphalt Shingle				700	20	10					7	4,900	2029	6,585	0	0	6,585			
2	Siding		wood				800	20	20	Stain	1,600	5		5	4,000	0	0	0	0	0			
3	Windows 1						32	50	20						0	0	0	0	0	0			
4	Exterior Doors						3	30	15	Paint	300	5		2,500	7,500	2034	11,685	0	0	11,685			
7	Common Flooring 2		carpet				575	10	7					8	4,600	2026	5,657	2036	6,182	11,839			
8	Exterior Lighting						2	10	5					50	100	2024	116	2034	134	250			
8	Ceiling and Wall		drywall				1,500	10	5	Paint	3,000	5			0	2024	0	2034	0	0			
15	Refrigerator						1	30	15					250	250	2034	389	0	0	389			
16	Interior lighting						8	10	5					200	1,600	2024	1,855	2034	2,150	4,005			
										Maintenance	1,000	1											
17			Interior	\$2,244	exterior	\$24,043									0	2019	0	2019	0	0			
4 Public Works Hut HVAC																							3,895
1	Decorative Gas Heating Stove	Adjacent Dwelling Unit		22		2500	1	30	15					2,500	2,500	2034	3,895	0	0	3,895			
2															0	2019	0	2019	0	0			
3															0	2019	0	2019	0	0			
4															0	2019	0	2019	0	0			
5															0	2019	0	2019	0	0			
6			HVAC	\$3,895											0	2019	0	2019	0	0			
5 WWTP Chlorination BLDG										6,740													12,096
1	Roofing		Steel				100	50	45					11	1,100	0	0	0	0	0			
2	Siding		wood				360	20	15	Paint	720	5		5	1,800	2034	2,804	0	0	2,804			
3	Windows 1						64	30	18						0	2037	0	0	0	0			
4	Exterior Doors						2	30	15	Paint	300	5		2,500	5,000	2034	7,790	0	0	7,790			
6	Common Flooring		cement				100	50	40					8	800	0	0	0	0	0			
8	Exterior Lighting						4	10	5					50	200	2024	232	2034	269	501			
8	Ceiling and Wall		drywall				360	10	8	Paint	720	0			0	2027	0	2037	0	0			
16	Interior lighting						2	10	5					200	400	2024	464	2034	538	1,001			
17			Interior	\$464	exterior	\$10,826									0	2019	0	2019	0	0			
5 WWTP Chlorination HVAC																							2,200
1	Electric Baseboard					0	1	15	1					350	350	2020	361	2035	545	906			
2	Exhaust fan					0	1	15	1					500	500	2020	515	2035	779	1,294			
3	Generator					0	1	20	3	repair generator	5,000				0	2022	0	0	0	0			
4															0	2019	0	2019	0	0			
5															0	2019	0	2019	0	0			
6			HVAC	\$876											0	2019	0	2019	0	0			
6 WWTP Lab/Control BLDG										5,740													13,501
1	Roofing		Steel				300	50	45					11	3,300	0	0	0	0	0			
2	Siding		wood				960	20	15	Paint	1,920	5		5	4,800	2034	7,478	0	0	7,478			
3	Windows 1						4	30	18						0	2037	0	0	0	0			
4	Exterior Doors						1	30	15	Paint	300	5		2,500	2,500	2034	3,895	0	0	3,895			
6	Common Flooring		cement				300	50	40					8	2,400	0	0	0	0	0			
8	Exterior Lighting						1	10	5					50	50	2024	58	2034	67	125			
8	Ceiling and Wall		drywall				1,260	10	8	Paint	2,520	5			0	2027	0	2037	0	0			
16	Interior lighting						4	10	5	Maintenance	1,000			200	800	2024	927	2034	1,075	2,003			
17			Interior	\$927	exterior	\$11,431									0	2019	0	2019	0	0			
6 WWTP Lab/Control HVAC																							906
1	Electric Baseboard					0	1	15	1					350	350	2020	361	2035	545	906			
2																2019	0	2019	0	0			
3															0	2019	0	2019	0	0			
4															0	2019	0	2019	0	0			
5															0	2019	0	2019	0	0			
6			HVAC	\$361											0	2019	0	2019	0	0			

Town of Ridgway		Repair & Replacement Schedule						period	present yr	inflation													
Town Buildings		General								Repair			Replacement		3%			3%			3%		
	Asset	Location or Notes	Manufacturer or Notes	Year in service	Model # / Product # or Notes	Value (\$)	Qty	Expected useful life (yrs)	Remaining useful life (yrs)	Repair notes	Repair cost (\$)	Repair sched. (yrs)	Replacement notes	Unit cost (\$)	1 time Replcmnt cost (\$)	1st repl. (yr)	1st repl. (\$)	2nd repl. (yr)	2nd repl. (\$)	Period Replcmnt. cost (\$)			
7	WTP										16,580									88,537			
1	Roofing		Steel				3,000	50	45					11	33,000	0	0	0	0	0			
2	Siding		Steel				3,890	20	15	Paint	7,780	5		5	19,450	2034	30,302	0	0	30,302			
3	Windows 1						132	50	10						0	2029	0	0	0	0			
4	Exterior Doors						2	30	15	Paint	300	5		2,500	5,000	2034	7,790	0	0	7,790			
6	Garage doors						2	20	15	Paint	1,500	5		1,500	3,000	2034	4,674	0	0	4,674			
6	Common Flooring 1		concrete				3,000	20	15					8	24,000	2034	37,391	0	0	37,391			
8	Exterior Lighting						4	10	5					50	200	2024	232	2034	269	501			
8	Ceiling and Wall		drywall				2,000	10	5	Paint	4,000	5			0	2024	0	2034	0	0			
9	Interior Doors						3	30	20					300	900	0	0	0	0	0			
29	Kitchen sink						1	30	10					175	175	2029	235	0	0	235			
30	Kitchen faucet						1	20	10					100	100	2029	134	0	0	134			
16	Interior lighting						15	10	5	Maintenance	3,000			200	3,000	2024	3,478	2034	4,032	7,510			
17			Interior	\$3,847	exterior	\$80,389									0	2019	0	2019	0	0			
7	WTP HVAC																			44,098			
1	Gas Fired Unit Heater	East	~75MBH, Corro	15	Beacon Morris	675	2	15	3				Corroded due to chlorination	675	1,350	2022	1,475	2037	2,103	3,578			
2	Gas Fired Unit Heater	West	~75MBH, good	10	Beacon Morris	675	2	15	10					675	1,350	2029	1,814	0	0	1,814			
3	Heat Recovery Unit	East	RenewAire	10	Not accessible	19200	1	20	10				This unit appears to have mitig	28,800	28,800	2029	38,705	0	0	38,705			
4														0	2019	0	2019	0	0	0			
5														0	2019	0	2019	0	0	0			
6			HVAC	\$41,994											0	2019	0	2019	0	0			
																					-		
Total										86,060					620,256						537,012		

[illegible]