

CRESTED BUTTE FIRE PROTECTION DISTRICT BOARD
OF DIRECTORS REGULAR MEETING

Station 2

751 Gothic Road, Mt. Crested Butte, CO 81225

Tuesday October 10, 2023 5:15 PM

- 5:15 CALL REGULAR MEETING TO ORDER
1. Introduction of Guests
 - a. Todd Goulding – Goulding Development Advisors
 2. Review / Changes to Agenda
- 5:20 CONSENT AGENDA
1. Approval of minutes September 12, 2023 regular meeting
 2. Approval of monthly financial reports
- 5:25 FIRE PREVENTION REPORT
- 5:35 EMS & FIRE CHIEF REPORT
1. Operations and Staffing Report
- 5:45 CHIEF EXECUTIVE REPORT
1. Updated 2024 Budget Draft
- 5:50 PUBLIC COMMENT
- 6:00 OLD / UNFINISHED BUSINESS
1. Updated Larkspur Development Agreement
 2. Emergency Services Campus Update – Caffrey / Goulding
 - a. Shaun Horne Art Commission
 - b. Project Update
 3. Station 2 Street Repair & Lot Line Update
- 6:20 NEW BUSINESS
1. Special Board Meeting 10/25
 2. Strategic Planning Session 11/ 9 – 11/11
- 6:30 UNSCHEDULED BUSINESS AND BOARD MEMBER COMMENTS
- 6:40 EXECUTIVE SESSION
1. Pursuant to Section 24-6-402(4)(a), C.R.S., concerning the purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest for member housing.
- 7:00 ADJOURNMENT

Online Meeting Information

<https://zoom.us/j/9703495333?pwd=ZUINRFBCL253UzlxSGNhQ0laS29TQT09>

One Tap Mobile +16699009128,,9703495333# US (San Jose)

+1 312 626 6799 US (Chicago) - Meeting ID: 970 349 5333

Password: 5333

CRESTED BUTTE FIRE PROTECTION DISTRICT
MINUTES OF REGULAR MEETING
Mt. Crested Butte Fire Station 2
Tuesday, September 9, 2023
Approved _____

Attendance

Board Members Present: Chris McCann, Ken Lodovico, Jack Dietrich, Eric Tunkey

Board Members Excused: Tina Kempin

Staff, Volunteers and Public: Sean Caffrey, Annie Tunkey, Ric Ems, Joe Wonnacott, Jeff Duke, Beth Shaner

Guests: Todd Goulding- Goulding Development Advisors

Changes to Agenda

Meeting called to order at 5:15 pm by Board Chairman Chris McCann.

There were no changes to the agenda.

Consent Agenda

Approval of minutes August 2023 Regular Meeting

Approval of Monthly Financial Reports

Motion to approve the consent agenda by Dietrich, seconded by McCann. Motion passes unanimously.

Fire Prevention Report

Fire Marshal Ems presented his written report highlighting new software program utilization at Red Mountain Ranch for home assessments and presented the new signs for outlying areas to designate addressing, water supply, and defensible space. Lodovico commends the prevention team stating residents in Red Mountain are pleased with the fire prevention work.

EMS & Fire Chief Report

Chief Weisbaum presented his written report thanking everyone for the 50th Anniversary Open House participation. In staff updates, Weisbaum commended the Lowline Fire Crew for their 2-week role, he reports that Zach Springer will transition to part-time in September, and that he has one application for the open Firefighter/Paramedic position. The EMT class is underway with 15 students. In training updates, Duke, Mirza and Tibljas attended a vehicle maintenance class. Weisbaum reports that Thursday night training will need to be addressed at the strategic planning retreat. Finally, in vehicle updates, Engine 3 is back in service, specs from the apparatus committee for the new vehicle should be coming soon, and staff had the opportunity to explore an electric engine that came to Crested Butte.

Chief Executive Report

CEO Caffrey presented his written report, highlighting the 50th Anniversary week and thanks staff and volunteers for their efforts. In addition to the written report, Caffrey included a draft of the 2024 Budget in the packet, which shows a substantial increase in assessed valuation; however, Proposition HH could affect this. The overall budgetary themes are capital investments and competitive employee salaries. Caffrey is proposing setting \$600,000 to \$700,000 in capital annually to keep the vehicle replacement schedule going annually. The upcoming strategic planning retreat will include budget planning; however, we will likely be unable to finalize the budget early this year due to Proposition HH. Board member Dietrich asks Caffrey, if the entire mill levy is not utilized does that become a temporary tax credit? Caffrey responds in the affirmative.

Public Comments

There were no public comments

Old Business

Old business began with Station 1 updates. Todd Goulding reports that on September 11th the Design Development (DD) package was received and will go out for pricing with FCI. Goulding advised the board that if there is anything in the DD package they do not like, they should send comments to Caffrey ASAP. Pricing should be back from FCI around October 20th and Goulding is requesting a special board meeting at that time. There were no questions from the board and Goulding reports the project is on schedule to break ground March-April 2024. The Board requests Kempin's involvement before scheduling a special meeting. McCann's only comments is that posts in the lobby area do not block views of Paradise Divide.

Moving along to the project budget Goulding reports the budget in the packet, has been updated. Caffery and Goulding assure the board that there are still many moving parts to the budget and it will be easier to forecast after FCI bids the DD package; however, the project will likely come in over budget. Understanding the budgetary constraints, the board moved into geothermal consideration. Gunnison County reports geothermal payback is 10-15 years and offers a decreased carbon footprint and lower utility costs. Caffrey anticipates after tax credits and a possible grant the district would still be looking at a \$1.5 million gap to add geothermal to the Station 1 project. Considerable board discussion followed. All board members were concerned with the financial implications of adding geothermal to Station 1. The Board members requested Goulding's advice. Todd states that he would stick with the current budgeted high-efficiency heating system. Eventually, all board members agree that the current high-efficiency heating system is fiducially responsible, but would like to add as many solar panels to the building as possible. Caffrey agrees and will explore grants and tax credits to facilitate solar on Station 1. Wrapping up old business Shaun Horne was commissioned to paint the cattle loader on the Station 1 building site that will hang in the lobby of the fire station. Finally, we are waiting to hear from the County that they have signed the deed and purchase documents for the Larkspur lots.

New Business

In new business, Chairman McCann suggests putting together a CBFDP hiring list with local citizens who might be interested in pursuing a career in the fire service. Weisbaum reports that he has been actively been working with other Chief's on fire academies and that there many volunteers who are interested in moving to part-time or full time employment.

Motion to recess the regular board meeting and move to the Volunteer Pension Board Meeting by McCann, seconded by Lodovio. Motion passes unanimously. Regular board meeting recessed at 6:39 pm.

Motion to reconvene the regular board meeting at 6:50 by Dietrich, seconded by Lodovico. Motion passes unanimously.

Unscheduled Business

No unscheduled business.

Executive Session

Motion to enter Executive Session Pursuant to Section 24-6-402(4)(a), C.R.S., concerning the purchase, acquisition, lease, transfer, or sale of any real, personal or other property interest for member housing by McCann, seconded by Lodovico. Motion passes unanimously.

Board entered executive session at 6:51 pm.

Motion to exit executive session at 7:27 by Dietrich, seconded by Lodovico. Motion passes unanimously.

Motion to enter executive session Pursuant to Section 24-6-402(4)(f), C.R.S., for personnel matters concerning the annual performance review of Chief Robert Weisbaum by McCann, seconded by Lodovico. Motion passes unanimously.

Board entered executive session at 7:27 pm.

Motion to exit executive session & adjourn at 7:41 by McCann, Seconded by Dietrich. Motion passes unanimously.

Crested Butte Fire Protection District

Budget vs. Actuals: CBFPD 2023 Approved - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
4000 Property Tax - General Fund	3,325,164.72	3,364,776.00	-39,611.28	98.82 %
4020 Specific Ownership Tax	131,330.41	130,000.00	1,330.41	101.02 %
4040 Intergovernmental Revenue	44,541.31	25,000.00	19,541.31	178.17 %
4100 Ambulance/ EMS Service Fees	265,416.25	300,000.00	-34,583.75	88.47 %
4200 Plan Review Fees	380,266.50	125,000.00	255,266.50	304.21 %
4210 Training Fees	15,500.00		15,500.00	
4220 Special Event Fees	400.00		400.00	
4240 Rental Income	79,451.00	69,500.00	9,951.00	114.32 %
4300 Impact Fees	21,858.13	25,000.00	-3,141.87	87.43 %
4400 Interest Income	114,836.86	25,000.00	89,836.86	459.35 %
4500 Grant Proceeds		150,000.00	-150,000.00	
4600 Contributions / Donations	2,011.92		2,011.92	
4710 Sale of Assets	6,300.00	2,000.00	4,300.00	315.00 %
4720 Vendor Refunds	13,560.00		13,560.00	
Total Revenue	\$4,400,637.10	\$4,216,276.00	\$184,361.10	104.37 %
GROSS PROFIT	\$4,400,637.10	\$4,216,276.00	\$184,361.10	104.37 %
Expenditures				
5010 (A) Wages - Administration	131,497.88	176,000.00	-44,502.12	74.71 %
5020 (A) Wages - Fire Prevention	221,952.10	303,208.00	-81,255.90	73.20 %
5030 (A) Part-Time / Temp Salaries	0.00	4,800.00	-4,800.00	0.00 %
5050 (A) Overtime	0.00		0.00	
5060 (A) Payroll Processing Fees	4,973.85	6,000.00	-1,026.15	82.90 %
5130 (A) Medicare Tax	4,457.54	7,018.00	-2,560.46	63.52 %
5140 (A) Social Security Tax	4,372.60	6,112.00	-1,739.40	71.54 %
5150 (A) FPPA Pension - ER	26,653.90	41,338.00	-14,684.10	64.48 %
5160 (A) FAMLII Premium - ER	1,429.09	2,178.00	-748.91	65.61 %
5200 (A) Health Benefits	66,586.98	95,193.00	-28,606.02	69.95 %
5210 (A) EAP Program Fees	758.00	3,500.00	-2,742.00	21.66 %
5260 (A) Workers Compensation Insurance	40,664.00	45,000.00	-4,336.00	90.36 %
5270 (A) Ski Pass Benefit	6,000.00	6,000.00	0.00	100.00 %
5290 (A) Health Reimbursement	89,412.87	92,700.00	-3,287.13	96.45 %
5300 (A) Advertising	4,055.06	5,000.00	-944.94	81.10 %
5320 (A) Accounting and Audit Fees	6,400.45	8,000.00	-1,599.55	80.01 %
5330 (E) Ambulance Billing Fees	10,402.30	18,000.00	-7,597.70	57.79 %
5340 (A) Bank Charges	794.86	2,500.00	-1,705.14	31.79 %
5341 QB Credit Card/ACH Fees	3,256.59		3,256.59	
Total 5340 (A) Bank Charges	4,051.45	2,500.00	1,551.45	162.06 %
5360 (A) Board Expenses	691.89	11,000.00	-10,308.11	6.29 %
5365 (A) Board Stipends	4,300.00	7,000.00	-2,700.00	61.43 %
5370 (A) Debt Service - Lease Purchase	13,978.66	13,979.00	-0.34	100.00 %
5380 (A) Down Payment Assistance		1,500.00	-1,500.00	
5400 (A) Dues & Subscriptions	6,986.50	8,000.00	-1,013.50	87.33 %

Crested Butte Fire Protection District

Budget vs. Actuals: CBFPD 2023 Approved - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
5420 (A) Education & Training	5,537.24	18,000.00	-12,462.76	30.76 %
5440 (A) Elections	19,153.26	25,000.00	-5,846.74	76.61 %
5460 (A) Fire Prevention & Life Safety	7,320.62	15,000.00	-7,679.38	48.80 %
5500 (A) Insurance - General	34,717.00	35,000.00	-283.00	99.19 %
5520 (A) IT Services & Subscriptions	31,672.60	40,000.00	-8,327.40	79.18 %
5540 (A) Legal & Professional	18,445.74	45,000.00	-26,554.26	40.99 %
5550 (A) Meals & Incentives	5,903.40	23,500.00	-17,596.60	25.12 %
5600 (A) Office Supplies & Equipment	12,420.11	18,000.00	-5,579.89	69.00 %
5620 (A) Postage & Shipping	736.85	3,000.00	-2,263.15	24.56 %
5640 (A) Rent	23,314.28	39,000.00	-15,685.72	59.78 %
5640.1 410 Cascadilla Unit A	21,600.00		21,600.00	
Total 5640 (A) Rent	44,914.28	39,000.00	5,914.28	115.16 %
5660 (A) Repairs - Buildings	22,908.68	40,000.00	-17,091.32	57.27 %
5670 (A) - Repairs - Rental Units	2,410.92	5,000.00	-2,589.08	48.22 %
5700 (A) Snow Removal	12,432.51	10,000.00	2,432.51	124.33 %
5720 (A) Telecom - Fixed	9,497.60	9,000.00	497.60	105.53 %
5760 (A) Travel	15,517.09	20,000.00	-4,482.91	77.59 %
5780 (A) Treasurer's Fee - GF	99,916.03	102,001.00	-2,084.97	97.96 %
5810 (A) Utilities - Rental Units	3,716.84	3,000.00	716.84	123.89 %
5820 (A) Utilities	33,954.41	45,000.00	-11,045.59	75.45 %
5850 (A) Volunteer Pension Contribution	75,000.00	75,000.00	0.00	100.00 %
5900 (A) Miscellaneous-1		2,000.00	-2,000.00	
6010 (O) Wages - Ops FT	1,082,420.86	1,487,218.00	-404,797.14	72.78 %
6020 (O) Wages - Ops PT	119,267.96	165,000.00	-45,732.04	72.28 %
6030 (O) On-Call Pay	0.00		0.00	
6060 (O) Unscheduled Overtime	67,461.44	79,011.00	-11,549.56	85.38 %
6070 (O) Training Pay	1,540.00	7,500.00	-5,960.00	20.53 %
6080 (O) Special Event Pay	9,828.00	1,500.00	8,328.00	655.20 %
6090 (O) Volunteer Stipends	21,924.00	50,000.00	-28,076.00	43.85 %
6130 (O) Medicare Tax	17,525.78	25,828.00	-8,302.22	67.86 %
6140 (O) Social Security Tax	10,821.20	13,330.00	-2,508.80	81.18 %
6150 (O) FPPA Pension - ER	121,747.60	178,411.00	-56,663.40	68.24 %
6160 (O) FAMLII Premium - ER	5,353.27	8,016.00	-2,662.73	66.78 %
6200 (O) Health Benefits	187,367.74	290,707.00	-103,339.26	64.45 %
6270 (O) Ski Pass Benefit	31,000.00	45,000.00	-14,000.00	68.89 %
6360 (O) Dispatch Fees	49,219.11	51,000.00	-1,780.89	96.51 %
6420 (O) Education & Training	40,057.08	50,000.00	-9,942.92	80.11 %
6440 (E) EMS Supplies	33,462.25	35,000.00	-1,537.75	95.61 %
6450 (F) Firefighting Supplies	13,131.46	15,000.00	-1,868.54	87.54 %
6460 (O) Fuel	30,892.73	45,000.00	-14,107.27	68.65 %
6480 (O) Hazardous Waste Disposal		1,600.00	-1,600.00	
6550 (O) Meals - Training	11,445.21	16,800.00	-5,354.79	68.13 %
6580 (E) Medical Direction	6,482.20	10,000.00	-3,517.80	64.82 %

Crested Butte Fire Protection District

Budget vs. Actuals: CBFPD 2023 Approved - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
6600 (O) Protective Equipment	22,762.28	30,000.00	-7,237.72	75.87 %
6620 (O) Radio & Computer Equipment	9,165.00	20,000.00	-10,835.00	45.83 %
6640 (O) Repairs - Equipment	5,113.21	6,000.00	-886.79	85.22 %
6660 (O) Repairs - Vehicles	59,632.21	40,000.00	19,632.21	149.08 %
6670 (O) Responder Incentives	6,427.51	10,000.00	-3,572.49	64.28 %
6675 (O) Station Supplies	8,273.72	7,500.00	773.72	110.32 %
6680 (E) Service Contracts	19,776.22	12,700.00	7,076.22	155.72 %
6700 (O) Special Event Expenses	7,374.12		7,374.12	
6720 (O) Telecom - Mobile	9,823.67	14,000.00	-4,176.33	70.17 %
6730 (O) Tools & Hardware	795.20	2,000.00	-1,204.80	39.76 %
6750 (O) Training Equipment & Supplies	8,996.87	8,000.00	996.87	112.46 %
6760 (O) Travel	15,678.46	20,000.00	-4,321.54	78.39 %
6800 (O) Uniforms	28,273.15	22,500.00	5,773.15	125.66 %
6820 (O) Wellness & Physicals	8,361.73	10,000.00	-1,638.27	83.62 %
6900 (O) Miscellaneous		2,000.00	-2,000.00	
Total Expenditures	\$3,177,201.54	\$4,217,148.00	\$ -1,039,946.46	75.34 %
NET OPERATING REVENUE	\$1,223,435.56	\$ -872.00	\$1,224,307.56	-140,302.24 %
Other Expenditures				
8010 Capital Expenditures		472,500.00	-472,500.00	
Total Other Expenditures	\$0.00	\$472,500.00	\$ -472,500.00	0.00%
NET OTHER REVENUE	\$0.00	\$ -472,500.00	\$472,500.00	0.00 %
NET REVENUE	\$1,223,435.56	\$ -473,372.00	\$1,696,807.56	-258.45 %

Crested Butte Fire Protection District

Statement of Financial Position

As of September 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Operating Checking	141,908.27
1010 BOTW Money Market	108,817.32
1100 COLORTRUST - General Fund	3,249,177.26
1120 COLORTRUST - Debt Proceeds	0.00
1130 CSIP Operating	504,913.41
1200 Triplex Lease Purchase	0.00
Total Bank Accounts	\$4,004,816.26
Accounts Receivable	
1210 Accounts Receivable- Rent/Fees	42,402.58
1211 Mill Levy Property Tax Receivable	40,311.28
1250 Property Tax Receivable	0.00
2220 Prepaid Rent Revenue	0.00
Total Accounts Receivable	\$82,713.86
Other Current Assets	
1000.2 Payroll Posting	0.00
1000.3 Clearing Account	0.00
1150 Due from CBFPD Bond Fund	0.00
1255 Accounts Receivable - AUDIT	0.00
1260 Undeposited Funds	875.00
1300 Prepayments	57,321.41
Total Other Current Assets	\$58,196.41
Total Current Assets	\$4,145,726.53
Fixed Assets	
1500.1 306 Maroon Ave	0.00
1500.2 751 Gothic Road	0.00
1500.3 331 Teocalli Road	0.00
1500.4 104 Avion Dr	0.00
1500.5 819,821 & 823 Teocalli Ave.	0.00
1500.6 10 9th Street	0.00
1500.8 New Station 1 Campus	0.00
1510 Vehicles	
1510.3 2020 North Star Med 46	0.00
1510.4 2020 Kenworth Tender	0.00
1510.5 2020 Chevrolet Blazer	0.00
1510.6 2020 Light Rescue	0.00
1510.7 2021 Chevrolet Suburban	0.00
1510.8 2022 Type 6- Brush 1	0.00
Total 1510 Vehicles	0.00

Crested Butte Fire Protection District

Statement of Financial Position

As of September 30, 2023

	TOTAL
1510.1 2019 Chevrolet Colorado D-1	0.00
1510.2 2019 Chevrolet Colorado D-2	0.00
1520 Capital Equipment	164,593.17
1520.2 Machinery & Equipment	0.00
Total 1520 Capital Equipment	164,593.17
1520.1 Machinery & Equipment	0.00
1540 Computer & Office Equipment	425.88
Total Fixed Assets	\$165,019.05
Other Assets	
1600 Bond Fund Reimbursables	0.00
Total Other Assets	\$0.00
TOTAL ASSETS	\$4,310,745.58
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 Accounts Payable	0.00
Total Accounts Payable	\$0.00
Credit Cards	\$19,557.05
Other Current Liabilities	
2005 Accounts Payable- Audit	0.00
2140 Payroll Wages Payable	0.00
2150 Payroll Taxes Payable	0.00
2151 Federal Withholding Liability	0.00
2155 FICA / Medicare Payable	0.00
2160 State Withholding Liability	0.00
2170 FPPA Pension Payable	-140.45
2180 Garnishment Payable	0.00
2225 Prepaid Rent	3,104.00
2300 Cash Due Vol Pension Fund	0.00
Total Other Current Liabilities	\$2,963.55
Total Current Liabilities	\$22,520.60
Long-Term Liabilities	
2210 Deferred Property Tax	40,311.28
2500 Rental Unit Security Deposits	2,600.00
2500.1 Triplex Lease - Purchase	-47,647.31
Total Long-Term Liabilities	\$ -4,736.03
Total Liabilities	\$17,784.57

Crested Butte Fire Protection District

Statement of Financial Position

As of September 30, 2023

	TOTAL
Equity	
3000 Opening Balance Equity	0.00
3050 TABOR Reserve	124,000.00
3100 Operating Reserve	1,421,189.00
3150 Restricted for Spann Note Payable	0.00
3200 Major Incident Reserve	100,000.00
3250 Down Payment Assistance Fund	80,000.00
3300 Impact Fee (Capital) Reserve	389,815.38
3310 Mt. CB Impact Fee Reserve	0.00
3320 CB Impact Fee Reserve	0.00
3330 County Impact Fee Reserve	0.00
3350 Committed Subs Years Budget	521,021.00
3400 Unrestricted Reserve	445,774.19
Net Revenue	1,211,161.44
Total Equity	\$4,292,961.01
TOTAL LIABILITIES AND EQUITY	\$4,310,745.58

Crested Butte Fire Protection District

Transaction Report

September 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
09/05/2023	Journal Entry	0536		Regular Earnings	6090 (O) Volunteer Stipends	-Split-	4,530.00	4,530.00
09/05/2023	Journal Entry	0536		CO FAMILI - ER	6160 (O) FAMILI Premium - ER	-Split-	105.66	4,635.66
09/05/2023	Journal Entry	0536		CO FAMILI - ER	6140 (O) Social Security Tax	-Split-	1,455.64	6,091.30
09/05/2023	Journal Entry	0536		CO FAMILI - ER	6130 (O) Medicare Tax	-Split-	340.43	6,431.73
09/05/2023	Journal Entry	0536		Earnings (SKI)	6270 (O) Ski Pass Benefit	-Split-	12,000.00	18,431.73
09/05/2023	Deposit			Caffrey Travel Reimbursement CO Dept of Public Health	5760 (A) Travel	1010 BOTW Money Market	-455.96	17,975.77
09/05/2023	Journal Entry	0536		SPCLEVENT REG	6080 (O) Special Event Pay	-Split-	6,948.00	24,923.77
09/07/2023	Check	36840	Melvin Seyfried	photos for 50th	5300 (A) Advertising	1000 Operating Checking	26.44	24,950.21
09/08/2023	Expenditure			ACH DISBURSEMENT FUNDING DEBIT TRANS TYPE=CCD SENDING CO. NAME=INSTAMED FEE ACC C	5340 (A) Bank Charges	1010 BOTW Money Market	0.55	24,950.76
09/11/2023	Journal Entry	0537			5780 (A) Treasurer's Fee - GF	-Split-	1,160.83	26,111.59
09/11/2023	Check	36846	Katie Harper	EMSAC Registration	6420 (O) Education & Training	1000 Operating Checking	319.00	26,430.59
09/11/2023	Deposit			SOLD 50th Anniversary Shirts	6670 (O) Responder Incentives	1010 BOTW Money Market	-465.00	25,965.59
09/13/2023	Journal Entry	0539			5150 (A) FPPA Pension - ER	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			5140 (A) Social Security Tax	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			5130 (A) Medicare Tax	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			5010 (A) Wages - Administration	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			6080 (O) Special Event Pay	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			5030 (A) Part-Time / Temp Salaries	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			5050 (A) Overtime	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			6030 (O) On-Call Pay	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			6130 (O) Medicare Tax	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			6150 (O) FPPA Pension - ER	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			6140 (O) Social Security Tax	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			6060 (O) Unscheduled Overtime	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			6070 (O) Training Pay	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			6020 (O) Wages - Ops PT	-Split-	0.00	25,965.59
09/13/2023	Journal Entry	0539			6010 (O) Wages - Ops FT	-Split-	0.00	25,965.59
09/14/2023	Journal Entry	0540		HOLIDAY	5010 (A) Wages - Administration	-Split-	201.92	26,167.51
09/14/2023	Journal Entry	0540		Overtime Earnings	6020 (O) Wages - Ops PT	-Split-	336.00	26,503.51
09/14/2023	Journal Entry	0540		Voluntary Life Contribution	5200 (A) Health Benefits	-Split-	-60.57	26,442.94
09/14/2023	Journal Entry	0540		Regular Earnings	6020 (O) Wages - Ops PT	-Split-	5,896.00	32,338.94
09/14/2023	Journal Entry	0540		Employer Medicare Tax	6130 (O) Medicare Tax	-Split-	942.47	33,281.41
09/14/2023	Journal Entry	0540		ER AD&D CORRECT	5150 (A) FPPA Pension - ER	-Split-	181.41	33,462.82
09/14/2023	Journal Entry	0540		Training	6070 (O) Training Pay	-Split-	640.00	34,102.82
09/14/2023	Journal Entry	0540		CO FAMILI - ER	5160 (A) FAMILI	-Split-	76.76	34,179.58

Crested Butte Fire Protection District

Transaction Report

September 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
09/14/2023	Journal Entry	0540		OVERTIME UNSCH	Premium - ER 6060 (O) Unscheduled Overtime	-Split-	7,351.20	41,530.78
09/14/2023	Journal Entry	0540		SPCLEVENT REG	6080 (O) Special Event Pay	-Split-	1,920.00	43,450.78
09/14/2023	Journal Entry	0540		Employer Social Security Tax	5140 (A) Social Security Tax	-Split-	252.43	43,703.21
09/14/2023	Journal Entry	0540		Employer Social Security Tax	6140 (O) Social Security Tax	-Split-	386.38	44,089.59
09/14/2023	Journal Entry	0540		CO FAML I - ER	6160 (O) FAML I Premium - ER	-Split-	292.49	44,382.08
09/14/2023	Journal Entry	0540		Employer Medicare Tax	5130 (A) Medicare Tax	-Split-	247.33	44,629.41
09/14/2023	Journal Entry	0540		ER AD&D CORRECT	6150 (O) FPPA Pension - ER	-Split-	962.41	45,591.82
09/14/2023	Journal Entry	0540		ER PENSION CONT	6150 (O) FPPA Pension - ER	-Split-	5,377.99	50,969.81
09/14/2023	Journal Entry	0532		ADJUST D & D MCDONNELL 7/30-8/12 PAYROLL	6150 (O) FPPA Pension - ER	-Split-	34.43	51,004.24
09/14/2023	Journal Entry	0532		ADJUST D & D MCDONNELL 8/13-8/26 PAYROLL	6150 (O) FPPA Pension - ER	-Split-	41.41	51,045.65
09/14/2023	Journal Entry	0532		ADJUST D & D MCDONNELL 8/27-9/9 PAYROLL	6150 (O) FPPA Pension - ER	-Split-	24.41	51,070.06
09/14/2023	Journal Entry	0540		Fire Prevention	5020 (A) Wages - Fire Prevention	-Split-	11,575.20	62,645.26
09/14/2023	Journal Entry	0540		Regular Earnings	5010 (A) Wages - Administration	-Split-	7,257.10	69,902.36
09/14/2023	Journal Entry	0540		VACATION	6010 (O) Wages - Ops FT	-Split-	4,705.68	74,608.04
09/14/2023	Journal Entry	0540		SICK	6010 (O) Wages - Ops FT	-Split-	580.17	75,188.21
09/14/2023	Journal Entry	0540		Regular Earnings	6010 (O) Wages - Ops FT	-Split-	44,676.93	119,865.14
09/14/2023	Journal Entry	0540		Overtime Earnings	6010 (O) Wages - Ops FT	-Split-	3,104.64	122,969.78
09/14/2023	Journal Entry	0540		HOLIDAY	6010 (O) Wages - Ops FT	-Split-	3,543.14	126,512.92
09/14/2023	Journal Entry	0540		ER PENSION CONT	5150 (A) FPPA Pension - ER	-Split-	1,400.52	127,913.44
09/15/2023	Check	36851	Jeremy McDonnell	50th Anniversary Treat Trike	5300 (A) Advertising	1000 Operating Checking	312.50	128,225.94
09/20/2023	Expenditure			ACH Fees- ACCT ANALYSIS SERV CHG, Bank Ref: 0021615451	5340 (A) Bank Charges	1000 Operating Checking	50.25	128,276.19
09/26/2023	Check	36853	Zachary Springer	Final Paycheck Vacation Pay	6010 (O) Wages - Ops FT	1000 Operating Checking	707.18	128,983.37
09/26/2023	Check	36854	Randy Felix	MAJ Inc: Black Feather and Deep Fires	6700 (O) Special Event Expenses	1000 Operating Checking	4,076.54	133,059.91
09/27/2023	Journal Entry	0541			5030 (A) Part-Time / Temp Salaries	-Split-	0.00	133,059.91
09/27/2023	Journal Entry	0542		CO FAML I - ER	6160 (O) FAML I Premium - ER	-Split-	261.22	133,321.13
09/27/2023	Journal Entry	0541			6080 (O) Special Event Pay	-Split-	0.00	133,321.13
09/27/2023	Journal Entry	0542		Overtime Earnings	5010 (A) Wages - Administration	-Split-	106.48	133,427.61
09/27/2023	Journal Entry	0542		Regular Earnings	5010 (A) Wages - Administration	-Split-	7,093.99	140,521.60
09/27/2023	Journal Entry	0541			5010 (A) Wages - Administration	-Split-	0.00	140,521.60
09/27/2023	Journal Entry	0542		Employer Medicare Tax	5130 (A) Medicare Tax	-Split-	241.52	140,763.12
09/27/2023	Journal Entry	0541			5130 (A) Medicare Tax	-Split-	0.00	140,763.12
09/27/2023	Journal Entry	0542		Employer Social Security Tax	5140 (A) Social Security Tax	-Split-	227.60	140,990.72
09/27/2023	Journal Entry	0541			5140 (A) Social Security Tax	-Split-	0.00	140,990.72

Crested Butte Fire Protection District

Transaction Report

September 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
09/27/2023	Journal Entry	0542		ER AD&D CORRECT	5150 (A) FPPA Pension - ER	-Split-	181.41	141,172.13
09/27/2023	Journal Entry	0542		ER PENSION CONT	5150 (A) FPPA Pension - ER	-Split-	1,362.47	142,534.60
09/27/2023	Journal Entry	0541			5150 (A) FPPA Pension - ER	-Split-	0.00	142,534.60
09/27/2023	Journal Entry	0542		Voluntary Life Contribution	5200 (A) Health Benefits	-Split-	-60.57	142,474.03
09/27/2023	Journal Entry	0542		Overtime Earnings	6010 (O) Wages - Ops FT	-Split-	4,249.20	146,723.23
09/27/2023	Journal Entry	0542		Regular Earnings	6010 (O) Wages - Ops FT	-Split-	50,755.15	197,478.38
09/27/2023	Journal Entry	0542		SICK	6010 (O) Wages - Ops FT	-Split-	1,780.57	199,258.95
09/27/2023	Journal Entry	0542		VACATION	6010 (O) Wages - Ops FT	-Split-	3,619.08	202,878.03
09/27/2023	Journal Entry	0541			6010 (O) Wages - Ops FT	-Split-	0.00	202,878.03
09/27/2023	Journal Entry	0542		Regular Earnings	6020 (O) Wages - Ops PT	-Split-	1,902.00	204,780.03
09/27/2023	Journal Entry	0541			6020 (O) Wages - Ops PT	-Split-	0.00	204,780.03
09/27/2023	Journal Entry	0542		Training	6070 (O) Training Pay	-Split-	800.00	205,580.03
09/27/2023	Journal Entry	0541			6070 (O) Training Pay	-Split-	0.00	205,580.03
09/27/2023	Journal Entry	0542		OVERTIME UNSCH	6060 (O) Unscheduled Overtime	-Split-	2,747.41	208,327.44
09/27/2023	Journal Entry	0541			6060 (O) Unscheduled Overtime	-Split-	0.00	208,327.44
09/27/2023	Journal Entry	0542		Employer Social Security Tax	6140 (O) Social Security Tax	-Split-	117.92	208,445.36
09/27/2023	Journal Entry	0541			6140 (O) Social Security Tax	-Split-	0.00	208,445.36
09/27/2023	Journal Entry	0542		ER AD&D CORRECT	6150 (O) FPPA Pension - ER	-Split-	968.54	209,413.90
09/27/2023	Journal Entry	0542		ER PENSION CONT	6150 (O) FPPA Pension - ER	-Split-	5,412.44	214,826.34
09/27/2023	Journal Entry	0541			6150 (O) FPPA Pension - ER	-Split-	0.00	214,826.34
09/27/2023	Journal Entry	0542		Employer Medicare Tax	6130 (O) Medicare Tax	-Split-	841.70	215,668.04
09/27/2023	Journal Entry	0541			6130 (O) Medicare Tax	-Split-	0.00	215,668.04
09/27/2023	Journal Entry	0541			6030 (O) On-Call Pay	-Split-	0.00	215,668.04
09/27/2023	Journal Entry	0542		Fire Prevention	5020 (A) Wages - Fire Prevention	-Split-	11,433.30	227,101.34
09/27/2023	Journal Entry	0542		CO FAMILI - ER	5160 (A) FAMILI Premium - ER	-Split-	74.96	227,176.30
09/27/2023	Journal Entry	0541			5050 (A) Overtime	-Split-	0.00	227,176.30
TOTAL							\$227,176.30	

Crested Butte Fire Protection District

Expenditures by Vendor Summary

September 2023

	TOTAL
5b's Bbq	186.46
Abe Radabaugh	1,000.00
ADP	641.95
AeroCare, USA	65.00
Alerus	2,194.50
Amazon	1,285.00
Amazon Web Services	7.05
Ambulance Medical Billing	2,054.63
American Ambulance Association	525.00
Apple	0.99
AT&T	681.31
ATMOS Energy	218.61
Austin Hardware Supply	293.13
Black Bear Development	200.00
Bound Tree Medical	450.07
Braun Industries, Inc.	439.85
Buckhorn Ranch Assoc.	540.00
Camp 4 Coffee	75.75
CenturyLink	211.69
City Market	504.43
Cloud City Drones	87.60
CoDFPC - Colorado Division of Fire Prevention and Control	90.00
Colorado ALS	91.00
Colorado Department of Personnel	37.58
Colorado Division of Oil and Public Safety	80.00
Colorado State Fire Chiefs	545.00
Cornwell	96.95
Crested Butte Ace Hardware	264.93
Crested Butte Mt. Crested Butte Chamber of Commerce	225.00
Crested Butte South Metro District	314.63
Dell	4,734.09
Emergency Medical Services Association of Colorado	395.00
ESO	540.90
Express Toll	262.00
Exxon Mobil	4,294.79
Fastenal	456.30
FedEx	224.58
Fire Apparatus Service Specialists	40,463.21
Fire Marshal's Association of Colorado	10.00
Gobin's, Inc.	106.81
Gunnison County Electric Association	586.64
Gunnison Valley Family Physicians	250.00
Gunsmoke Travel Plaza	9.37
Guru Importer	10.00
Hampton Inn	323.88

Crested Butte Fire Protection District

Expenditures by Vendor Summary

September 2023

	TOTAL
Henry Schein	340.31
HME, Inc.	47.75
HVM Security	240.00
L.N. Curtis & Sons	156.20
Laudick Auto Parts	238.70
Life Assist	1,208.57
Lodging (Generic)	0.00
LOGOTAGS	727.80
Lyons Gaddis	1,351.50
McDonald's	10.92
MCR Medical Supply	942.85
Miller Furniture	152.46
Montrose Water Factory	172.75
Mountain Earth	60.28
Mt. Crested Butte Water& Sanitation	115.49
National Fire Sprinkler Association	50.00
NFPA	733.55
Paper Clip	502.46
Pat's Screen Printing	2,569.80
Public Safety Specialists	3,590.00
Quality Health Network	311.00
QuickBooks Payments	324.00
Restaurant (Generic)	659.99
Safeway	586.89
Sam's Club	47.56
SatCom Global	110.92
Schaeffer's Specialized Lubricants	2,084.65
Sean Caffrey	229.91
Shamrock Foods	797.22
Shay Krier MD	475.00
Signs and Safety Equipment Inc.	438.98
SlingTV	55.00
Spectrum	132.97
Stanford Computer & Technical Services LLC	240.00
Super Vacuum Manufacturing	430.73
TechSoup	60.00
Teleflex LLC	747.50
Teocalli Tamale	254.85
Thai Chili	65.34
The Store	27.17
TMS Equipment Services	40.62
Town of Crested Butte	2,630.34
Town of Mt. Crested Butte.	5,600.00
UMR	11,108.17
Visionary Broadband	75.76

Crested Butte Fire Protection District

Expenditures by Vendor Summary

September 2023

	TOTAL
Waste Management	461.32
Not Specified	227,176.30
TOTAL	\$334,459.26

Crested Butte Fire Protection District Capital Funds Project

Balance Sheet

As of September 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
1000 Checking	77,414.89
1010 Money Market	403,726.41
1050 CSIP Investment Account - Bond Payment	926,857.11
1051 Colotrust Account- Multi-Year Land Purchase	1,894,399.09
1100 CSIP Investment Account - Proceeds	26,946,655.01
Total Bank Accounts	\$30,249,052.51
Accounts Receivable	
1211 Mill Levy Property Tax Receivable	20,404.11
Total Accounts Receivable	\$20,404.11
Other Current Assets	
1260 Capital Accrued Interest- CSIP	42,438.52
1520 Bond Cash with County Treasurer	0.00
2010 Due to CBFPD Operating Account	0.00
Total Other Current Assets	\$42,438.52
Total Current Assets	\$30,311,895.14
TOTAL ASSETS	\$30,311,895.14
LIABILITIES AND EQUITY	
Liabilities	
Long-Term Liabilities	
2210 Deferred Property Tax	20,404.11
Total Long-Term Liabilities	\$20,404.11
Total Liabilities	\$20,404.11
Equity	
3100 Restricted for Debt Service	-2,605,747.00
3150 Restricted Spann Note Payable	2,605,747.00
Retained Earnings	29,567,999.61
Net Income	723,491.42
Total Equity	\$30,291,491.03
TOTAL LIABILITIES AND EQUITY	\$30,311,895.14

Crested Butte Fire Protection District Capital Funds Project

Profit and Loss

January - September, 2023

	TOTAL
Income	
4010 Property Tax - Capital Fund	1,659,295.89
4020 Specific Ownership Tax	66,189.86
4100.2 Interest Income (Capital)	362,066.17
4100.3 Interest Income (Bond)	2,352.28
Total Income	\$2,089,904.20
GROSS PROFIT	\$2,089,904.20
Expenses	
5300 Land	349,266.33
5400 Soft Costs	439,624.37
5780 Treasure's Fee - CF	49,877.08
5790.2 Bank Charges (Capital)	260.00
5790.3 Bank Charges (Bond)	35.00
5795 Bond Interest	527,350.00
Total Expenses	\$1,366,412.78
NET OPERATING INCOME	\$723,491.42
NET INCOME	\$723,491.42

Crested Butte Fire Protection District Capital Funds Project

Transaction Report

January - September, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
01/03/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	-25.00
01/03/2023	Expense		Bank of the West	Wire Fee Spann Payment Miscellaneous Fees OUTGOING DOMESTIC WIRE/REF # 230	5790.2 Bank Charges (Capital)	1000 Checking	35.00	10.00
01/03/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	35.00
01/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	60.00
02/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	35.00
02/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	60.00
02/10/2023	Journal Entry	28			5780 Treasure's Fee - CF	-Split-	4,760.60	4,820.60
02/21/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	4,845.60
03/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	4,820.60
03/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	4,845.60
03/14/2023	Journal Entry	30			5780 Treasure's Fee - CF	-Split-	14,833.89	19,679.49
03/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	19,704.49
04/03/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	19,729.49
04/03/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	19,704.49
04/10/2023	Journal Entry	48			5780 Treasure's Fee - CF	-Split-	5,351.80	25,056.29
04/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	25,081.29
05/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	25,056.29
05/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	25,081.29
05/10/2023	Journal Entry	53			5780 Treasure's Fee - CF	-Split-	11,263.86	36,345.15
05/11/2023	Expense		Bank of the West	Wire Fee	5790.3 Bank Charges (Bond)	1010 Money Market	35.00	36,380.15
05/22/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	36,405.15
06/02/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	36,430.15
06/02/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	36,405.15
06/10/2023	Journal Entry	55			5780 Treasure's Fee - CF	-Split-	3,778.57	40,183.72
06/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	40,208.72
07/03/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	40,183.72
07/03/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	40,208.72
07/11/2023	Journal Entry	59			5780 Treasure's Fee - CF	-Split-	7,687.37	47,896.09
07/20/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	47,921.09
08/01/2023	Deposit		Bank of the West	Miscellaneous Fee Refund VALUED CUSTOMER MONTHLY SERVICE	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	47,896.09
08/01/2023	Expense		Bank of the West	Miscellaneous Fees PREVIOUS PERIOD ACTIVITY RESULTE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	47,921.09

Crested Butte Fire Protection District Capital Funds Project

Transaction Report

January - September, 2023

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	ACCOUNT	SPLIT	AMOUNT	BALANCE
08/11/2023	Journal Entry	63			5780 Treasure's Fee - CF	-Split-	1,621.46	49,542.55
08/21/2023	Expense		Bank of the West	Miscellaneous Fees NON ANALYZED CHARGES/MISCELLANE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	49,567.55
09/01/2023	Deposit			MISCELLANEOUS FEE REFUND VALUED CUSTOMER MONTHLY SERVICE CHARGE REBATE SERVICE CHG	5790.2 Bank Charges (Capital)	1000 Checking	-25.00	49,542.55
09/01/2023	Expense			MISCELLANEOUS FEES PREVIOUS PERIOD ACTIVITY RESULTED IN MONTHLY SERVICE CHARGE	5790.2 Bank Charges (Capital)	1000 Checking	25.00	49,567.55
09/11/2023	Journal Entry	65			5780 Treasure's Fee - CF	-Split-	579.53	50,147.08
09/20/2023	Expense		Bank of the West	ACCOUNT ANALYSIS FEE ACCT ANALYSIS SERV CHG	5790.2 Bank Charges (Capital)	1000 Checking	25.00	50,172.08
TOTAL							\$50,172.08	

Crested Butte Fire Protection District Capital Funds Project

Expenses by Vendor Summary

January - September, 2023

	TOTAL
Bio-Environs	1,080.00
Blythe Group + co	330,640.39
BOK Financial	527,350.00
Cesare, Inc.	2,108.28
Goulding Development Advisors	23,842.43
Gunnison County	4,165.00
Lyons Gaddis	7,249.27
Maureillo Planning Group, LLC	51,795.00
McDowell Engineering, LLC	6,780.00
Panterra Energy, LLC	11,964.00
Virgil & Lee Spann Ranches, Inc	349,266.33
Not Specified	50,172.08
TOTAL	\$1,366,412.78



Customer Service
PO Box 11813
Harrisburg, PA 17108-1813

ACCOUNT STATEMENT

For the Month Ending

September 30, 2023

Crested Butte Fire Protection District

Client Management Team

Chris Blackwood

Managing Director
950 17th Street, DN-CO-T8
Denver, CO 80202
720-955-2530
blackwoodc@pfmam.com

Contents

- Cover/Disclosures
- Summary Statement
- Individual Accounts

Accounts included in Statement

2210106001	Crested Butte Fire Protection District
2210106002	Operating Account Fund
2210106003	Bond Payment Fund

Important Messages

CSIP will be closed on 10/09/2023 for Columbus Day.

CRESTED BUTTE FIRE PROTECTION DISTRICT
SEAN CAFFREY
P.O. BOX 1009
CRESTED BUTTE, CO 81224

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Customer Service 1-855-274-7468



Important Disclosures

Important Disclosures

This statement is for general information purposes only and is not intended to provide specific advice or recommendations. PFM Asset Management LLC ("PFMAM") is an investment adviser registered with the U.S. Securities and Exchange Commission and a subsidiary of U.S. Bancorp Asset Management, Inc. ("USBAM"). USBAM is a subsidiary of U.S. Bank National Association ("U.S. Bank"). U.S. Bank is a separate entity and subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. PFMAM maintains a written disclosure statement of our background and business experience. If you would like to receive a copy of our current disclosure statement, please contact Service Operations at the address below.

Proxy Voting PFMAM does not normally receive proxies to vote on behalf of its clients. However, it does on occasion receive consent requests. In the event a consent request is received the portfolio manager contacts the client and then proceeds according to their instructions. PFMAM's Proxy Voting Policy is available upon request by contacting Service Operations at the address below.

Questions About an Account PFMAM's monthly statement is intended to detail our investment advisory activity as well as the activity of any accounts held by clients in pools that are managed by PFMAM. The custodian bank maintains the control of assets and executes (i.e., settles) all investment transactions. The custodian statement is the official record of security and cash holdings and transactions. PFMAM recognizes that clients may use these reports to facilitate record keeping and that the custodian bank statement and the PFMAM statement should be reconciled and differences resolved. Many custodians use a settlement date basis which may result in the need to reconcile due to a timing difference.

Account Control PFMAM does not have the authority to withdraw funds from or deposit funds to the custodian outside the scope of services provided by PFMAM. Our clients retain responsibility for their internal accounting policies; implementing and enforcing internal controls and generating ledger entries or otherwise recording transactions.

Market Value Generally, PFMAM's market prices are derived from closing bid prices as of the last business day of the month as supplied by Refinitiv or Bloomberg. For certain short-term investments or where prices are not available from generally recognized sources the securities are priced using a yield-based matrix system to arrive at an estimated market value. Prices that fall between data points are interpolated. Non-negotiable FDIC-insured bank certificates of deposit are priced at par. Although PFMAM believes the prices to be reliable, the values of the securities may not represent the prices at which the securities could have been bought or sold. Explanation of the valuation methods for a registered investment company or local government investment program is contained in the appropriate fund offering documentation or information statement.

Amortized Cost The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short term securities (those with less than one year to maturity at time of issuance) is amortized on a straightline basis. Such discount or premium with respect to longer term securities is amortized using the constant yield basis.

Tax Reporting Cost data and realized gains / losses are provided for informational purposes only. Please review for accuracy and consult your tax advisor to determine the tax consequences of your security transactions. PFMAM does not report such information to the IRS or other taxing authorities and is not responsible for the accuracy of such information that may be required to be reported to federal, state or other taxing authorities.

Financial Situation In order to better serve you, PFMAM should be promptly notified of any material change in your investment objective or financial situation.

Callable Securities Securities subject to redemption prior to maturity may be redeemed in whole or in part before maturity, which could affect the yield represented.

Portfolio The securities in this portfolio, including shares of mutual funds, are not guaranteed or otherwise protected by PFMAM, the FDIC (except for certain non-negotiable certificates of deposit) or any government agency. Investment in securities involves risks, including the possible loss of the amount invested. Actual settlement values, accrued interest, and amortized cost amounts may vary for securities subject to an adjustable interest rate or subject to principal paydowns. Any changes to the values shown may be reflected within the next monthly statement's beginning values.

Rating Information provided for ratings is based upon a good faith inquiry of selected sources, but its accuracy and completeness cannot be guaranteed.

Shares of some local government investment programs and TERM funds are marketed through representatives of PFMAM's affiliate, PFM Fund Distributors, Inc. which is registered with the SEC as a broker/dealer and is a member of the Financial Industry Regulatory Authority ("FINRA") and the Municipal Securities Rulemaking Board ("MSRB"). You may reach the FINRA by calling the FINRA Hotline at 1-800-289-9999 or at the FINRA website address <https://www.finra.org/investors/investor-contacts>. A brochure describing the FINRA Regulation Public Disclosure Program is also available from FINRA upon request.

Key Terms and Definitions

Dividends on local government investment program funds consist of interest earned, plus any discount ratably amortized to the date of maturity, plus all realized gains and losses on the sale of securities prior to maturity, less ratably amortization of any premium and all accrued expenses to the fund. Dividends are accrued daily and may be paid either monthly or quarterly. The monthly earnings on this statement represent the estimated dividend accrued for the month for any program that distributes earnings on a quarterly basis. There is no guarantee that the estimated amount will be paid on the actual distribution date.

Current Yield is the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical fund account with a balance of one share over the seven-day base period including the statement date, expressed as a percentage of the value of one share (normally \$1.00 per share) at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by

365 and dividing the result by 7. The yields quoted should not be considered a representation of the yield of the fund in the future, since the yield is not fixed. **Average maturity** represents the average maturity of all securities and investments of a portfolio, determined by multiplying the par or principal value of each security or investment by its maturity (days or years), summing the products, and dividing the sum by the total principal value of the portfolio. The stated maturity date of mortgage backed or callable securities are used in this statement. However the actual maturity of these securities could vary depending on the level or prepayments on the underlying mortgages or whether a callable security has or is still able to be called.

Monthly distribution yield represents the net change in the value of one share (normally \$1.00 per share) resulting from all dividends declared during the month by a fund expressed as a percentage of the value of one share at the beginning of the month. This resulting net change is then annualized by multiplying it by 365 and dividing it by the number of calendar days in the month.

YTM at Cost The yield to maturity at cost is the expected rate of return, based on the original cost, the annual interest receipts, maturity value and the time period from purchase date to maturity, stated as a percentage, on an annualized basis.

YTM at Market The yield to maturity at market is the rate of return, based on the current market value, the annual interest receipts, maturity value and the time period remaining until maturity, stated as a percentage, on an annualized basis.

Managed Account A portfolio of investments managed discretely by PFMAM according to the client's specific investment policy and requirements. The investments are directly owned by the client and held by the client's custodian.

Unsettled Trade A trade which has been executed however the final consummation of the security transaction and payment has not yet taken place.

Please review the detail pages of this statement carefully. If you think your statement is wrong, missing account information, or if you need more information about a transaction, please contact PFMAM within 60 days of receipt. If you have other concerns or questions regarding your account, or to request an updated copy of PFMAM's current disclosure statement, please contact a member of your client management team at PFMAM Service Operations at the address below.

PFM Asset Management LLC
Attn: Service Operations
213 Market Street
Harrisburg, PA 17101

NOT FDIC INSURED NO BANK GUARANTEE MAY LOSE VALUE



Account Statement

For the Month Ending **September 30, 2023**

Consolidated Summary Statement

Crested Butte Fire Protection District

Portfolio Summary

Portfolio Holdings	Cash Dividends and Income	Closing Market Value	Current Yield
CSIP LGIP	11,531.43	1,671,093.38	5.52 %
CSIP TERM	0.00	25,480,772.95	* N/A
CSIP Managed Account	(10,064.60)	1,446,963.70	* N/A
Total	\$1,466.83	\$28,598,830.03	

* Not Applicable

Investment Allocation

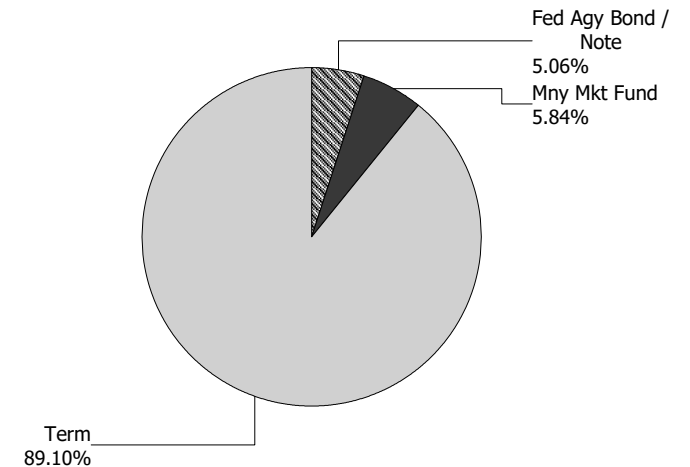
Investment Type	Closing Market Value	Percent
Federal Agency Bond / Note	1,446,963.70	5.06
Money Market Mutual Fund	1,671,093.38	5.84
Term Investment	25,480,772.95	89.10
Total	\$28,598,830.03	100.00%

Maturity Distribution (Fixed Income Holdings)

Portfolio Holdings	Closing Market Value	Percent
Under 30 days	4,098,830.03	14.33
31 to 60 days	6,000,000.00	20.98
61 to 90 days	0.00	0.00
91 to 180 days	4,000,000.00	13.99
181 days to 1 year	14,500,000.00	50.70
1 to 2 years	0.00	0.00
2 to 3 years	0.00	0.00
3 to 4 years	0.00	0.00
4 to 5 years	0.00	0.00
Over 5 years	0.00	0.00
Total	\$28,598,830.03	100.00%

Weighted Average Days to Maturity 168

Sector Allocation





Account Statement

For the Month Ending **September 30, 2023**

Consolidated Summary Statement

Crested Butte Fire Protection District

Account Number	Account Name	Opening Market Value	Purchases / Deposits	Redemptions / Sales/ Maturities	Unsettled Trades	Change in Value	Closing Market Value	Cash Dividends and Income
2210106001	Crested Butte Fire Protection District	27,133,679.91	2,811,329.07	(2,790,532.54)	0.00	7,567.63	27,162,044.07	(585.53)
2210106002	Operating Account Fund	504,914.96	1.51	0.00	0.00	0.00	504,916.47	1.51
2210106003	Bond Payment Fund	929,818.64	2,050.85	0.00	0.00	0.00	931,869.49	2,050.85
Total		\$28,568,413.51	\$2,813,381.43	(\$2,790,532.54)	\$0.00	\$7,567.63	\$28,598,830.03	\$1,466.83



Account Statement - Transaction Summary

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

CSIP LGIP	
Opening Market Value	2,404,283.84
Purchases	811,329.07
Redemptions	(2,000,532.54)
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value	\$1,215,080.37
Cash Dividends and Income	9,479.07

CSIP TERM	
Opening Market Value	22,500,000.00
Purchases	2,000,000.00
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

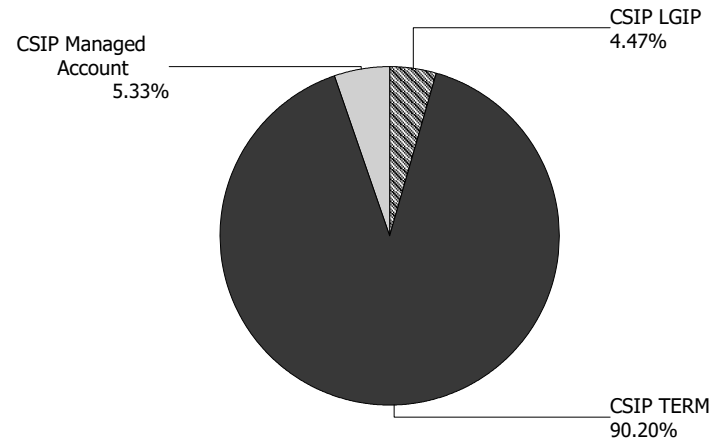
Closing Market Value	\$24,500,000.00
Cash Dividends and Income	0.00

CSIP Managed Account	
Opening Market Value	2,229,396.07
Purchases	0.00
Redemptions	(790,000.00)
Unsettled Trades	0.00
Change in Value	7,567.63

Closing Market Value	\$1,446,963.70
Cash Dividends and Income	(10,064.60)

Asset Summary		
	September 30, 2023	August 31, 2023
CSIP LGIP	1,215,080.37	2,404,283.84
CSIP TERM	24,500,000.00	22,500,000.00
CSIP Managed Account	1,446,963.70	2,229,396.07
Total	\$27,162,044.07	\$27,133,679.91

Asset Allocation





Investment Holdings

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

Trade Date	Settlement Date	Security Description	Maturity Date	Rate	Investment Amount	Estimated Earnings	Est. Value at Maturity
CSIP TERM							
12/08/22	12/08/22	TERM - Colorado Statewide Investment Pool Term Dec 23	11/03/23	5.1400	2,000,000.00	83,648.22	2,092,942.47
11/08/22	11/09/22	TERM - Colorado Statewide Investment Pool Term Dec 23	11/06/23	5.3400	4,000,000.00	190,776.98	4,211,844.38
02/03/23	02/03/23	TERM - Colorado Statewide Investment Pool Term Dec 24	02/01/24	4.9900	2,000,000.00	65,621.92	2,099,253.15
02/13/23	02/13/23	TERM - Colorado Statewide Investment Pool Term Dec 24	02/13/24	5.0400	2,000,000.00	63,517.81	2,100,800.00
04/18/23	04/19/23	TERM - Colorado Statewide Investment Pool Term Dec 24	04/16/24	5.2400	2,000,000.00	47,245.90	2,103,940.98
05/22/23	05/23/23	TERM - Colorado Statewide Investment Pool Term Dec 24	05/20/24	5.2400	2,000,000.00	37,510.38	2,103,940.98
06/15/23	06/16/23	TERM - Colorado Statewide Investment Pool Term Dec 24	06/11/24	5.8200	3,500,000.00	59,551.64	3,700,917.21
07/18/23	07/19/23	TERM - Colorado Statewide Investment Pool Term Dec 24	07/17/24	5.8900	2,000,000.00	23,817.49	2,117,156.28
08/24/23	08/25/23	TERM - Colorado Statewide Investment Pool Term Dec 24	08/23/24	5.9000	3,000,000.00	17,893.44	3,176,032.79
09/21/23	09/22/23	TERM - Colorado Statewide Investment Pool Term Dec 24	09/20/24	5.8900	2,000,000.00	2,896.72	2,117,156.28
Total					\$24,500,000.00	\$592,480.50	\$25,823,984.52



Managed Account Summary Statement

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001 - (15231590)

Transaction Summary - Money Market		Transaction Summary - Managed Account		Account Total	
Opening Market Value	\$2,404,283.84	Opening Market Value	\$2,229,396.07	Opening Market Value	\$4,633,679.91
Purchases	811,329.07	Maturities/Calls	(790,000.00)		
Redemptions	(2,000,532.54)	Principal Dispositions	0.00		
		Principal Acquisitions	0.00		
		Unsettled Trades	0.00		
		Change in Current Value	7,567.63		
Closing Market Value	\$1,215,080.37	Closing Market Value	\$1,446,963.70	Closing Market Value	\$2,662,044.07
Dividend	9,479.07				

Earnings Reconciliation (Cash Basis) - Managed Account	
Interest/Dividends/Coupons Received	11,850.00
Less Purchased Interest Related to Interest/Coupons	0.00
Plus Net Realized Gains/Losses	(21,914.60)
Total Cash Basis Earnings	(\$10,064.60)

Cash Balance	
Closing Cash Balance	\$0.00

Earnings Reconciliation (Accrual Basis)	Managed Account	Total
Ending Amortized Value of Securities	1,449,325.86	2,664,406.23
Ending Accrued Interest	830.73	830.73
Plus Proceeds from Sales	0.00	2,000,532.54
Plus Proceeds of Maturities/Calls/Principal Payments	801,850.00	801,850.00
Plus Coupons/Dividends Received	0.00	0.00
Less Cost of New Purchases	0.00	(811,329.07)
Less Beginning Amortized Value of Securities	(2,238,688.11)	(4,642,971.95)
Less Beginning Accrued Interest	(11,278.86)	(11,278.86)
Dividends	0.00	9,479.07
Total Accrual Basis Earnings	\$2,039.62	\$11,518.69

Cash Transactions Summary- Managed Account	
Maturities/Calls	801,850.00
Sale Proceeds	0.00
Coupon/Interest/Dividend Income	0.00
Principal Payments	0.00
Security Purchases	0.00
Net Cash Contribution	(801,850.00)
Reconciling Transactions	0.00



Managed Account Issuer Summary

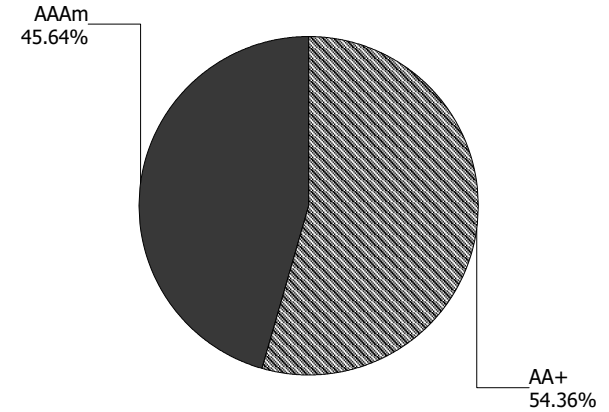
For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001 - (15231590)

Issuer Summary

Issuer	Market Value of Holdings	Percent
CSIP LGIP	1,215,080.37	45.64
FREDDIE MAC	1,446,963.70	54.36
Total	\$2,662,044.07	100.00%

Credit Quality (S&P Ratings)





Managed Account Detail of Securities Held

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001 - (15231590)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Federal Agency Bond / Note											
FREDDIE MAC NOTES DTD 10/16/2020 0.125% 10/16/2023	3137EAEY1	1,450,000.00	AA+	Aaa	02/09/22	02/10/22	1,422,450.00	1.27	830.73	1,449,325.86	1,446,963.70
Security Type Sub-Total		1,450,000.00					1,422,450.00	1.27	830.73	1,449,325.86	1,446,963.70
Managed Account Sub-Total		1,450,000.00					1,422,450.00	1.27	830.73	1,449,325.86	1,446,963.70
Money Market Mutual Fund											
CSIP LGIP		1,215,080.37	AAAm	NR			1,215,080.37		0.00	1,215,080.37	1,215,080.37
Liquid Sub-Total		1,215,080.37					1,215,080.37		0.00	1,215,080.37	1,215,080.37
Securities Sub-Total		\$2,665,080.37					\$2,637,530.37	1.27%	\$830.73	\$2,664,406.23	\$2,662,044.07
Accrued Interest											\$830.73
Total Investments											\$2,662,874.80



Managed Account Fair Market Value & Analytics

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001 - (15231590)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Federal Agency Bond / Note										
FREDDIE MAC NOTES DTD 10/16/2020 0.125% 10/16/2023	3137EAEY1	1,450,000.00	RBS		99.79	1,446,963.70	24,513.70	(2,362.16)	0.05	4.84
Security Type Sub-Total		1,450,000.00				1,446,963.70	24,513.70	(2,362.16)	0.05	4.84
Managed Account Sub-Total		1,450,000.00				1,446,963.70	24,513.70	(2,362.16)	0.05	4.84
Money Market Mutual Fund										
CSIP LGIP		1,215,080.37			1.00	1,215,080.37	0.00	0.00	0.00	
Liquid Sub-Total		1,215,080.37				1,215,080.37	0.00	0.00	0.00	
Securities Sub-Total		\$2,665,080.37				\$2,662,044.07	\$24,513.70	(\$2,362.16)	0.05	4.84%
Accrued Interest						\$830.73				
Total Investments						\$2,662,874.80				



Managed Account Security Transactions & Interest

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001 - (15231590)

Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L Cost	Realized G/L Amort Cost	Sale Method
Trade	Settle									
MATURITY										
09/20/23	09/20/23	AFRICAN DEVELOPMENT BANK BOND DTD 09/20/2018 3.000% 09/20/2023	00828EDC0	790,000.00	790,000.00	11,850.00	801,850.00	(21,914.60)	0.00	
Transaction Type Sub-Total				790,000.00	790,000.00	11,850.00	801,850.00	(21,914.60)	0.00	
Managed Account Sub-Total					790,000.00	11,850.00	801,850.00	(21,914.60)	0.00	
Total Security Transactions					\$790,000.00	\$11,850.00	\$801,850.00	(\$21,914.60)	\$0.00	



Account Statement

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Crested Butte Fire Protection District - 2210106001

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					2,404,283.84
09/20/23	09/20/23	Purchase - Principal 00828EDCO	1.00	801,850.00	3,206,133.84
09/22/23	09/22/23	Redemption - TERM Investment	1.00	(2,000,000.00)	1,206,133.84
09/28/23	09/28/23	IP Fees August 2023	1.00	(240.87)	1,205,892.97
09/28/23	09/28/23	U.S. Bank Fees July 2023	1.00	(291.67)	1,205,601.30
09/29/23	10/02/23	Accrual Income Div Reinvestment - Distributions	1.00	9,479.07	1,215,080.37
Closing Balance					1,215,080.37

	Month of September	Fiscal YTD January-September		
Opening Balance	2,404,283.84	2,345,229.22	Closing Balance	1,215,080.37
Purchases	811,329.07	19,880,104.77	Average Monthly Balance	2,098,874.19
Redemptions (Excl. Checks)	(2,000,532.54)	(21,010,253.62)	Monthly Distribution Yield	5.50%
Check Disbursements	0.00	0.00		
Closing Balance	1,215,080.37	1,215,080.37		
Cash Dividends and Income	9,479.07	70,663.88		

Trade Date	Settlement Date	Transaction Description	Maturity Date	Stated Yield	Dollar Amount of Transaction
CSIP TERM					
09/21/23	09/22/23	Purchase - TERM Investment	09/20/24	5.8900	2,000,000.00



Account Statement - Transaction Summary

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

CSIP LGIP	
Opening Market Value	334.56
Purchases	1.51
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

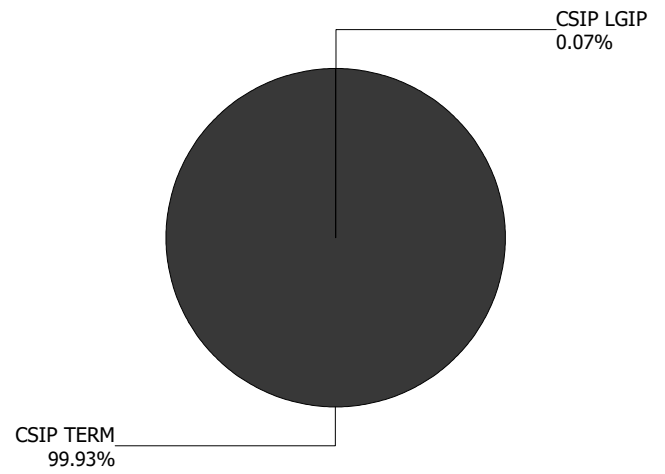
Closing Market Value \$336.07
Cash Dividends and Income 1.51

CSIP TERM	
Opening Market Value	504,580.40
Purchases	0.00
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value \$504,580.40
Cash Dividends and Income 0.00

Asset Summary		
	September 30, 2023	August 31, 2023
CSIP LGIP	336.07	334.56
CSIP TERM	504,580.40	504,580.40
Total	\$504,916.47	\$504,914.96

Asset Allocation





Investment Holdings

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

Trade Date	Settlement Date	Security Description	Maturity Date	Rate	Investment Amount	Estimated Earnings	Est. Value at Maturity
CSIP TERM							
11/15/22	11/16/22	TERM - Colorado Statewide Investment Pool Term Dec 23	10/10/23	4.9400	504,580.40	21,784.88	526,979.90
Total					\$504,580.40	\$21,784.88	\$526,979.90



Account Statement

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Operating Account Fund - 2210106002

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					334.56
09/29/23	10/02/23	Accrual Income Div Reinvestment - Distributions	1.00	1.51	336.07
Closing Balance					336.07

	Month of September	Fiscal YTD January-September		
Opening Balance	334.56	323.60	Closing Balance	336.07
Purchases	1.51	12.47	Average Monthly Balance	334.66
Redemptions (Excl. Checks)	0.00	0.00	Monthly Distribution Yield	5.50%
Check Disbursements	0.00	0.00		
Closing Balance	336.07	336.07		
Cash Dividends and Income	1.51	12.47		



Account Statement - Transaction Summary

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

CSIP LGIP	
Opening Market Value	453,626.09
Purchases	2,050.85
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

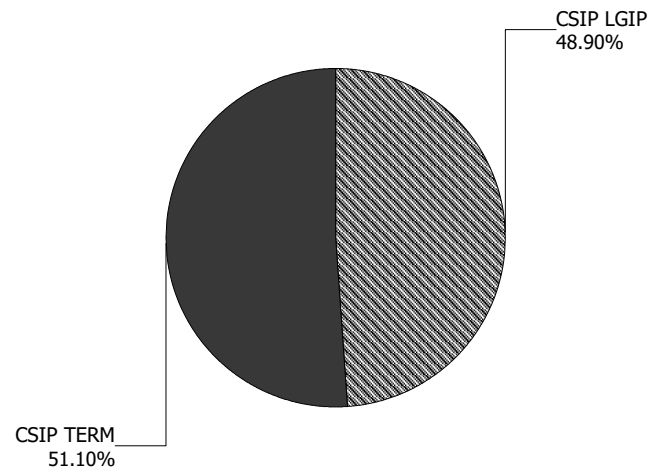
Closing Market Value	\$455,676.94
Cash Dividends and Income	2,050.85

CSIP TERM	
Opening Market Value	476,192.55
Purchases	0.00
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value	\$476,192.55
Cash Dividends and Income	0.00

Asset Summary		
	September 30, 2023	August 31, 2023
CSIP LGIP	455,676.94	453,626.09
CSIP TERM	476,192.55	476,192.55
Total	\$931,869.49	\$929,818.64

Asset Allocation





Investment Holdings

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

Trade Date	Settlement Date	Security Description	Maturity Date	Rate	Investment Amount	Estimated Earnings	Est. Value at Maturity
CSIP TERM							
04/18/23	04/19/23	TERM - Colorado Statewide Investment Pool Term Dec 23	10/18/23	5.4200	476,192.55	11,667.37	489,062.01
Total					\$476,192.55	\$11,667.37	\$489,062.01



Account Statement

For the Month Ending **September 30, 2023**

Crested Butte Fire Protection District - Bond Payment Fund - 2210106003

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CSIP LGIP					
Opening Balance					453,626.09
09/29/23	10/02/23	Accrual Income Div Reinvestment - Distributions	1.00	2,050.85	455,676.94
Closing Balance					455,676.94

	Month of September	Fiscal YTD January-September
Opening Balance	453,626.09	139,578.20
Purchases	2,050.85	792,291.29
Redemptions (Excl. Checks)	0.00	(476,192.55)
Check Disbursements	0.00	0.00
Closing Balance	455,676.94	455,676.94
Cash Dividends and Income	2,050.85	7,291.29

Closing Balance	455,676.94
Average Monthly Balance	453,762.81
Monthly Distribution Yield	5.50%



2023 Third Quarter EMS & Fire Chief
Board Report

As we enter the 4th quarter of the year, we reflect on progress we have made as an organization and team. We have spent 1 year learning, implementing, and executing the teachings of James Rowan. We are confident at this time we can continue the forward momentum as a team. While we still have much work to do, I'm confident that we will continue to grow. As such, we have elected not to renew the contract with James. We will continue to focus on personal professional development as well as providing avenues and resources to improve overall health and wellness. This journey is a marathon and hopefully the team finds the value in such things. It's worth noting that CSU Core came out to our department and performed a large number of health screenings for our membership. The intent is to provide preventative measures prior to illness and disease or possibly recognizing something already in place. The members have received their results and I'm hopeful that they will use those results to make personal changes in their lives if needed to ensure a healthier and disease free lifestyle. I thank Veronica and others for assisting in organizing and bringing this to the CBFPD.

Our overall call volume YTD is 720 in comparison to 620 (2022). September was flat at 63 calls or service (63 in 2022). Response times and chute times remain reasonable without great change.

Personnel/Volunteers

Thanks to the members who helped backfill shifts while Randy was on deployment and Jeremy out on medical. I'm pleased to say that Jeremy is back to work.

After a good discussion with Veronica, she will be transitioning to a rotational 48/96 schedule in 2024. She will continue to assist with fire training administration duties until we are able to find a more permanent replacement for that assignment.

The Captains will be working together to formulate and provide daily and weekly trainings to the staff and volunteers.

Training

EMT class is in full effect with a total of 14 students. I have received some assistance from members of the staff that I'm grateful for and the students enjoy interacting and learning from the team as well. September focused on a new skill that will hopefully be awarded soon at the state level through a waiver (Field reduction of dislocations).

Fire training: GCEA – utility poles/transformers while responding to MVA

Fire training: Rescue tactics

I'm pleased to say that we have reached an agreement to perform non live fire training at the soon to be demolished Homestead site project. We will be utilizing that area through the month of October.

Vehicles

The latest update on the Grant awarded ambulance is that is slated for completion in May 21, 2024. Additionally, due to supply chain issues and major delays the state will continue to honor the full amount for reimbursement.

Maintenance

Station 2 is well on its' way to a new and fresh look with the painting project. No other major maintenance events are underway at the moment.

Recruitment

We will be interviewing 2 candidates in early October for the open FF/Paramedic position. I will have a better update at the next board meeting.



MONTH IN REVIEW: September 2023

911

63
total incidents
720 YTD



EMS calls
53
45% transported
26% non-transport
29% other



Fire calls
63
Fire - 1
EMS assist - 46
Service calls/false alarm - 16



Avg. Chute time -
01:45
Avg. Response time -
9:41



Calls by zone
Town of CB - 26 Mt. CB - 20 CB South - 5 County - 12

Custom ▾ Jan 1, 2023 - Sep 30, 2023 ▾

02:01

MM:SS
Average Chute Time

12%

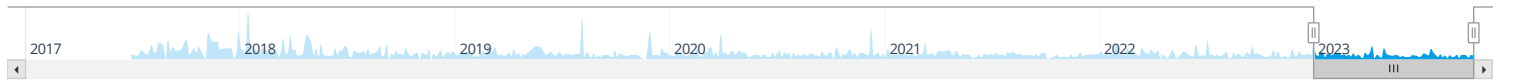
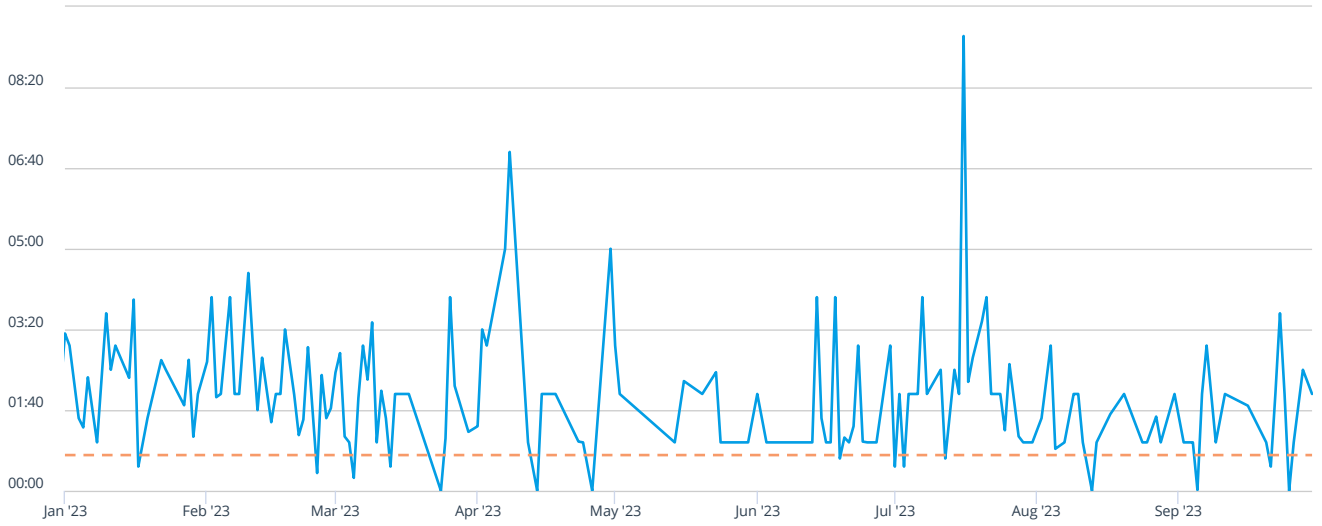
% of RESPONSES
Chute time < 00:45

273

DAYS
In Selected Time Slice

284

UNIT RESPONSES
In Selected Time Slice



Counts | % Rows | % Columns | % All

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
00:00 - 00:29	4	8	6	2		2	5	2	3					32
00:30 - 00:59		1				1	1	2						5
01:00 - 01:29	10	9	8	5	5	14	12	7	7					77
01:30 - 01:59	1	3	1											5
02:00 - 02:59	14	19	13	5	4	4	13	11	9					92
03:00 - 04:59	11	8	4	2	1	2	9	1	2					40
04:00 - 04:59	3	3	5			2	4							17
05:00 - 09:59	3	6		4			2		1					16
Total	46	57	37	18	10	25	46	23	22					284
Exceptions														2

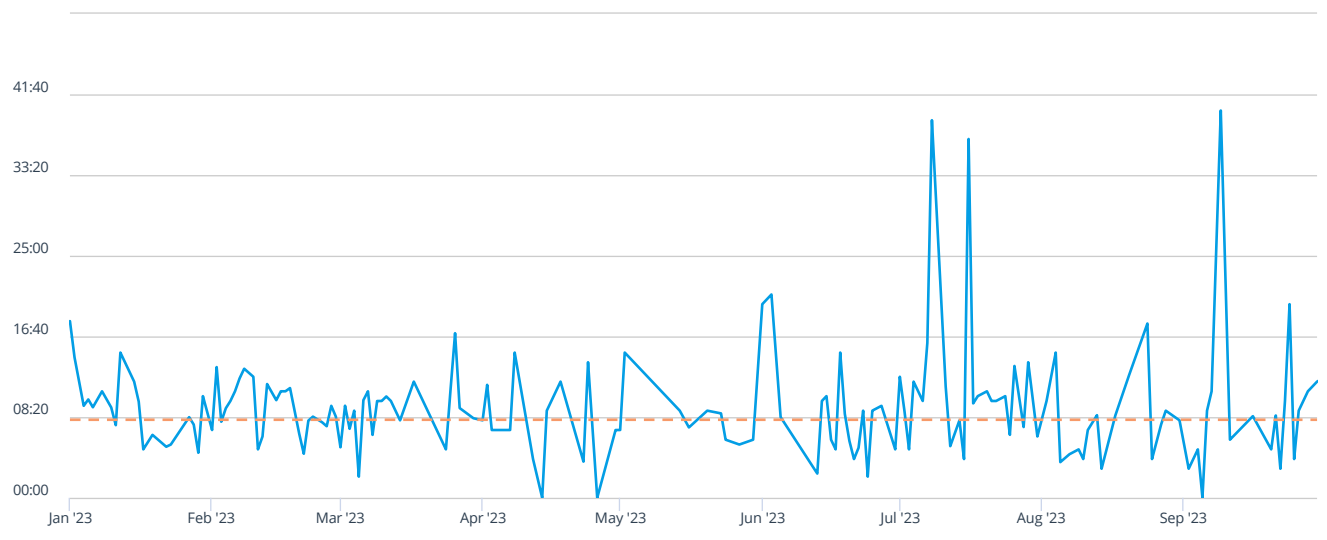
Custom ▾ Jan 1, 2023 - Sep 30, 2023 ▾

09:32
MM:SS
Average Response Time

40%
OF RESPONSES
Response Time < 08:00

273
DAYS
In Selected Time Slice

286
UNIT RESPONSES
In Selected Time Slice



Counts % Rows % Columns % All

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
00:00 - 04:59	5	8	5	5	1	6	6	8	5					49
05:00 - 07:59	13	12	6	5	5	5	9	5	6					66
08:00 - 08:59	2	2	6	1	1	2	3	1						18
09:00 - 09:59	6	10	5	1	2	4	5	1	2					36
10:00 - 11:59	7	10	9			2	8	1	3					40
12:00 - 14:59	6	9	3	5		3	7	3	3					39
15:00 - 16:59	4	2	1	1	1	1	3	2	1					16
17:00 - 17:59	1	2	1					1						5
18:00 - 19:59		1					2	1						4
20:00 - 29:59	1	1	1			2	2		1					8
30:00 - 59:59	1						3		1					5
Total	46	57	37	18	10	25	48	23	22					286
Exceptions														0

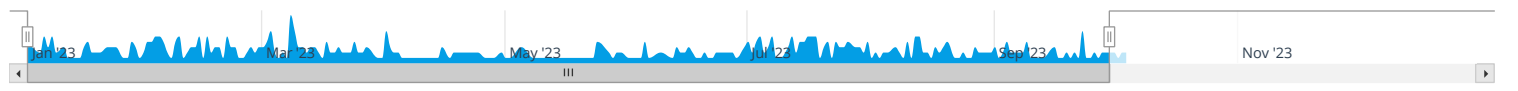
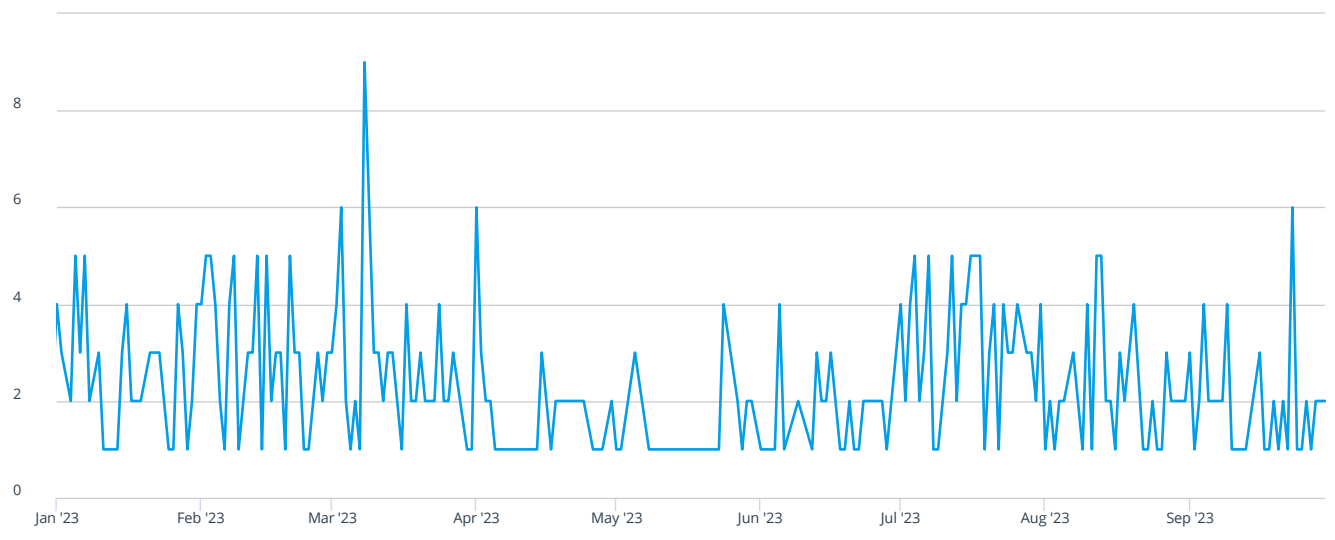
Custom ▾ Jan 1, 2023 - Sep 30, 2023 ▾

56%
TRANSPORTS
Percentage of Patient Encounters

18%
NON TRANSPORTS
Percentage of Patient Encounters

16%
OTHER DISPOSITIONS
Percentage of Patient Encounters

540
RECORDS
In Selected Time Slice



Counts % Rows % Columns % All

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
Assist, Agency									1					1
Assist, Public			1	3	1		1	1	2					9
Cancelled (No Patient Contact)	8	10	10	6	2	2	3	4	2					47
Cancelled (Prior to Arrival at Scene)	1	1		1		3	1	3	1					11
Cancelled on Scene/No Patient Found	1		2		1		2							6
Patient Dead on Scene - No Resuscitation Attempted (Without Transport)	1													1
Patient Evaluated, No Treatment/Tra.. Required	1	3	4		1	4	1	7	2					23
Patient Refused Evaluation/Ca... (Without Transport)	2	1	5	4	4	5	11	9	10					51
Patient Treated, Released (AMA)	2	3	2				3							10
Patient Treated, Released (per protocol)	1	5	2				2		2					12
Patient Treated, Transferred Care to Another EMS Professional/U..				1		1	1							3
Patient Treated, Transported by Law Enforcement		1					1							2

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
Patient Treated, Transported by Private Vehicle				1		1	1							3
Standby - No Service or Support Provided	1		1											2
Standby - Public Safety, Fire, or EMS Operational Support Provided	2	1	1											4
Transported Lights/Siren	1	3	6	1		2	4	5	2					24
Transported Lights/Siren, Downgraded			2	2			1		1					6
Transported No Lights/Siren	45	54	41	15	10	22	45	19	21					272
NULL			1	4	7	1	18	13	9					53
Total	66	82	79	37	26	41	95	61	53					540

Custom ▾ Jan 1, 2023 - Sep 30, 2023 ▾

45%

FIRE
Percentage of Total Incidents

55%

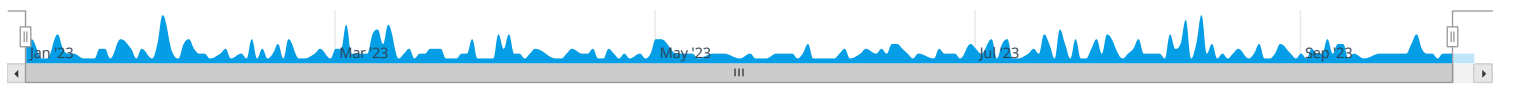
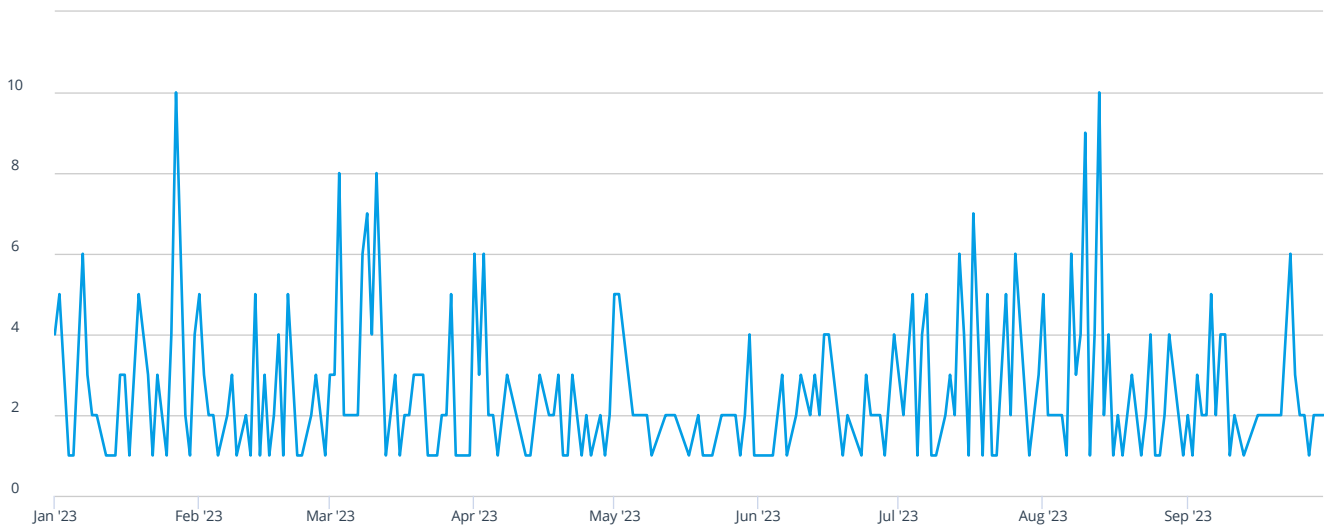
EMS
Percentage of Total Incidents

570

INCIDENTS
In Selected Time Slice

273

DAYS
In Selected Time Slice



Counts | % Rows | % Columns | % All

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
(10) Fire, other			1			1	1							3
(11) Structure Fire	2		1		1		1							5
(13) Mobile property (vehicle) fire							1							1
(14) Natural vegetation fire							2	1						3
(15) Outside rubbish fire									1					1
(16) Special outside fire								1						1
(22) Overpressure rupture from air or gas (no fire)								1						1
(30) Rescue, emergency medical call (EMS), other	6	16	24	8	5	8	15	9	15					106
(31) Medical assist	8	3	3	2		6	4	14	8					48
(32) Emergency medical service (EMS) incident	21	12	18	9	7	13	28	24	23					155
(35) Extrication, rescue							2	1	2					5
(36) Water or ice-related rescue					1	1								2
(38) Rescue or EMS standby		1	1				1	1						4
(40) Flammable gas or liquid condition, other	1							1						2

	Jan '23	Feb '23	Mar '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Total
(41) Combustible/f... spills & leaks	3	4	3	18	7	2	1	1	2					41
(42) Chemical release, reaction, or toxic condition	8		1	1	1		1	1						13
(44) Electrical wiring/equipm.. problem						1								1
(50) Service call, other	3		2		1	2	3							11
(51) Person in distress									2					2
(52) Water problem							2							2
(53) Smoke, odor problem					1									1
(54) Animal problem or rescue				1	2									3
(55) Public service assistance	4	2	8	2	3	1	1	3	1					25
(57) Cover assignment, standby at fire station, move-up					1	1	1	1						4
(60) Good intent call, other		1					1	1						3
(61) Dispatched and canceled en route	2	2	5	3	3	6	2	8	2					33
(65) Steam, other gas mistaken for smoke				2			3	1						6
(67) HazMat release investigation w/no HazMat						1								1
(70) False alarm and false call, other	2	3	4	5	1	2	3	3	5					28
(73) System or detector malfunction	1	1	2	1	1	2	3	6	1					18
(74) Unintentional system/detect... operation (no fire)	6	7	6	3	4	3	5	6	1					41
Total	67	52	79	55	39	50	81	84	63					570



CRESTED BUTTE FIRE PROTECTION DISTRICT

306 MAROON AVENUE
P.O. BOX 1009
CRESTED BUTTE, CO 81224
(970) 349-5333 FAX: (970) 349-3420
WEBSITE: WWW.CBFPD.ORG

October 3, 2023

CBFPD Board of Directors (BOD)

RE: Fire Prevention Division work summary for September 2023

Dear Board of Directors,

Addressed are some of the larger projects in the plan development and review stages:

Major Projects: (planning, fire requirements & multiple meetings) ON GOING

Mount Crested Butte

- Prospect II-on going
- North Village-on going
- Honey Rock Ridge
- CB Ridge (old Nevada Ridge)
- Bear Crossing

Crested Butte

- Academy Place Multifamily
- Mineral Point
- New Town WWTP
- Fire Campus
- 48 affordable housing units
- Clark's Market
- Bruhaus
- CBCS-new addition

County

- County Whetstone Housing (240 units)
- New subdivision at Cement Creek & Hwy, 135 (75 homes)
- changing commercial district in CBS to One-Way traffic
- Solar Farm on Hwy 135
- Clark commercial expansion-CBS

Plan Reviews/Letters: completed in September- (20 total)

Mount Crested Butte

- Red Lady
- Black Diamond
- Prospect Dr.

Crested Butte

- Whiterock
- Bellevue
- Elk Ave.
- 4th St.

County

- Ruby Silver
- Atkinson
- Meadows
- Glacier Lilly
- Neville
- Sunset Dr.
- Hwy 135
- Meadows
- Birdie Way
- McCormick
- Saddle Ridge
- Larkspur
- Meridian

Inspections & Meetings: 49

Mount Crested Butte

4

Crested Butte

20

County

25

Company Level Annual Life Safety Inspections: 5 performed in the month of September

Fire Prevention Division summary: (The pace has not slowed down)

1. The Fire Prevention Division's Joe Wonnacott & Dale Hoots are off the Fire Leadership Challenge in Keystone, scheduled for the middle of October. They will both be attending the Fire Marshal track.
2. The Fire Prevention Division staff continues to learn and improve on utilizing the new First Due inspection software.
3. Our Fire Prevention Division is prepared for Fire Prevention Week (October 16 -20) at CBCS and all the preschools.
4. Chris & Taylor helped CBCS management staff program their radios for use during their emergencies. (FRS)

Updates & Enforcement issues:

1. The County has lifted the "Stop Work Order" for the 25590 Hwy.
2. The Fire Prevention Division has been made aware that there are 2 more commercial hood cleaning/inspection companies located in Montrose. This will give restaurant owners different vendors to choose from.

3. For the fourth time, the Fire Prevention Division has discovered that Dynamic Fire, of Montrose, continues to install fire suppression systems without a plan submittal or approval. This type of activity MUST end.

Action request to the Board of Directors:

-none as of this packet submittal

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

October 10, 2023

1. Consent Agenda

- a) September 12th Regular Meeting Minutes
- b) Monthly Financial Reports

2. Chief Executive's Comments:

As we've been enjoying the transition from summer to fall a good deal has happened in the background. Annie and I have had the opportunity to once again attend the Special District Association (SDA) conference in Keystone last month. As always, it was good to connect with other special districts and overall it seems like we have a good handle on the current operational, legal and regulatory issues facing special districts. We have also been doing additional work on the budget in anticipation of Proposition HH which will appear on the ballots arriving shortly. SDA has recommended districts oppose HH and has an info page on that topic [here](#). We have also recently heard that another property tax limitation measure has qualified for the 2024 ballot.

Perhaps the most interesting session at the SDA conference was an employee housing session presented by the Eagle River Water and Sanitation District which covers most of the Vail Valley. ERWSD has been in the employee housing business for multiple decades, currently owns 39 units, has built or partnered with multiple developments, offers a down-payment assistance program of up to \$250k, and provides housing stipends to employees not taking advantage of employee housing options. While the details were fascinating, I think the biggest takeaways for me were:

1. After housing prices climb into the millions, it becomes impossible to solve the employee housing issue with salary alone.
2. Effective management of employee housing needs requires a multi-faceted approach that will likely need to be adapted over time.

I also recently attended the Mt. Crested Butte Town Council meeting at their invitation to update on CBFPD activities. They seemed mostly interested in making statements about the fire station project including past issues around sewer and roadway access that are now mostly resolved. I was surprised that there were really no questions on energy efficiency, however, they seemed pleased we would be meeting the 2021 codes. Speaking of Mt. Crested Butte, you will note the station is currently being painted and Outrun Street is under repair. Although no one will ever believe it, I didn't ask Chief Duke to pick a color combination amazingly close to my house next door. He assures me the station color is dark gray while my house is blue.

In the reports this month you will hear about the continuing activity with fire prevention as well as operational updates. The search for a paramedic continues, however, we are doing OK with EMS coverage considering our cadre of AEMTs and our two captains also trained as paramedics. Our bi-annual EMT class is also underway with Chief Weisbaum as lead instructor and seems to be going well so far.

For the CEO report you will see an updated budget for review. The major change since the last version is reduced value estimates provided by the assessor in anticipation of HH passing. The difference, however, is really concentrated on the value of primary residences exempt from taxation which would increase from \$15k to \$50k for next year. Considering both our high real estate values, and our preponderance of second homes, the difference is \$15 – \$20 million of assessed value or about 2 – 3 % of our total. On the expense side, there has been a slight reduction in proposed salary increases to accommodate both decreased revenue and increased benefit contributions. There are also a few minor updates in expense lines to reflect current trends. We will go over this version in detail at the strategic

CRESTED BUTTE FIRE PROTECTION DISTRICT
Chief Executive's Report

planning session and will also schedule hearings as needed to comply with the potential HH requirements.

In old business this month I think we ARE REALLY CLOSE TO FINISHED with the Larkspur parcel acquisitions. The County asked for one more modification to the development agreement to allow for a buyback option if we do not develop the property within 5 years. John Chmil and I worked through these details and are comfortable that the final language in the agreement gives us reasonable flexibility to extend the build deadline or sell the property back as future conditions may dictate. We will be looking for a motion to approve the updated development agreement. The other agreements including the deed restriction and deed of trust are unchanged.

Work continues on the emergency services campus as we continue to button up the design development document phase. FCI is actively working on updated estimates and we will review those on 10/25. We are pleased, however, that Shaun Horne finished his painting. An image of the painting is contained in the packet. As a follow up, we are exploring options to reclaim some of the wood in the cattle loader on site for the fire station lobby. Todd may also have some updates to share, however, we are expecting most of the conversation to occur later this month at the special meeting to review the DD budget.

As noted above, the Outrun Street road repairs adjacent to Station 2 are underway along with exterior painting of the station. I have contacted Norman Whitehead to survey that property and we hope to have that concluded by month's end which will help us continue the conversation with the Town of Mt. CB and the Ski Jump condos about potential lot line adjustments.

New business this month is quite light with only reminders of the upcoming special meeting and the strategic planning session. Annie and I will share updated details of both meetings.

I do not anticipate any unscheduled business. We also have a brief executive session scheduled to follow up on the employee housing property acquisition we discussed last month.

3. Action Items

- a) Approve consent agenda
- b) Review updated budget draft
- c) Review and approve updated Larkspur development agreement
- d) Action item (if needed) after executive session

Mill Levy Calculation Worksheet

	2024		2023	
Assessed Valuation	\$661,505,580		\$440,762,790	
	<u>Tax Revenue</u>	<u>Mill Levy</u>	<u>Tax Revenue</u>	<u>Mill Levy</u>
Maximum General Fund Levy	\$3,492,088	5.279	\$2,326,787	5.279
<u>Allowed TABOR Base</u>	N/A	N/A	\$1,240,652	2.815
<u>Ballot Authorizations:</u>				
1998 Ballot Authorization	529,204	0.800	352,610	0.800
2002 Ballot Authorization	330,753	0.500	220,381	0.500
2017 Ballot Authorization	<u>2,315,270</u>	<u>3.500</u>	<u>1,542,670</u>	<u>3.500</u>
<u>Maximum General Fund</u>	6,667,315	10.079	4,442,448	10.079
<u>Temporary Tax Credit</u>	(\$1,452,005)	(2.195)	(\$1,086,040)	(2.464)
Effective General Fund Levy	5,215,310	7.884	3,356,409	7.615
Bond Fund	1,679,700	2.539	1,679,700	3.811
Total Mill Levy	\$6,895,010	10.423	\$5,036,109	11.426
Abatements	14,149	0.021	8,462	0.019
TOTAL LEVY	\$ 6,909,159 	10.445	\$ 5,044,571 	11.445

CRESTED BUTTE FIRE PROTECTION DISTRICT

Budget 2024

	ACTUAL <u>2022</u>	BUDGET <u>2023</u>	ESTIMATED <u>2023</u>	BUDGET <u>2024</u>
Beginning Fund Balance	\$ 2,242,433	\$ 3,097,629	\$ 3,097,629	\$ 3,022,009
Revenue				
General Property Tax	\$ 3,261,678	\$ 3,364,776	\$ 3,364,776	\$ 5,229,459
Specific Ownership Tax	\$ 211,653	\$ 130,000	\$ 130,000	\$ 130,000
Intergovernmental Revenue	\$ 41,840	\$ 25,000	44,541	\$ 25,000
EMS Service Fees	\$ 386,073	\$ 300,000	\$ 350,000	\$ 325,000
Plan Review / Inspection Fees	\$ 464,592	\$ 125,000	\$ 340,000	\$ 150,000
Training Fees	\$ 1,750	\$ -	\$ 15,500	\$ -
Special Event Fees	\$ 80,279	\$ -	\$ 70,000	\$ -
Rental Income	\$ 73,006	\$ 69,500	\$ 90,000	\$ 103,800
Impact Fees	\$ 37,095	\$ 25,000	\$ 25,000	\$ 25,000
Interest Income	\$ 61,567	\$ 25,000	\$ 115,000	\$ 50,000
Grants	\$ -	\$ 150,000	\$ -	\$ 150,000
Contributions & Donations	\$ 1,000	\$ -	\$ 2,000	\$ -
Sale of Assets	\$ -	\$ 2,000	\$ 6,300	\$ 2,000
Debt Proceeds	\$ 125,875			
Vendor Refunds	\$ -	\$ -	\$ 13,560	\$ -
Miscellaneous	\$ 20	\$ -	\$ -	\$ -
Total Operating Revenue	\$ 4,746,427	\$ 4,216,276	\$ 4,566,677	\$ 6,190,259
Total Available Revenue	\$ 6,988,860	\$ 7,313,905	\$ 7,664,306	\$ 9,212,268
Expenditures				
General Services	\$ 1,248,958	\$ 1,436,528	\$ 1,436,528	\$ 1,628,369
Operations	\$ 2,436,050	\$ 2,780,621	\$ 2,780,621	\$ 3,296,371
Subtotal Operating Expenditures	\$ 3,685,008	\$ 4,217,149	\$ 4,217,149	\$ 4,924,740
Revenue Above Operating Expenditures	\$ 1,061,419	\$ (873)	\$ 349,528	\$ 1,265,519
Capital Purchases	\$ 154,659	\$ 472,500	\$ 377,500	\$ 1,025,000
Total Capital Expenditures	\$ 154,659	\$ 472,500	\$ 377,500	\$ 1,025,000
Multi-Year & Lease Purchase Principal	\$ 193,129	\$ 47,648	\$ 47,648	\$ 47,648
Total Debt Principal	\$ 193,129	\$ 47,648	\$ 47,648	\$ 47,648
Total Annual Expenditures	\$ 4,032,796	\$ 4,737,297	\$ 4,642,297	\$ 5,997,388
Reserves				
TABOR Reserve (3%)	\$ 118,193	\$ 142,119	\$ 142,119	\$ 179,922
Operating Reserve (30%)	\$ 1,063,740	\$ 1,421,189	\$ 1,421,189	\$ 1,799,216
Impact Fee Reserve	\$ 389,815	\$ 426,910	\$ 426,910	\$ 451,910
Additional Capital Reserve		\$ 200,000	\$ 200,000	\$ 500,000
Down Payment Assistance Fund	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Major Incident Contingency	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Restricted Reserve (Land Purchases)	\$ 400,000	\$ -	\$ -	\$ -
Unrestricted Reserve	\$ 945,881	\$ 206,390	\$ 651,791	\$ 103,833
Ending Fund Balance	\$ 3,097,629	\$ 2,576,608	\$ 3,022,009	\$ 3,214,880

General Obligation Bond Fund

General Obligation Bonds

Date Executed 1/15/2022
Maturity Date 1/15/2047

Amount Financed	\$	25,950,000
Bond Premium	\$	4,000,000
Total Funds Available	\$	<u>29,950,000</u>

Principal Balance as of Jan 1 \$ 23,925,000

Principal - Current year	\$	650,000
Interest - Current Year	\$	1,029,700
Total Current Year	\$	<u>1,679,700</u>

Principal Balance as of Dec 31 \$ 23,275,000

Schedule A - General Services / Administration Expenditures

	<u>Budget 2023</u>	<u>Budget 2024</u>	<u>Comments</u>
Salaries - Administration	\$ 176,000	\$ 200,400	
Salaries - Fire Prevention	\$ 303,208	\$ 345,740	
Salary - Temporary Employees	\$ 4,800	\$ 6,900	
Payroll Processing Fees	\$ 6,000	\$ 6,000	
Medicare Tax	\$ 7,018	\$ 8,019	
Social Security Tax	\$ 6,112	\$ 6,186	Temporary & PT Employees
Colorado FAMLPI Premium	\$ 2,178	\$ 2,489	
Retirement Contributions - Employer	\$ 41,338	\$ 50,123	
Health Insurance & Related Benefits	\$ 95,193	\$ 96,730	
EAP Program Fees	\$ 3,500	\$ 3,500	
Workers Compensation	\$ 45,000	\$ 45,000	
Ski Pass Benefit - Employee	\$ 6,000	\$ 6,000	
Health Reimbursement	\$ 92,700	\$ 109,822	30% of Health Ins Premiums
Advertising	\$ 5,000	\$ 5,000	
Accounting & Audit Services	\$ 8,000	\$ 8,000	
Ambulance Billing Fees	\$ 18,000	\$ 19,500	6% of Collected EMS Billing
Bank Charges	\$ 2,500	\$ 5,000	Increased Credit Card Payments
Board Expenses	\$ 11,000	\$ 4,000	No Off Site Year
Board Stipends	\$ 7,000	\$ 7,000	Meeting Stipends
Debt Service	\$ 13,979	\$ 12,876	Triplex
Down Payment Assistance Fund	\$ 1,500	\$ 1,500	Service Fee
Dues and Subscriptions	\$ 8,000	\$ 8,000	
Education & Training - Admin	\$ 18,000	\$ 18,000	
Elections	\$ 25,000	\$ -	No Election for 2024
Fire Prevention & Life Safety	\$ 15,000	\$ 15,000	Major Project Plan Reviews
Insurance - General	\$ 35,000	\$ 45,000	New Vehicles and Buildings
IT Services	\$ 40,000	\$ 40,000	
Legal and Professional	\$ 45,000	\$ 50,000	Add'l Ambulance Billing Audit Svc
Meals & Incentives	\$ 23,500	\$ 26,000	Increased banquet costs
Office Supplies & Equipment	\$ 18,000	\$ 15,000	Includes computer upgrades
Postage & Shipping	\$ 3,000	\$ 3,000	
Rent	\$ 39,000	\$ 82,300	308 3rd, CB South & 65 Paradise
Repairs - Building	\$ 40,000	\$ 40,000	
Repairs - Rental Units	\$ 5,000	\$ 5,000	
Snow Removal	\$ 10,000	\$ 12,000	
Telephone	\$ 9,000	\$ 10,000	Landlines - VOIP System
Travel	\$ 20,000	\$ 22,500	Increased Travel Costs
Treasurer's Fees	\$ 102,001	\$ 160,784	3% of tax collections
Utilities - Rental Units	\$ 3,000	\$ 4,000	
Utilities	\$ 45,000	\$ 45,000	
Volunteer Pension Contribution	\$ 75,000	\$ 75,000	
Miscellaneous	\$ 2,000	\$ 2,000	
Total General Services & Admin	\$ 1,436,527	\$ 1,628,369	

Schedule B - Operations Expenditures

	<u>Budget 2023</u>	<u>Budget 2024</u>	<u>Comments</u>
Salary - EMS & Fire Chief	\$ 123,120	\$ 131,760	
Salary - Logistics Chief	\$ 86,848	\$ 93,380	
Salary - Captains	\$ 250,130	\$ 311,192	4 Positions
Salary - Lieutenants	\$ 223,200	\$ 158,000	2 Positions
Salary - Paramedic / Firefighters	\$ 383,100	\$ 504,640	6 Positions
Salary - Engineers	\$ -	\$ 237,000	3 Positions
Salary - Firefighter / EMTs	\$ 420,820	\$ 294,000	4 Positions
Salary - Maintenance	\$ -	\$ 54,375	1 Position
Salary - Part-Time	\$ 165,000	\$ 170,500	
Salary - Unscheduled Overtime	\$ 79,011	\$ 77,912	
Training Pay	\$ 7,500	\$ 5,000	Instructor Expenses
Special Event Pay	\$ 1,500	\$ 1,500	
Volunteer Stipends	\$ 50,000	\$ 50,000	
Medicare Tax	\$ 25,828	\$ 30,200	
Social Security Tax	\$ 13,330	\$ 13,671	
Colorado FAMLPI Premium	\$ 8,016	\$ 9,372	
Retirement Contributions - Employer	\$ 178,411	\$ 222,440	
Health Insurance & Related Benefits	\$ 290,707	\$ 344,429	
Ski Pass Benefit - Employee	\$ 25,000	\$ 30,000	30 Total
Ski Pass Benefit - Volunteers	\$ 20,000	\$ 20,000	20 Total
Dispatch Fees	\$ 51,000	\$ 56,000	
Education & Training	\$ 50,000	\$ 50,000	
EMS Supplies	\$ 35,000	\$ 40,000	
Firefighting Supplies	\$ 15,000	\$ 20,000	
Fuel	\$ 45,000	\$ 45,000	
Hazardous Waste Disposal	\$ 1,600	\$ 2,000	
Meals - Training	\$ 16,800	\$ 18,000	
Medical Direction	\$ 10,000	\$ 10,000	
Protective Equipment	\$ 30,000	\$ 40,000	
Radio & Mobile Computer Equipment	\$ 20,000	\$ 80,000	Additional Radios
Repairs - Equipment	\$ 6,000	\$ 6,000	
Repairs - Vehicles	\$ 40,000	\$ 40,000	
Responder Incentives	\$ 10,000	\$ 10,000	
Station Supplies	\$ 7,500	\$ 9,000	
Service Contracts	\$ 12,700	\$ 18,000	
Telephone - Mobile	\$ 14,000	\$ 14,000	
Tools & Hardware	\$ 2,000	\$ 2,000	
Training Equipment & Supplies	\$ 8,000	\$ 8,000	
Travel	\$ 20,000	\$ 25,000	Increased Travel Costs
Uniforms	\$ 22,500	\$ 30,000	Increased Quantities
Vaccines - Physicals - Wellness	\$ 10,000	\$ 12,000	
Miscellaneous	\$ 2,000	\$ 2,000	
	\$ 2,780,621	\$ 3,296,371	

Schedule C - Capital Expenditures

Budget 2023

Buildings & Land	\$ 600,000
Vehicles	\$ 390,000
Capital Medical Equipment	\$ 35,000
Capital Fire Equipment	\$ -
Capital Equipment (Other)	\$ -
Total Capital Expenditures	\$ 1,025,000

Item Detail

Capital Purchases have a value of >\$5,000

Buildings & Land

Transfer to Capital Project Fund	\$ 600,000
<u>Housing purchase</u>	\$ -
Subtotal Buildings & Land	\$ 600,000

Vehicles

New Ambulances	\$ 305,000
New Pickup	\$ 85,000
Subtotal Vehicles	\$ 390,000

Capital Medical Equipment

LifePak 15	\$ 35,000
Subtotal Medical Equipment	\$ 35,000

Capital Fire Equipment

N/A	\$ -
Subtotal Fire Equipment	\$ -

Capital Equipment - Other

N/A	\$ -
Subtotal Equipment - Other	\$ -

Schedule D - Reserve

	<u>Budget 2023</u>	<u>Comments</u>
Annual Expenditures	\$ 5,997,388	
TABOR Reserve (3%)	\$ 179,922	
Operating Reserve (30%)	\$ 1,799,216	
Impact Fee Reserve*	\$ 451,910	
Additional Capital Reserve	\$ 500,000	
Down Payment Assistance Fund	\$ 80,000	
Major Incident Contingency	\$ 100,000	
Restricted Reserve (Land Purchase)	\$ -	
Unrestricted Reserve	\$ 103,833	
	\$ -	
Total Reserve	\$ 3,214,880	

Schedule E - Lease Purchase

Triplex Lease Purchase

Date Executed	10/22/2020
Maturity Date	3/20/2034
Interest Rate	2.30%

Amount Financed	\$ 730,000.00
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Principal Balance as of Jan 1	\$ 588,824.09
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Principal - Current year	\$ 48,750.00
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Interest - Current Year	\$ 12,876.47
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Total Current Year	\$ 61,626.47
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Principal Balance as of Dec 31	\$ 540,074.09
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Salary Schedule

2024

Full-Time	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5
Firefighter / EMT	\$ 57,960	\$ 63,480	\$ 69,000	\$ 74,520	\$ 80,040
AEMT / Firefighter	\$ 63,000	\$ 69,000	\$ 75,000	\$ 81,000	\$ 87,000
Engineer	\$ 63,000	\$ 69,000	\$ 75,000	\$ 81,000	\$ 87,000
Paramedic / Exterior FF	\$ 66,360	\$ 72,680	\$ 79,000	\$ 85,320	\$ 91,640
Paramedic / Firefighter	\$ 69,720	\$ 76,360	\$ 83,000	\$ 89,640	\$ 96,280
Fire Lieutenant	\$ 66,360	\$ 72,680	\$ 79,000	\$ 82,950	\$ 91,640
EMS Lieutenant / Exterior FF	\$ 69,720	\$ 76,360	\$ 83,000	\$ 89,640	\$ 96,280
EMS Lieutenant	\$ 71,400	\$ 78,200	\$ 85,000	\$ 89,250	\$ 98,600
Captain	\$ 72,240	\$ 79,120	\$ 86,000	\$ 90,300	\$ 99,760
		\$ -			
Fire Inspector	\$ 60,900	\$ 66,700	\$ 72,500	\$ 78,300	\$ 84,100
Deputy Fire Marshal	\$ 71,400	\$ 78,200	\$ 85,000	\$ 91,800	\$ 98,600
Fire Marshal	\$ 85,260	\$ 93,380	\$ 101,500	\$ 109,620	\$ 117,740
		\$ -			
Chief I	\$ 85,260	\$ 93,380	\$ 101,500	\$ 109,620	\$ 117,740
Chief II	\$ 102,480	\$ 112,240	\$ 122,000	\$ 131,760	\$ 141,520
		\$ -			
Fleet & Facilities Manager	\$ 60,900	\$ 66,700	\$ 72,500	\$ 78,300	\$ 84,100
Executive Assistant	\$ 63,000	\$ 69,000	\$ 75,000	\$ 81,000	\$ 87,000
Chief Executive Officer	\$ 109,200	\$ 119,600	\$ 130,000	\$ 140,400	\$ 150,800

Part-Time	Grade 1	Grade 2	Grade 3
EMT	\$ 19.00	\$ 21.00	\$ 23.00
Firefighter	\$ 19.00	\$ 21.00	\$ 23.00
AEMT	\$ 22.00	\$ 24.00	\$ 26.00
Firefighter / EMT	\$ 24.00	\$ 26.00	\$ 28.00
Engineer	\$ 25.00	\$ 27.00	\$ 29.00
Paramedic (Single Role)	\$ 28.00	\$ 30.00	\$ 32.00
Paramedic Firefighter	\$ 32.00	\$ 34.00	\$ 36.00
Captain	\$ 33.00	\$ 35.00	\$ 37.00

RFFR Survey Comparables 2023			Current Rate	% Change
50th Percentile	% of Statwide	Title		
\$ 57,903	119.2%	Firefighter / EMT	\$ 67,000	2.90%
\$ 63,344	118.4%	Firefighter / EMT-I	\$ 69,500	7.33%
			\$ 69,500	7.33%
\$ 71,500	110.5%	Firefighter / Paramedic	\$ 72,500	8.23%
\$ 71,704	115.8%	Firefighter / Paramedic	\$ 75,700	8.80%
\$ 82,941	95.2%	Lieutenant	\$ 72,500	8.23%
			\$ 75,700	8.80%
			\$ 78,300	7.88%
\$ 90,033	95.5%	Captain	\$ 81,500	5.23%
\$ 66,176	109.6%	Fire Inspector	\$ 68,800	5.10%
\$ 77,090	110.3%	Asst Fire Marshal	\$ 78,300	7.88%
\$ 98,634	102.9%	Fire Marshal	\$ 96,200	5.22%
\$ 101,651	99.9%	Fire Battalion Chief	\$ 94,400	7.00%
\$ 119,791	101.8%	Deputy Chief	\$ 114,000	6.56%
\$ 72,045	100.6%	Fleet Supervisor		
\$ 99,598	75.3%	HR Director	\$ 65,625	12.50%
\$ 139,720	93.0%	Fire Chief	\$ 123,500	5.00%

Employee Insurance Rates

Deductible (Single)	\$	5,000.00
HRA Estimate (Single)	\$	4,500.00
Out of Pocket (Single)	\$	500.00

Monthly Rates

		<u>Health</u>	<u>Dental</u>	<u>Vision</u>
Employee Only	\$	585.00	\$ 40.00	\$ 7.00
Employee + Spouse	\$	1,288.00	\$ 82.00	\$ 13.00
Employee + Child	\$	1,226.00	\$102.00	\$ 14.00
Employee + Children	\$	1,226.00	\$102.00	\$ 14.00
Family	\$	1,460.00	\$138.00	\$ 24.00

Appropriation

General Fund

Operating Expenditures	\$	5,997,388
Emergency TABOR Reserve	\$	179,922
Additional Reserves	\$	3,034,959

Capital Projects Fund

Capital Projects	\$	14,123,149
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Bond Fund

Bond Principal and Interest	\$	1,679,700
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DEVELOPMENT AND
PURCHASE AGREEMENT

This DEVELOPMENT AND PURCHASE AGREEMENT (the “Agreement”), dated [_____], 2023, is between the Board of County Commissioners of Gunnison County, Colorado (the “County”) and Crested Butte Fire Protection District, a special district and political subdivision of the State of Colorado (“Developer”). The County and the Developer may be referred to herein individually as a “Party,” or collectively as the “Parties.”

RECITALS

WHEREAS:

A. The County owns the following real property (the “Property”): LOTS EM2 and EM3, LARKSPUR SUBDIVISION as identified on the plat titled “PLAT OF LARKSPUR LOCATED WITHIN THE E1/2 NE1/4 SECTION 12 T14S, R86W, 6TH PRINCIPAL MERIDIAN, COUNTY OF GUNNISON, STATE OF COLORADO dated August 21, 2006, bearing reception # 568254.

B. The County desires to have the Property developed to provide affordable housing for residents of Gunnison County (the “Project”).

C. In the interest of furthering public policy, the Colorado General Assembly has declared at Colorado Revised Statutes § 29-26-101. Legislative Declaration: “(1) The general assembly hereby finds and declares that:

1. It is in the public interest to maintain a diverse housing stock in order to preserve some diversity of housing opportunities for [Colorado’s] residents and people of low—and moderate—income.

2. A housing shortage for persons of low—and moderate—income is detrimental to the public health, safety and welfare. In particular, the inability of such persons to reside near where they work negatively affects the balance between jobs and housing in many regions of the state and has serious detrimental transportation and environmental consequences.”

D. The Colorado General Assembly has defined affordable housing to include rentals as follows: C.R.S. § 29-26-102, Definitions, “(1) Affordable housing dwelling unit” means a residential structure that is purchased or rented by and is occupied as a primary residence by one or more income eligible households, or a comparable definition as established by a local government.”

E. The Gunnison County Land Use Resolution, which evidences the County’s policy with respect to affordable housing, defines “Essential Housing” as “housing for qualified households as determined by the Gunnison

County Housing Authority,” and in turn defines “qualified household” as a “household that earns less than 120 percent of the AMI as qualified by the Gunnison County Housing Authority.”

F. The Board has the legal authority to convey real property as follows: C.R.S. § 30-11-101, Powers of counties. (1) Each organized county within the state...shall be empowered...(c) To sell, convey, or exchange any real...property owned by the county and make such order respecting the same as may be deemed conducive to the interests of the inhabitants...” (d) To make all contracts and do all other acts in relation to the property and concerns necessary to the exercise of its corporate or administrative powers. Any such contract may by its terms exceed one year and shall be binding upon the parties thereto as to all of its rights, duties and obligations.

G. The Parties have negotiated this Agreement to meet their mutual needs and goals in providing affordable housing for individuals that live and work in the County.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, and for valuable consideration, the receipt and adequacy of which are hereby acknowledged, County and Developer agree as follows:

1. THE PROJECT.

a. The Project consists of the transfer of ownership of the Property to the Developer, and the development of a single-structure, two (2) residential unit complex on Lot EM2 of the Property and a single-structure, three (3) residential unit complex on Lot EM3 of the Property, by the Developer, in accordance with the following “Project Documents”:

- i. This Agreement; and
- ii. Deed Restriction, attached as Exhibit A;
- iii. Deed of Trust, attached as Exhibit B.

b. Upon transfer of ownership of the Property to the Developer, the Property will be encumbered by the Deed Restriction, which will be recorded against title to the lots and each of the residential units, and will, among other restrictions:

- i. Mandate that the units are available for households that include one or more employees or volunteers of Developer, or which meet the parameters as qualified owners or qualified occupants under the Deed Restriction.
- ii. Mandate that rental rates include utilities (water, wastewater, trash, electricity, heat), but do not include telephone, internet, or television.
- iii. Prohibit short term rentals, with minimum lease terms of three months.
- iv. Provide a process for the Gunnison Valley Housing Authority or County to verify household qualifications and compliance with the Deed Restriction.
- v. Provide protection of the Deed Restriction in case of sale of the Property.

2. PURCHASE AND SALE OF THE PROPERTY.

a. Within 14 days of the mutual execution of this Agreement, Developer shall obtain an updated commitment to issue a title insurance policy for the Property. Developer shall disclose any title objections to County within 25 days of mutual execution of this Agreement.

b. Closing shall occur within 55-65 days of mutual execution of this Agreement, on a date and time that is mutually acceptable to the Developer and County (“Closing”).

c. The purchase price shall be \$200,000, payable by Developer to County in good funds at Closing.

d. Within 20 days of mutual execution of this Agreement, County shall disclose all documents in its possession related to the Property. Developer shall report any objections to County’s disclosures within 10 days of receiving County’s disclosures.

e. Any objections must be resolved within 40 days of mutual execution of this Agreement. Notwithstanding any other provision of this Agreement, the Developer may terminate this Agreement, without penalty, upon written notice to County at least 10 days prior to Closing, subject to any unavoidable costs charged by the company handling the Closing, which shall be Developer’s sole responsibility.

f. Title shall transfer from County to Developer at Closing by special warranty deed, subject to the following permitted encumbrances: The Deed Restriction and matters shown on the Land Title Guarantee Company title commitment for Order No. _____ dated _____.

g. Developer shall be responsible for the cost of the title insurance policy, any closing fee charged by the closing agent, and the cost of recording any documents to be recorded at Closing.

h. The County shall not cause or allow additional exceptions to title to affect the Property prior to Closing without the Developer’s prior written consent.

i. At any time prior to Closing and during regular business hours, Developer shall be entitled to enter upon the Property to conduct any review or inspection thereof at the Developer’s sole cost and assuming all risk. Developer hereby waives any claims against County that may arise from Developer, or any of Developer’s agents, entering the Property.

3. DEVELOPMENT OF THE PROJECT.

a. Developer shall develop the Project, in accordance with the plans finalized and approvals obtained pursuant to the Project Documents, and in accordance with all applicable laws, regulations, and codes.

b. Except for the obligations of the County expressly set forth herein, the management, conduct, and operation of the Project shall be at the expense and risk of the Developer, and the County shall have no obligations hereunder to facilitate or otherwise promote the completion of the Project.

c. The Developer shall use good faith efforts to solicit and obtain bids from local business concerns which are located in, or owned in substantial part by persons residing within, Gunnison County (a "Local Business") for the completion of the Project by making available to local contractors all plans for the improvements, in the manner reasonably selected by the Developer, which may include, without limitation, publication of solicitations for bids in a newspaper of general circulation in Gunnison County. To the extent the Developer reasonably determines it is feasible, contracts for work to be performed in connection with the construction of the improvements shall be awarded to Local Businesses, provided, however, the Developer shall not be required to award contracts to the lowest bidder, and may award contracts in accordance with the Developer's normal contracting and purchasing policies based upon criteria such as the experience, financial strength, and dependability of the contractors and subcontractors submitting bids.

d. In connection with the foregoing, Developer shall utilize Local Businesses for no less than 50% of the cost of completing the Project. Costs of completing the Project shall include planning and design costs in addition to actual construction costs. Materials purchased directly by Developer from a supplier with a physical presence in Gunnison County and materials purchased by a general contractor or sub-contractor that is a Local Business shall count towards achieving this requirement. The Developer may request a variance from the requirements of this paragraph, and consent shall not be unreasonably withheld by the County, if the Developer demonstrates that the Developer has used reasonable and good faith efforts to procure labor or materials from Local Businesses, but due to market conditions no Local Businesses are able to provide the labor or materials at a cost that allows the project to be completed in a timely and cost-effective manner.

e. Developer shall commence construction of the Project within 6-years of execution of this Agreement. In the case that Developer does not commence construction within the 6-year time period, the County shall have the option to repurchase the Property for the amount of the purchase price in Paragraph 2(c) (\$200,000). Developer may request that the Parties engage in good faith negotiation for an extension of the above 6-year deadline if Developer has not commenced construction of the Project by the Fifth (5th) anniversary of this Agreement.

4. INSPECTIONS.

a. The County has the right to inspect the Project upon reasonable notice to the Developer to ensure compliance with this Agreement and to ensure throughout construction that materials, installation and workmanship are of good quality as considered acceptable by industry standards. The inspections may include a review of all construction and other documents applicable to confirming compliance with this Agreement (other than the construction contract); site visits; problem identification and resolution; and provision of reports verifying compliance with this Agreement.

b. The County shall promptly notify Developer of any concerns that the County has regarding the Project.

5. TERM; TERMINATION.

a. The term of this Agreement shall commence on mutual execution of the Agreement and shall continue in full force and effect until terminated in accordance with paragraph 5.c below. Unless expressly and mutually agreed to by the Parties, termination of the Agreement shall have no effect on any provision of this Agreement that is expressly stated to survive termination.

b. The following terms and conditions shall survive termination:

i. The terms of the County Deed Restriction and County Deed of Trust;

ii. Developer's obligation to indemnify and hold the County harmless from any claims or causes of action that arise out of any damage caused by the Developer Parties to the Property during the term of the license described in paragraph 6.a.

c. This Agreement shall terminate upon the any of the following events:

i. The date of issuance of a Certificate of Occupancy for the entire Project; or

ii. The express mutual agreement of the Parties.

6. Breach; Cure; Default; Enforcement.

a. Breach; Cure. If one party breaches any of the terms, obligations, covenants, representations or warranties under this Agreement, the non-breaching Party shall notify the breaching Party of such breach. The breaching party shall have 42 days after written notice from the non-breaching party to cure the breach, or if the breach by its nature cannot be cured within 42 days, the breaching party shall have 42 days to commence a cure and shall act diligently and in good faith to complete the cure in a timely manner.

b. It will not be a breach of this Agreement if a Party is unable to perform its obligations under this Agreement if such inability is caused by acts or omissions of the other Party or its officers, employees, agents, or contractors or is caused by a Force Majeure Event. A "Force Majeure Event" is an Act of God (e.g., fire, flood, inclement weather, epidemic, earthquake); war or act of terrorism; governmental acts, orders, or restrictions; or any other reason where failure to perform is beyond the reasonable control, and is not caused by the negligence, intentional conduct or misconduct of the Party or the Party's officers, employees, agents, or contractors; provided, however, an event of Force Majeure shall not relieve any Party of its obligation to make timely payments of any amounts due hereunder.

c. "Event of Default" means the occurrence of any one of the following events during the term of this Agreement:

- i. A breach that is not cured pursuant to paragraph 8.a above;
 - ii. The dissolution, liquidation, or event of bankruptcy of Developer;
 - iii. The voluntary or involuntary transfer of ownership of the Property by Developer to any third party without the County's prior written consent.
- d. Waiver of breach of any of the provisions of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by said Party of either the same or any other provision of this Agreement.
- e. Remedies in Event of Default.
- i. The Parties agree that damages may not be an adequate remedy for an Event of Default under this Agreement. Therefore, the remedy of specific performance will be available to either party as well as any other remedy available at law or at equity.

7. GENERAL PROVISIONS.

a. Notice. All notices and demands required or allowed to be given hereunder shall be given in writing and delivered by U.S. certified mail, postage prepaid, and return receipt requested, by personal delivery, or by electronic mail, to the address provided below, or to such other address as a Party made provide in writing pursuant to this paragraph. Notices shall be considered given upon the earlier of (a) three business days after deposit in the United States mail, postage prepaid, certified or registered, return receipt requested; (b) personal delivery; or (c) transmission to the electronic mail address provided.

If to County:

Matthew Birnie
MBirnie@gunnisoncounty.org

with a copy to:
Matthew Hoyt
MHoyt@gunnisoncounty.org

John Cattles
JCattles@gunnisoncounty.org

Cathie Pagano
CPagano@gunnisoncounty.org

If to Developer:

Sean Caffrey
scaffrey@cbfpd.org

with a copy to:
Lyons Gaddis, PC
Attn: John Chmil
PO Box 978
Longmont, CO 80502

b. Nature of Relationship. This Agreement creates a contractual relationship. The parties do not intend for this Agreement to create a joint venture, fiduciary, partnership, or principal/agent relationship in any respect, either between the Parties or between one or both of them and any third party. Each party shall be solely responsible for its own acts and omissions in the performance of this Agreement.

c. Amendment. This Agreement may be amended only by a written document duly authorized and executed by the Parties hereto.

d. Effect of Invalidity. Nothing contained herein shall be construed as to require the commission of any act contrary to law, and wherever there is a conflict between any provision contained herein and any present or future law or regulation, the latter shall prevail, but the provisions of this Agreement affected shall be limited only to the extent necessary to bring it within the requirements of such law. If any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction as to either Party or as to both Parties, the Parties will immediately negotiate valid alternative portion(s) that as nearly as possible give effect to any stricken portion(s).

e. Assignability. Neither Party may assign its rights or delegate its duties hereunder without the prior written consent of the other, except that either Party may assign its rights or delegate its duties hereunder to an enterprise or other legal entity wholly owned and controlled by such Party without prior notice or consent of the other Party. Any assignment or transfer of this Agreement without the requisite prior written approval shall be void.

f. Successors and Assigns. This Agreement and the rights and obligations created hereby shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors and assigns in the event assignment is allowed.

g. No Third-Party Beneficiaries. Enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties hereto, and nothing contained in this Agreement shall give or allow any claim or right of action by any other person or entity. It is the express intention of the Parties hereto that any person or entity, other than the Parties to this Agreement, receiving services or benefits under this Agreement shall be deemed to be incidental beneficiaries only.

h. Definitions and Interpretations. Except as otherwise provided herein, nouns, pronouns and variations thereof shall be deemed to refer to the singular or plural, and masculine or feminine, as the context may require. Any reference to a policy, procedure, law, regulation, rule or document shall mean such policy, procedure, law, regulation, rule or document as it may be amended from time to time. Headings and titles contained herein are intended for the convenience and reference of the Parties only and are not intended to define, limit, or describe the scope of intent of any provision of this Agreement.

i. Governing Law; Venue. This Agreement and its application shall be construed in accordance with the laws of the State of Colorado. Venue for the trial of any action arising out of any dispute hereunder shall be exclusively in the District Court, Gunnison County, Colorado.

j. Fees / Costs. Should either Party hereto commence any action or proceeding in court to enforce any provision hereof or for damages by reason of an alleged breach of any provision of this Agreement or for declaratory relief, the prevailing Party shall be

entitled to recover from the losing party or parties the costs of such action, including such amount as the court may adjudge to be reasonable attorney fees for services rendered to the prevailing party in such action.

k. Indemnification. Developer, to the extent permitted by law, agrees to indemnify, defend and hold harmless County, its Commissioners, agents and employees of and from any and all liability, claims, liens, demands, actions and causes of action whatsoever (including reasonable attorney's and expert's fees and costs) arising out of or related to any loss, cost, damage or injury, including death, of any person or damage to property of any kind caused by the misconduct or negligent acts, errors or omissions of Developer or its employees, subcontractors or agents in connection with this Agreement.

l. No Waiver of Governmental Immunity. Nothing in this Agreement is, or shall be construed to be, a waiver, in whole or part, by the County or Developer of governmental immunity provided by the Colorado Governmental Immunity Act or otherwise.

m. Joint Draft. The Parties agree they drafted this Agreement jointly with each having the advice of legal counsel and an equal opportunity to contribute to its content. Therefore, this Agreement shall not be construed for or against a Party on the basis of authorship.

n. Other Interests. Each Party may have other business interests and may engage in any other business, trade, professions, or employment whatsoever, on its own account, or partnership or joint venture with any other person, firm, or corporation, or any other capacity, including, without limitation, the ownership, financing, leasing, operation, management, syndication, brokerage, or development of any real property whether or not in the vicinity of the Property.

o. Time of the Essence. Time is of the essence of this Agreement and of each provision hereof.

p. Additional Acts and Further Assurances. The Parties agree to cooperate as required to carry out the intent of this Agreement. Each Party agrees to execute and deliver whatever additional documents and to perform such additional acts as may be necessary or appropriate to effectuate and perform all of the terms, provisions, and conditions of this Agreement and the transactions contemplated by this Agreement.

q. Authority. The signatories below represent and affirm they are legally authorized to bind their respective Parties by this Agreement.

r. Counterparts; Facsimile / Electronic Signatures. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, and all of which together shall constitute one and the same document. The Parties will accept facsimile signatures or electronic signatures as original signatures.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

The Crested Butte Fire Protection District, a political subdivision of Colorado

By: _____
Name: Chris McCann Date _____
Title: Chairman

The Board of County Commissioners of the County of Gunnison, Colorado

By: _____
Name: Matthew Birnie Date _____
Title: County Manager



Shaun Koehn 2023

Crested Butte Fire Protection District
New Emergency Center Campus
CR 317 and Slate River, Gunnison County, CO (North Crested Butte)

90% Design Development - Package 02
Search and Rescue (SAR)

Project No. 22033_2
08 September 2023

Revision No.	Date	Description



CRESTED BUTTE FIRE PROTECTION DISTRICT

NEW EMERGENCY SERVICES CAMPUS

CR 317 and Slate River, Gunnison County, Co

90% Design Development Report – Search and Rescue (SAR)

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CRESTED BUTTE FIRE PROTECTION DISTRICT

NEW EMERGENCY SERVICES CAMPUS

CR 317 and Slate River, Gunnison County, Co
90% Design Development Report – Search and Rescue (SAR)

1. Project Description

The Crested Butte Fire Protection District (CBFPD) intends to develop a new emergency services campus on property located in Gunnison County directly north of the Town of Crested Butte on the southeast corner of the intersection of CR 317 and the Slate River. The new campus will include 2 buildings which will be permitted separately and therefore are separated into their own reports. This report (90% Design Development Package) covers the Search and Rescue (SAR) building on the new campus. The SAR structure is to be constructed using pre-engineered metal building components. Site work for this building is included in the administration (HQ) building's narrative.

The new Search and Rescue (SAR) building will house the equipment and functions required by SAR services including but not limited to the following:

- SAR Administration – Office and mission preparation/planning.
- Equipment Bays and Related Support Spaces – A 4-bay open space for vehicle storage and upkeep with ancillary support spaces such as a locker room and small storage.
- Training – Multi-use space and support areas that can be used as a classroom or other functions that may be required. This section of the building is secured from the remainder of the building so the space can be offered to the public.

The overall campus site is made up of a single parcel which is physically divided in two by the Slate River. All development for the campus takes place on the property located west of the Slate River. No work occurs on the east side of the river. The SAR sits on the southeast end of the developed land, directly behind the proposed CBFPD headquarters building. Site design permits the equipment bays to have drive-thru access from the front and the back.

This building and the overall campus work will be constructed using a single Construction Manager/ General Contractor (CM/GC) method of delivery. The process of selecting a qualified CM/GC is complete and FCI Constructors, Inc. has been selected, awarded, and is currently part of the project. The CM/GC will play an integral role working with the design team to help achieve the project goals.

The SAR building includes a roof mounted 21 kW photovoltaic system.

It is anticipated the SAR building will be constructed concurrently with the other structures on campus.

Zoning information

Reference Design Development Package 01 Central Administration, Fire, and Emergency Medical Services (HQ).

There is no entity responsible for review or critique of the project design such as BOZAR or the Town of Crested Butte (ToCB) Design Guidelines.

CRESTED BUTTE FIRE PROTECTION DISTRICT

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Exclusions

This report and therefore the project scope does not currently contain any of the following items. If added to the project it is anticipated they, or any other scope modifications would result in additional fees and potential re-design of work already performed.

- 1) Zero Energy – The scope of this project does not include any provision for any building(s) to be zero energy or zero carbon. Nor does it include any energy analyses, simulations, enclosure testing, or mockups. If any of these items or similar items are added to the scope of the project, project fees, construction costs, and project timeline would need to be re-evaluated before moving forward.
- 2) LEED: No aspect of the project will pursue LEED Certification at any level.

LEED Certified

The SAR building will not be 'LEED Certified'.

2. Project Schedule

Phase	Completion
90% Design Development Documents to CMGC	September 08, 2023
Final Design Development and Cost Estimate (IGMP):	October 20, 2023
CBFPD BOD-DD Approval Meeting:	October 24, 2023
BG+co Final Contract Documents to FCI for pricing:	January 30, 2024
Final Contract Documents and FGMP:	March 05, 2024
CBFPD BOD-CD Approval Meeting:	March 12, 2024
Begin Construction Phase:	March 19, 2023
Mobilization:	April 12, 2024
Substantial Completion:	July 7, 2025

CRESTED BUTTE FIRE PROTECTION DISTRICT

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3. Preliminary Code Analysis

Governing Building Codes: Crested Butte Municipal Code
2021 IBC, IMC, IFGC
2021 IPC
2021 NEC
2017 ICC/ANSI 117.1
2021 IECC

Chapter 3 Use and Occupancy Classification:

IBC Section 508. The proposed use is classified as a Mixed Use – Non-Separated occupancy of Assembly A-3, Business Group B and Storage (S-1 and S-2).

Chapter 4 Special Detailed Requirements Based on Use and Occupancy:

N/A

Chapter 5 General Building Heights and Areas:

The building can have 2 stories per Table 504.4 using the stricter requirement for Occupancy ‘S-1’ and have a maximum height of 60 feet by Table 504.3. The maximum allowable area after consideration of the Type VB construction, being fully fire sprinklered, and its location on the property is 27,000 SF for the two floors of the entire building. Since the building area is less than the requirement, no area increase by frontage calculations are needed. In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1.

Chapter 6 Types of Construction:

This building will be of the type of construction described in IBC Section 602.2 for Type VB. In this type of construction structural elements, exterior walls, and interior walls are of any materials permitted by the IBC code. IBC Table 601 requires (0) fire-resistance ratings for building elements in a Type VB construction. IBC Table 602 requires (0) fire-ratings for exterior walls of B, S-1, or S-2 occupancy groups with fire separation distances equal to or exceeding 10 feet. If this distance is between 5 and 10 it will need to have a 1 hr rating and if this distance is less than 5 feet, it will need a 1 hr rating for occupancy groups B, and S-2 and a 2 hr rating for occupancy group S-1.

Chapter 7 Fire and Smoke Prevention Features:

Exterior walls shall comply with Section 705. Section 705.2 requires that cornices, eave overhangs, exterior balconies and similar projections conform to minimum projection distances specified by Table 705.2. Buildings on the same lot must comply with requirements set forth in Section 705.3. Section 705.8.1 requires that the maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8. Section 705.11 requires that parapets be provided on exterior walls of buildings except if the wall is not required to be fire-resistance rated according to Table 602 because of fire separation distance. Section 705.11.1 requires that parapets have the same fire-resistance rating as that required for the supporting wall.

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Chapter 8 Interior Finishes:

IBC Table 803.13 requires other wall and ceiling finishes to be Class B in interior exit stairways and Class C in all other rooms and spaces.

Chapter 9 Fire Protection Systems:

Fire Suppression is not required by code but is being installed at Owners preference.
Fire Extinguishers shall be installed in accordance with NFPA 10.

Neither Manual or Automatic Fire Alarm system is required as the projected Occupant loads are less than the triggers given in IBC Sections 907.2.2 and 907.2.7.

Chapter 10 Means of Egress:

2021 IBC Table 1004.5 sets the maximum floor area allowance per occupant for B and M occupancies. The total building occupant load as indicated on Sheet “G1-1” of the SAR drawing set.

IBC Table 1006.3.2 sets the minimum number of exits or access to exits with 1-500 occupants at 2 per story. The maximum exit access travel distance for a B occupancy in a fully sprinklered building is 300 feet and 250 feet for an M occupancy per IBC Table 1017.2. Maximum Common Path of Egress Distance 75 feet for M occupancy and 100 feet for Business occupancy spaces (Table 1006.2.1). Maximum occupant load of any of the space uses with one exit shall not exceed 49 (Table 1006.2.1). There is no fire-resistance rating required in sprinklered B or M occupancy groups for corridors per Table 1020.1. The minimum corridor width is 44” per IBC Table 1020.2.

Chapter 11 Accessibility

IBC Section 1104 requires at least one accessible route be provided from accessible parking, accessible passenger loading zones, and public streets or sidewalks to an accessible entrance to the building. IBC Section 1105 requires that at least 60% of all public entrances be accessible. IBC Section 1104.4 requires at least one accessible route be provided to each level. IBC Section 1109.2 has requirements for toilet and bathing facilities to be accessible. IBC Section 1111 has requirements for accessible element signage.

Chapter 12 Interior Environment

IBC Section 1204 requires temperature control for all interior spaces intended for human occupancy to provide and maintain indoor temperatures of not less than 68°F (20°C) at a point 3 feet above the finish floor. Section 1205 has requirements for providing natural and artificial light. Section 1210 has requirements for toilet and bathroom finishes of walls, floors, and partitions to be smooth, hard and nonabsorbent materials.

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Chapter 13 Energy Efficiency:

IBC Section 1301 requires buildings to be designed and constructed in accordance with the International Energy Conservation Code. The building will be constructed with manufactured metal building components. According to the 2021 IECC, the Gunnison County is in Climate Zone 7.

Per Table C402.1.3.

Metal Building Roof: insulating value of R-30 plus R-11 Linear System values

Metal Building Above Grade Walls: insulating values of R-13 plus R-17 continuous insulation

Below Grade Walls: insulating value of R-15 continuous insulation

Unheated Slabs: insulating value of R-20 for 24 inches below

Heated Slabs: insulating values of R-20 for 48 inches below plus R-5 full slab insulation

The building envelope will be examined overall using ComCheck software to ensure compliance with the IECC requirements.

Chapter 29 Plumbing Systems:

Per sections 508 and 2902.1 the total plumbing fixtures of a non-separated mixed-use building are determined by totaling the individual required number of plumbing fixtures required for each occupancy classification. Refer to sheet "G1-1" for fixture calculations.

Chapter 30 Conveying Systems:

No elevator is required.

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4. Civil Concept

Reference Final Schematic Design Package 01 Central Administration, Fire, and Emergency Medical Services (EMS)

END OF CIVIL NARRATIVE

5. Landscaping and Irrigation Concept

Reference Final Schematic Design Package 01 Central Administration, Fire, and Emergency Medical Services (EMS)

END OF LANDSCAPING AND IRRIGATION NARRATIVE

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6. Exterior Architectural Concept

The new Search and Rescue (SAR) building exterior core and shell are to be a pre-engineered metal building. Standard metal building components and assemblies are to be use throughout most of the structure. To prolong the lifecycle and performance of the core and shell certain metal building components are to be substituted.

Exterior doors and windows:

Thermally broken, aluminum framed openings to be use. Glazing is to be double paned. All doors are to be insulated.

Fenestration Framing:

Perimeter of all openings to be framed with steel channels / girts. No fenestration is to be attached only to the metal building panels.

Exterior metal trim / flashing:

Custom trim and flashing to be used to create durable, weather tight construction.

Exterior metal panels:

Use standard metal panels with colors and profiles from the metal building manufactures. Orientation of the metal panels are to be horizontal and vertical. An accent metal panel is to be used as a wainscot with capped metal trim. All metal panel edges are to be capped with a prefinished metal j trim.

Thermal and Moisture Protection:

A premanufactured vapor retarder and insulation system (Simple Saver System) is to be used in the walls and roof. Thermal spacers are to be used between all metal building girts and prefinished metal panels. No continuous exterior insulation is to be used on the wall and roof assemblies.

CRESTED BUTTE FIRE PROTECTION DISTRICT

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7. Interior Architectural Concept

The interior architectural concept is to provide SAR personnel with sufficient space to service the area. The interior design of this building is divided into two basic parts:

- 1) **Vehicle Bays** –This area contains the SAR equipment storage areas of the facility including four (4) interior bays for vehicular storage and support areas. Ancillary spaces are provided for storage of smaller equipment. Lockers for SAR personnel are located within the vehicle bays. The interior architecture of this area will be functional and durable. Typical wall construction of the support spaces will be metal stud with gypsum wall board. Painted plywood veneer will be used in the vehicle bays where the potential for water and impact will be high. Ceilings will be open and exposed to structure.
- 2) **SAR Operations Area** –This space provides functions needed by the SAR personnel between and during missions including a training and mission planning area for the entire building. The training area is to include casework with a sink, microwave, electric stove / range, and refrigerator. The interior architecture of this area will be functional, and durable as well. Typical wall construction will be metal stud with sound insulation and gypsum wall board finish. Floor finish will be durable.

Refer to drawings “1/A1-1” (Finish Plan) and “1/A6-1” Reflected Ceiling Plan for finishes scheduled.

END OF ARCHITECTURAL NARRATIVE



CRESTED BUTTE FIRE PROTECTION DISTRICT

NEW EMERGENCY SERVICES CAMPUS

CR 317 and Slate River, Gunnison County, Co

90% Design Development Report – Search and Rescue (SAR)

Structural Concept

GENERAL BUILDING DESCRIPTION

The Crested Butte Fire Protection District – Search and Rescue (SAR) building is a new 1-story building, located at 306 Maroon Avenue, Crested Butte, Colorado.

The ground floor of the building will serve as offices, training, light storage, and vehicle bays. A portion of the building will remain un-finished in the initial phase of the project.

This narrative describes the projected structural foundation, floor, roof, lateral and exterior wall systems for the project and discusses the proposed structural design criteria.

DESIGN CRITERIA

- Design Dead Loads will include:
 - Structure self-weight
 - Allowance for flooring, C/L/M/E (ceiling, lights, mechanical piping and ducts, and electrical) 15psf min
 - Allowance for direct mounted future photovoltaic panels on all roofs

- Design Live Loads will include:
 - Design Live Loads will be in accordance with the requirements of IBC
 - Office space: 50psf + 15psf for partitions
 - Vehicle Bays: 40psf, concentrated load of vehicle

- Serviceability:
 - Live Load deflection = $L/360$
 - Total Load deflection (including creep) = $L/240$
 - Design floor for ATC Design Guide 1 “Minimizing Floor Vibration”
 - Maximum acceleration = 0.5% g
 - Assumed damping = 3%

 - Wall deflection = $L/240$
 - Building Drift = $H/400$ (wind), $H/50$ (seismic)

See the Design Development Drawings sheet S0-2 for all remaining design criteria.

BUILDING FRAMING

The Search and Rescue building will be a pre-engineered metal building with a single slope shed roof over the three (4) vehicle bays and auxiliary spaces.



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FIRST FLOOR FRAMING

The first-floor slab is expected to be a conventional slab-on-grade reinforced with welded wire reinforcement. All structural information can be found in the Design Development Structural Drawings.

FOUNDATIONS

The expected foundation system is a shallow spread footing foundation system. During the excavation for the geotechnical report ground water was not found. All structural information can be found in the Design Development Structural Drawings.

END OF STRUCTURAL NARRATIVE



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Mechanical, Plumbing and Electrical Concepts

Bighorn Consulting Engineers, Inc.

386 Indian Road, Grand Junction, CO 81501

Phone: 970-241-8709

Crested Butte Fire Protection District
New Search and Rescue Building
Crested Butte, CO

Mechanical, Plumbing and Electrical Schematic Design Narrative
June 21, 2023

General

The project will include the construction of a search and rescue building with apparatus bays, training, offices, locker rooms and ancillary spaces. This will be a single-story building of about 5947 ft².

Applicable Codes

2021 International Building Code
2021 International Mechanical Code
2021 International Plumbing Code
2021 International Energy Conservation Code
2020 National Electric Code

Seismic Classification

The project classification is Site Class D, Risk Category IV, and Seismic Design Category D. For this facility, the Component Importance Factor would be 1.5.

The following systems/components will be installed with seismic bracing:

1. Fire protection piping.
2. Electrical conduit larger than 2".
3. Ductwork with a cross-sectional area greater than six square feet.
4. Domestic, sanitary, storm, or hydronic piping that does not meet the 12-inch hangar rule. Piping 1" or less and supported by a single clevis does not require bracing. Piping 1" or less supported by a trapeze per ASCE 7 does not require bracing.
5. In-line components greater than 75 lbs.
6. Light fixtures in suspended ceilings.

This will be a delegated design for MEP systems performed by a firm specializing in seismic classification and design of restraints for MEP systems and equipment.

Plumbing

It is anticipated that a new fire protection line would be routed to the building to provide fire protection water and a new domestic water line would be routed to the building for domestic water as follows:

1. SAR: 6" fire line, 1 1/4" domestic line.

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The domestic water entry will include a strainer, PRV's, reduced pressure backflow preventer and pressure gauges.

A sanitary sewer line will exit the building and tie to the sanitary main on site as follows:

1. SAR: 4" line.

Coordination with the civil engineering consultant will be necessary to determine final location of the sewer tap for the building.

Natural gas will be routed in the building to serve gas-fired equipment including water heaters, boilers, and other mechanical gas-fired equipment for the building. The meter set location will be coordinated during design. Delivery pressure (2 psi or 7" wc) will also be determined during design. The gas needed in the new system will vary with the selection of the mechanical system. Exterior, underground gas piping will be HDPE with fusion welded joints. Interior gas piping will be schedule 40 steel piping. Gas pipe size up to 3" is anticipated.

The SAR building will have a domestic hot water plant that is fed from the heating boiler plant to indirect water heaters as follows:

1. SAR: one, 80-gallon, indirect heater.

The water heater will be fed from the boiler system and domestic hot water will be routed from this location to all fixtures requiring domestic hot water. Recirculation lines will be routed from the furthest fixtures as required by the IPC.

Exterior hose bibbs will be provided at select locations around the exterior of the buildings.

Plumbing fixtures will be standard grade, commercial quality. The water closets will be high efficiency 1.1 gpf, floor-mounted water closets by Kohler. Urinals will be 0.125 gpf high efficiency style by Kohler. Flush valves will be sensor type with battery power. Lavatory faucets in public restrooms, private restrooms, and handwash sinks in the bays will be 0.3 gpm sensor type with battery power.

Waste, vent, and storm piping inside the building will be standard weight cast iron pipe with "No-hub" joints. Underground waste will be DWV rated PVC with solid wall. Domestic water and recirculation piping will be type "L" copper. Domestic hot water will be insulated with 1" fiberglass insulation according to IECC 2015.

Floor drainage will be provided in select areas as determined during design. The drain locations and type will be coordinated with the architect and owner during design. These will include large toilet rooms, locker rooms, and apparatus bays.

Specific plumbing items for the SAR apparatus bays include:

1. A 1500 gallon, two-compartment sand/oil interceptor will be installed outside the building and the location will be coordinated during design. Floor drainage from the bays will drain to this interceptor.

Heating, ventilating, and air-conditioning

Search and Rescue (SAR) Building

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The systems for the SAR building will be composed of the following:

1. A central boiler plant with two, modular, high-efficiency, gas-fired boilers; pumps; indirect water heaters; piping; and controls. The boilers will each have a capacity of 400 mbh and be similar to the Raypak XFIIRE, Model #B400.
2. Radiant floor will be installed throughout this building and will include 1/2" hePEX at 10" o.c. Other system components will include radiant manifolds, control valves and loop piping. Loops will be limited to 300 feet in length.
3. Hydronic fan coils will be supplied to provide supplementary heat in the offices, training, and meeting planning spaces.
4. Hydronic unit heaters will provide supplementary heat at the apparatus bay doors.
5. Snowmelt systems will be installed at the aprons at each overhead door and will extend 15 ft from the door. Systems will include 3/4" hePEX tubing at 12" o.c. Other system components will include snowmelt manifolds, control valves and loop piping. Loops will be limited to 500 feet in length. System fluid will be 50% propylene glycol. The areas of the apron that are included in the city easement will be served by a separate manifold system to maintain independent operation from the other parts of the aprons.
6. General exhaust fans will be used to provide ventilation throughout and to ensure negative pressure relation to the Administration side of the building. There will be a wall mounted exhaust fan in the equipment bay. Final location of fan to be determined during design. The fan will provide 0.75 cfm/ft² of exhaust capacity. The general exhaust system will be provided with a carbon monoxide and nitrogen dioxide gas detection system similar to the Macurco DVP-1200 with sensors.
7. Suspended air cleaners will be used in the equipment bay to clean and filter the bay air. A house reel, source capture vehicle exhaust system will also be provided.
8. Apparatus vehicle source capture exhaust system will be provided for each vehicle. This will be a system composed of exhaust fans, ductwork, track system and breakaway connections.
9. An exhaust recovery ventilator (ERV) will be used to provide code required outside air ventilation and general exhaust in the Administration part of the building.
10. The IT room will receive a 1.0-ton cooling only split system air conditioner with low ambient cooling.

Geothermal Considerations

The gas fired boiler plant could be replaced with a geothermal water-to-water (WTW) heat pump plant to provide the required hydronic hot water. The WTW heat pump plant would be comprised of (2) Water Furnace TruClimate 100 model NXW600 units each with a nominal 50-ton capacity. The source side would be sized for approximately 300 GPM of total flow.

The water-to-water plant would be connected to the site geothermal bore field loop.

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Electrical:

Site/Overall

Site lighting will be provided using full cutoff fixtures that are Dark Sky Compliant. Arrangement of building mounted lights and Site poles or bollards shall be such that light does not trespass over the property boundaries in accordance with IECC 2021 requirements. The need for additional Site task lighting to assist with operations or training scenarios will be coordinated during the design. Site lighting layout will take into consideration the planned Helicopter Landing Zone and flight path, including pole height, placement, and light source visibility.

Provide two (2) conduits running between buildings. One is to be for Fire alarm (low voltage) and one for future use. Size of conduits to be determined during design.

Lighting

The lighting system for the project will include the most energy efficient lighting available with consideration from a maintenance standpoint to provide the most compatible light fixtures. Vehicle bays are planned to have LED low-bay lighting that is coordinated with the equipment and vehicle layout to provide the most effective coverage. Other areas are planned to use LED panels, downlights, and pendants for functional performance based on ceiling types.

Automatic lighting controls will be provided where required or practical to turn lights on when occupants enter an area and off after a period of inactivity. Automatic daylight harvesting controls shall be provided where required by the governing IECC. All the fixtures will have dimming capabilities in conjunction with the LED light fixtures to provide IECC required light level reduction controls.

Exterior lighting will be controlled by a timeclock or photocell and provide the ability to reduce light output via fixture dimming.

General Power

The electrical service is planned to be a 200 amp, 277/480V, 3 phase. The final electrical service solution will depend on project approval and phasing of construction with further coordination during the design being required.

The entire electrical service to the Fire Station is planned to be backed up by a Cummins Turbo-diesel generator that is configured for continuous operation (i.e., COPS NEC 708) for a period of 72 hours minimum. Estimated size of backup generator is 350kW and provisions for a load shedding transfer switch to the SAR building shall be planned at minimum. Confirmation of generator capacity and alternate solutions for backup generator power will be discussed during the design and may include increased nominal size and load shedding or transfer switch configurations, add alternate option for independent backup generator for the SAR building (~65kW), etc. The electrical gear will have protection against overvoltage (SPD). The electrical system will be designed to handle the demands of a typical building of this usage with capability to handle power requirements for general office and training operation in addition to Emergency response and operations related to SAR. All electrical devices will be specification grade.

A remote sewage lift-station grinder pump is anticipated to be installed on the site to be used by all buildings (Fire Station and SAR). This pump will be powered from the generator backed electrical service from the Fire Station or SAR building depending on final location.

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Building metering will be accomplished with a single meter located on the exterior of the building next to the main disconnect/panel. Submetering for building systems to meet Energy Code or Certification requirements will also be included; these systems may include lighting, heating, cooling, etc. It is planned to use products from eGauge to complete the submetering.

Photovoltaic generation system(s) are planned to be installed as part of the construction, or as a budget alternate. The specific installation plan and restrictions/limitations will be coordinated during the design. Electric Utility Service provider (Gunnison County Electric Association (GCEA)) has limitations on the overall size (kW) of interconnected generation as well as total energy production/offset (kWh) of these systems that must be reevaluated at the time of the design.

Systems

Data and A/V systems will be designed and specified according to the input from the owner. This will include data ports in all offices, training/planning rooms, etc. It will also include wireless access points (WAP's) at strategic areas of the building to provide access as well as a cellular repeater system. All Data and AV systems will be routed in Cat 6A cable. The pathways will consist of a star pattern with each data drop consisting of a cable from the IT room to the outlet. The central IT room and equipment may be located in the Fire Station.

Access control will be installed as directed by the owner. Wiring will be accomplished via Cat 6A cabling or per manufacturers recommendations. Exterior proximity devices with extended reach will be installed at selected doors and gates to allow entry.

Cameras will be installed around and inside the building as directed by the owner. Wiring will be done using Cat. 6A wire.

END OF MECHANICAL / PLUMBING / ELECTRICAL NARRATIVE

8. Fire Protection

Refer to SAR and HQ drawing sheets and specifications for design.

END OF FIRE PROTECTION NARRATIVE

CRESTED BUTTE FIRE PROTECTION DISTRICT

NEW EMERGENCY SERVICES CAMPUS

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9. Project Team

Owner:	Crested Butte Fire Protection District (CBFPD) Sean Caffrey, Chief Executive Officer & Commissioner 306 Maroon Ave. Crested Butte, CO 81224 970.349.5333
Owner Representative	Goulding Development Advisors, LLC Todd Goulding P.O. Box 2308 Edwards, CO 81632 970.331.1732
Architect of Record:	BG+co. Peter Icenogle, AIA 622 Rood Avenue Grand Junction, CO 81501 970-242-1058
Design Architect:	TCA Architecture and Planning Brian Harris 6211 Roosevelt Way, Northeast Seattle, Wa 98775 206.522.3830
Civil Engineering/Land Surveyor:	SGM Jerry Burgess 103 West Tomichi Ave, Suite A Gunnison, Co 81230 970.641.5355
Landscape Architecture:	Sprout Studio, Inc. Margaret Loperfido 523 Riverland Drive, Unit 3b / P.O. Box 4184 Crested Butte, Co 81224 970.349.8959
Structural Engineer:	Martin / Martin Sean Molloy 0101 Fawcett Road, Suite 260 Avon, Co 81620 970.445.2470
Mechanical and Electrical Engineering:	Bighorn Consulting Engineers Shawn Brill 386 Indian Road Grand Junction, CO 81501 970-241-8709

CRESTED BUTTE FIRE PROTECTION DISTRICT

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Construction Management:

FCI Constructors, Inc.

Brian Young
P.O. Box 1767 (81502)
3070 I-70 B, Bldg. A
Grand Junction, CO 81504
970.434.9093

Specialty Consultants Provided By Owner

Geotechnical Analysis

Cesare, Inc. d/b/a CMT Technical Services - Colorado

Darin R. Duran, P.E.
116 Halleys Ave
Poncha Springs, CO 81242
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Entitlements

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CRESTED BUTTE FIRE PROTECTION DISTRICT

NEW EMERGENCY SERVICES CAMPUS

CR 317 and Slate River, Gunnison County, Co

90% Design Development Report – Search and Rescue (SAR)

10. Architectural Program CBFPD SAR ROOM SCHEDULE

NUMBER	NAME	AREA
101	VESTIBULE	88 SF
102	HALL	131 SF
103	TOILET	70 SF
104	BATH	116 SF
105	VEHICLE BAY	3,715 SF
106	EQUIPMENT STORAGE	173 SF
107	TOOL STORAGE	106 SF
108	MECHANICAL / WATER	141 SF
109	TRAINING ROOM	839 SF
111	MISSION PLANNING	441 SF
	Total Building Area	5,626 SF

11. List of Drawings

Refer to Sheet “G0-1” (Title Sheet) for the 90% Design Development Drawings - Sheet Index.

12. Project Manual Table of Contents

Refer to the Table of Contents of the 90% Design Development Project Manual.

Crested Butte Fire Protection District
NEW EMERGENCY SERVICES CAMPUS
CR 317 and Slate River, Gunnison County, CO (North Crested Butte)

90% Design Development - Package 01
Central Administration, Fire, and Emergency Medical Services (HQ)

Project No. 22033_1
08 September 2023

Revision No.	Date	Description



CRESTED BUTTE FIRE PROTECTION DISTRICT

NEW EMERGENCY SERVICES CAMPUS

CR 317 and Slate River, Gunnison County, Co

90% Design Development Report – Central Administration, Fire, and Emergency Medical Services (HQ)

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CRESTED BUTTE FIRE PROTECTION DISTRICT

NEW EMERGENCY SERVICES CAMPUS

CR 317 and Slate River, Gunnison County, Co

90% Design Development Report – Central Administration, Fire, and Emergency Medical Services (HQ)

1. Project Description

The Crested Butte Fire Protection District (CBFPD) intends to develop a new emergency services campus on property located in Gunnison County directly north of the Town of Crested Butte on the southeast corner of the intersection of CR 317 and the Slate River. The new campus will include 2 buildings which will be permitted separately and therefore are separated into their own reports. This report (90% Design Development Package) covers the Central Administration, Fire, and Emergency Medical Services (HQ) building on the new campus.

The new Central Administration, Fire, and Emergency Services (referred to hereafter as HQ) will house most primary functions of the CBFPD including but not limited to the following:

- District administrative/public functions – Spaces and offices for public interaction functions and personnel such as the lobby, training room, meeting room, and fire prevention offices
- Employee / Crew Living Quarters – Spaces that house the functions of the on-duty crew through their shift (no public spaces). Functions include sleeping areas, showers, fitness room, workspace, and a kitchen and day room.
- Equipment Bays and Related Support Spaces – Includes a separate bay area for ambulance equipment, another bay area for fire apparatus/equipment, a maintenance bay, and accessory support spaces related to each such.

The overall campus site is made up of a single parcel which is physically divided in two by the Slate River. All development for the campus takes place on the property located west of the Slate River. No work occurs on the east side of the river. The HQ sits on the west side of the developed land, directly in front of the proposed SAR building. Site design permits the equipment bays to have drive-thru access from the front and the back.

The site development work will be included in its bid package and therefore included in this Report.

The project will be constructed using a Construction Manager/ General Contractor (CM/GC) method of delivery. The process of selecting a qualified CM/GC is complete and FCI Constructors, Inc. has been selected, awarded, and is currently part of the project. The CM/GC will play an integral role working with the design team to help achieve the project goals.

It is anticipated the Admin building will be constructed concurrently with the other structures on campus.

CRESTED BUTTE FIRE PROTECTION DISTRICT

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Zoning information

Authority Having Jurisdiction (Building Permits) is the Gunnison County.

Project Design Standards: Gunnison County, Colorado Land Use Resolution (LUR)

- Zone: Current – Agricultural
Intended – Public *(After approved Land Use Change Permit (LUP) process).
- The site design and water usage will comply with the 2018 Wildland-Urban Interface Code (WUIC)
- Lot Measurement Restrictions (none required of a Public District)
 - Minimum lot area (13-103.D.2): 35 acres (Subject to modification by approved LUP)
 - Minimum lot Depth: 0 feet (N/A)(Not governed by LUR)
 - Minimum frontage: 0 feet (N/A)(Not governed by LUR)
 - Setbacks for principal structures (13-107, Table 7)(No setbacks for public, listed as 0 until LUP):
 - Front: *0 feet (N/A)
 - Side: *0 feet (N/A)
 - Side adjoining residential: *0 feet (N/A)
 - Side adjoining business or com: 0 feet (N/A)
 - Side adjoining agricultural: 0 feet (N/A)
 - Side adjoining public Lands: 0 feet (N/A)
 - Rear: *0 feet (N/A)
 - Setbacks from Roads: 40 feet along CR 317 frontage (Subject to modification by approved LUP)
- Building Limitations
 - Height (13-103.H) Undefined (N/A)
 - Area Undefined (N/A)
- Parking: Final parking count will be negotiated as part of the LUP. CBFPD estimates 30 spaces would exceed their needs. The following are factors from the Appendix, Table 3 of the LUR:
 - Government Office: 1 parking space / 300 sf
 - Warehousing and Storage: 1 parking space / 500 sf of gross floor area
 - Multiple Family: 2 parking spaces per residence for up to 3 bedroom residence; one additional space for each additional bedroom
- Protection of Water Quality
 - Requirements shall not extend beyond 125 feet of water body / wetland. (11-107.C)
 - Restrictive Inner Buffer: 25' from ordinary high water mark (11-107.E.2)
 - Slopes Steeper than 15%: 25' from edge of slope (11-107.E.4.b.1)
 - Highly Erodible Soils: 25' from edge of soils (11-107.E.4.b.2)
 - Vegetation Providing Bank Stability: 25' from edge of feature (11-107.E.4.b.2)

* LUR does not have a “Public” use. Therefore, most setback restrictions do not apply and are noted as (N/A). These setbacks will be determined and set during the Land Use Change Permit (LUP) process.

Design team initially used “Commercial and Industrial” use as a guide for setbacks. The Owner directed the design team to encroach upon the 25’ setback adjacent to a residence and the 40’ setback from CR 317.

CRESTED BUTTE FIRE PROTECTION DISTRICT

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Space has been allocate for a future sidewalk extension on the west side of the building and rough grading and space for a future access pedestrian trail along the east side of the property leading to the existing bridge enbankments.

There is no entity responsible for review or critique of the project design such as BOZAR or the Town of Crested Butte (ToCB) Design Guidelines.

Exclusions

This report and therefore the project scope does not currently contain any of the following items. If added to the project it is anticipated they, or any other scope modifications would result in additional fees and potential re-design of work already performed.

- 1) Zero Energy – The scope of this project does not include any provision for any building(s) to be zero energy or zero carbon. Nor does it include any energy analyses, simulations, enclosure testing, or mockups. If any of these items or similar items are added to the scope of the project, project fees, construction costs, and project timeline would need to be re-evaluated before moving forward.
- 2) Roof Mounted Pholtovoltaics (PV): The project will be designed to more easily accommodate the future installation of PV structures and panels on the roof. Features include consideration in the structural design and electrical.
- 3) LEED: No aspect of the project will pursue LEED Certification at any level

2. Project Schedule

<u>Phase</u>	<u>Completion</u>
90% Design Development Documents to CMGC	September 08, 2023
Final Design Development and Cost Estimate (IGMP):	October 20, 2023
BFPD BOD-DD Approval Meeting:	October 24, 2023
BG+co Final Contract Documents to FCI for pricing:	January 30, 2024
Final Contract Documents and FGMP:	March 05, 2024
CBFPD BOD-CD Approval Meeting:	March 12, 2024
Begin Construction Phase:	March 19, 2023
Mobilization:	April 12, 2024
Substantial Completion:	July 7, 2025

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3. Preliminary Code Analysis

In cooperation with Gunnison County, the CBFPD has voluntarily agreed to comply with the 2021 code editions in lieu of the currently enforced codes.

Building Codes Followed:

- By Gunnison County
 - 2021 International Building Code (IBC)
 - 2021 International Mechanical Code (IMC)
 - 2021 International Energy Conservation Code (IECC) without Appendix RC adoption
 - 2021 International Fuel Gas Code (IFGC)
- By the State of Colorado
 - 2021 International Plumbing Code (IPC)
 - 2023 National Electrical Code (NEC)
- Referenced Standards:
 - 2017 ICC/ANSI 117.1

Chapter 3 Use and Occupancy Classification:

IBC Section 304. The proposed use is classified as a Mixed Use – Non-Separated occupancy of Assembly A-3, Business Group B, Residential (R-3), and Storage (S-1 and S-2).

Chapter 4 Special Detailed Requirements Based on Use and Occupancy:

Section 420.2 requires that all separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708. Section 520.3 requires that floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.

Chapter 5 General Building Heights and Areas:

The building is permitted 2 stories per Table 504.4 using the stricter requirement for Occupancy 'S-1' and have a maximum height of 60 feet by Table 504.3. The maximum allowable area after consideration of the Type V-B construction, being fully fire sprinklered, and its location on the property is 24,000 SF/story for the two floors of the entire building using the stricter requirement of Occupancy 'A-3' [Table 506.2]. Building as designed is below this value therefore calculations for increase based on frontage are not required. In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed 1 [IBC 508.4.3].

Section 508.3.3 allows that no separation is required between nonseparated occupancies; however, Group R-3 dwelling units and sleeping units shall be separated from other dwelling or sleeping units and from other occupancies contiguous to them in accordance with the requirements of Section 420.

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Chapter 6 Types of Construction:

This building will be of the type of construction described in IBC Section 602.2 for Type VB. In this type of construction structural elements, exterior walls, and interior walls are of any materials permitted by the IBC code. IBC Table 601 requires (0) fire-resistance ratings for building elements in a Type VB construction. IBC Table 602 requires (0) fire-ratings for exterior walls of B, R, S-1, or S-2 occupancy groups with fire separation distances equal to or exceeding 10 feet. If this distance is between 5 and 10 it will need to have a 1 hr rating and if this distance is less than 5 feet, it will need a 1 hr rating for occupancy groups B, R, and S-2 and a 2 hr rating for occupancy group S-1.

Chapter 7 Fire and Smoke Prevention Features:

Exterior walls shall comply with Section 705. Section 705.2 requires that cornices, eave overhangs, exterior balconies and similar projections conform to minimum projection distances specified by Table 705.2. Buildings on the same lot must comply with requirements set forth in Section 705.3. Section 705.8.1 requires that the maximum area of unprotected and protected openings permitted in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8. Section 705.11 requires that parapets be provided on exterior walls of buildings except if the wall is not required to be fire-resistance rated according to Table 602 because of fire separation distance. Section 705.11.1 requires that parapets have the same fire-resistance rating as that required for the supporting wall.

Section 708.3 requires that fire partitions shall have a fire-resistance rating of not less than 1 hour except that dwelling unit and sleeping unit separations in buildings of Type IIB, IIB, and VB construction shall have fire-resistance ratings of not less than ½ hour in buildings equipped throughout with an automatic sprinkler system. Section 708.4 requires that fire partitions extend from the top of foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, slab or deck above or to the fire-resistance-rated floor/ceiling or roof/ceiling assembly above, and shall be securely attached thereto.

Section 711.2.4.3 requires that the fire-resistance rating of horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction with the exception that horizontal assemblies separating dwelling units and sleeping units shall be not less than ½-hr fire-resistance-rated construction in a building of Type IIB, IIIB, and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

Chapter 8 Interior Finishes:

IBC Table 803.13 requires other wall and ceiling finishes to be Class B in interior exit stairways and Class C in all other rooms and spaces.

Chapter 9 Fire Protection Systems:

Fire Suppression is not required by code but is being installed at Owners preference.
Fire Extinguishers shall be installed in accordance with NFPA 10.

Neither Manual or Automatic Fire Alarm system is required as the projected Occupant loads are less than the triggers given in IBC Sections 907.2.2 and 907.2.7.

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Chapter 10 Means of Egress:

2021 IBC Table 1004.5 sets the maximum floor area allowance per occupant for B and M occupancies. The total building occupant load as indicated on Sheet “G1-1” of the SAR drawing set.

IBC Table 1006.3.2 sets the minimum number of exits or access to exits with 1-500 occupants at 2 per story. The maximum exit access travel distance for a B occupancy in a fully sprinklered building is 300 feet and 250 feet for an M occupancy per IBC Table 1017.2. Maximum Common Path of Egress Distance 75 feet for M occupancy and 100 feet for Business occupancy spaces (Table 1006.2.1). Maximum occupant load of any of the space uses with one exit shall not exceed 49 (Table 1006.2.1). There is no fire-resistance rating required in sprinklered B or M occupancy groups for corridors per Table 1020.1. The minimum corridor width is 44” per IBC Table 1020.2.

Chapter 11 Accessibility

IBC Section 1104 requires at least one accessible route be provided from accessible parking, accessible passenger loading zones, and public streets or sidewalks to an accessible entrance to the building. IBC Section 1105 requires that at least 60% of all public entrances be accessible. IBC Section 1104.4 requires at least one accessible route be provided to each level of multi-story buildings (elevator required). IBC Section 1109.2 has requirements for toilet and bathing facilities to be accessible. IBC Section 1111 has requirements for accessible element signage.

Chapter 12 Interior Environment

IBC Section 1204 requires temperature control for all interior spaces intended for human occupancy to provide and maintain indoor temperatures of not less than 68°F (20°C) at a point 3 feet above the finish floor. Section 1205 has requirements for providing natural and artificial light. Section 1210 has requirements for toilet and bathroom finishes of walls, floors, and partitions to be smooth, hard and nonabsorbent materials.

Chapter 13 Energy Efficiency:

IBC Section 1301 requires buildings to be designed and constructed in accordance with the International Energy Conservation Code. According to the 2015 IECC, the Town of Crested Butte is in Climate Zone 7. Insulation entirely above roof decks are required to provide an insulating value of R-35 continuous insulation (ci) per Table C502.1.3. The above grade walls of metal framed buildings are required to provide R-13 plus R-7.5 continuous insulation value in all areas except the sleeping rooms, which are required to provide R-13 plus R-15.6 continuous insulation value. The building envelope will be examined as a whole using ComCheck software to ensure compliance with the IECC requirements.

Chapter 29 Plumbing Systems:

For the Business (B) occupancy, 1 water closet is required per 25 for the first 50 people, and 1 per 50 for the remainder exceeding 50. 1 lavatory is required per 40 for the first 80 and 1 per 80 for the remainder exceeding 80. 1 drinking fountain is required per 100 people, and 1 service sink is required. For the Residential (R-3) occupancy portion of the building, 1 water closet per 10 people is required, and 1 lavatory per 10 people is required. 1 bathtub/shower is required per 8 people, and 1 drinking fountain is required per 8 people. 1 service sink is required. For the Storage (S-1 and S-2) occupancies, 1 water closet and 1 lavatory are required per 100 people. 1 drinking fountain per 1000 people is required, and 1 service sink.

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Chapter 30 Conveying Systems:

The elevator is required for accessibility (IBC Section 1109.7) however it is not required to be used for accessible egress (IBC Section 1009.2.1).

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4. Civil Concept

Site Civil Design Development Scope of Site Work

The site of the proposed project is located just north of the Town of Crested Butte Colorado within unincorporated Gunnison County and is bordered to the south by the Town of Crested Butte Slate River Annexation, to the west by Gunnison County Road 317, to the east by the Slate River and to the north CR 317 bends to the east and crosses over the Slate River creating an overall triangular shaped site. Adjacent to the Slate River on the east side of the property are high quality wetlands and some steep slopes on the southeast side of the property sloping to the river and wetlands. Therefore, there is a strict river and wetlands setbacks that must be protected on the east side of the project. The total project site consists of approximately 2.5 usable acres.

The existing site is undeveloped with native grass and sagebrush vegetation (no existing trees or structures on site, with the exception of a corral fence). The site is relatively flat sloping to the north at about 3% but does have a hill in the southeast corner of the property that the site will be cutting into and will require 2-6' boulder retaining walls.

Site work to include all grading, drainage, utility, access and parking for the overall campus. The Crested Butte Fire Protection District New Emergency Services Campus includes two distinct buildings – Headquarters (HQ) and Search & Rescue (SAR). The overall campus site design will be developed as a unified site with site grading, drainage, paving, parking, and utilities working together but with separate utility meters and services for each building. There will be one onsite water system serving both buildings, and both buildings wastewater flowing to one sanitary lift station.

As shown on the Civil Design Development Site Plan the campus will have two primary entrance and egress with the main entrance for visitors to be from the north end of the site off CR 317 accessing a parking lot for the administration sides of both buildings with access to the main HQ entrance on the northwest corner of the main headquarters building from this parking lot. The parking lot is sized to provide additional parking for the search and rescue building. The second ingress and egress primarily for fire employees only will be off CR 317 at the southwest corner of the site accessing employee parking and the drive through bays of the main HQ building. The emergency vehicle bays will open directly onto the CR 317 for access. SAR vehicles will exit the site through the second southern egress to CR 317. All paved areas are to be 3" of asphalt over 6" of CDOT compacted CDOT class 6 aggregate basecourse (approximately 3,500 S.Y.). There will also be 10' wide 8" thick concrete snow melt aprons on both sides of the vehicle bays for both buildings (approximately 300' in total length of 10' wide concrete snow melt aprons). In addition to the drive over concrete aprons there is approximately 685 S.Y. of concrete flatwork sidewalk around the buildings and a 60 S.Y. 8" thick concrete dumpster pad.

The asphalt access and parking areas will be lined by spill curb and gutter along the building sides of the parking and will have a flush concrete ribbon curb on the outsides of the parking and drive areas so snow can be plowed off and to the outsides of the site. Included in the Civil Design Development set are details of the curb and gutter and flush ribbon curb to provide preliminary details (approximately 840 L.F spill curb, 650 L.F flush ribbon curb).

There will also be an 8' wide concrete side walk along the west side of the property paralleling CR 317 that is approximately 470' long and described in the Landscape scope of work in addition to other site hardscape around the buildings.

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Grading and Drainage

In general, the natural existing drainage of the site flows from the south to the north before turning east and out letting to the Slate River. The developed site will divide the drainage into two halves with a ridge line running through the middle of the site east/west approximately down the middle of the SARs building and splitting the HQ building in half. This will create two drainage basins, one in the south and one in the north each with their own surface detention pond. The site will have the buildings siting higher along that ridge line and positive drainage sloping away to either the south and west or north then east. Both detention ponds will have selected granular porous material (biofiltration) on the bottom to promote infiltration and will have concrete outlet structures. The south detention basin in the southwest corner of the site will outlet to the west where it will flow in a vegetated roadside swale parallel to CR 317 before discharging to the Slate River. The south side of the site will also have a 6' wide valley-pan draining the asphalt area from the SAR building to the southwest detention pond. The north side of the site will sheet drain to a second detention basing before it discharges to the Slate River. Drainage components consist of

- Vegetated roadside swale approximately 30" deep by 8' wide by 450' long
- Three (3) 24" HDPE culverts under the three access drives total 240'
- Two detention ponds with biofiltration (sand and gravels) bottom (650 SY bottom total area) and two concrete outlet structures
- 210' long 6' wide concrete valley-pan

The entire 2.5 acres of the development site will need to have 6"-8" of topsoil removed and then 2'-3' of site leveling, grading and compacting of native material across the site. It should be anticipated that 1'-2' of structural fill be placed under the buildings for proper fill material (see structural narrative). Any non-formal landscaped area will have topsoil replaced and be re-vegetated with native seed mixes. However excess topsoil and building excavation spoils will have to be removed from the site and cannot be wasted on the site.

The east and south portion of the property will be cutting into a mild hillside and require boulder retaining walls. On the east side of the SAR building is where this boulder retaining wall will be largest and range from 4' tall to 6' tall at the tallest and be approximately 230 L.F. long. On the south side of the property the boulder retaining will only need to be approximately 2'-3' tall and be about 140 L.F. long. Preliminary detail for the boulder retaining walls, including drainage material behind them, are included on the Civil Design Development Details.

As described above the east side of the site also has sensitive wetlands areas and during construction and re-vegetation significant construction stormwater management BMPs must be implemented and maintained, and the contractor must obtain and follow all Colorado Construction Stormwater Discharge permits and requirements.

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Utilities

There is an existing 20' electrical and communications easement on the west side of the site with existing utilities in them the must be protected and maintained. Atmos Gas has a main line located on the west side of CR 317. Water will come from an onsite well (not yet drilled, to be part of the project) located on the northeast side of the project between the detention pond and the Slate River and will have its own onsite storage and treatment. Sewer services will come from the south side of the site from the Town of Crested Butte and will require a new sanitary lift station and force main line connecting to existing gravity main line located in Pyramid Avenue located within the Town.

- Domestic Water: A new Fire District owned and operated water well will need to be drilled on the north side of the property; this is anticipated to be done prior to start of construction on the buildings. Water quality and quantity are unknown currently, design is assuming 30 gallons per minute from the well. A 7' deep 2" HDPE line will need to run from the well to the water treatment and storage room located within the HQ building (approximately 20 L.F.). The well itself will require a well pump that can provide 30 gallons per minute at 50 feet of head supplying 500 gallon hydro-pneumatic water storage tank/s (two-three tanks piped in parallel depending on size) located in the HQ building water treatment and storage room and will be controlled by a Well/Tank automated control system similar or equal to the attached Mission MyDro 850 control system. All required electrical and control will for pump will need to be buried along side the water line. Inside the HQ building water treatment and storage will be a booster pump to bring building water pressure up to 60-70psi and connect to the hydro-pneumatic bladder system tank keeping the building plumbing at required domestic pressure. Also, from the booster pump to the hydropneumatics tank will be a chlorine disinfection feed connection to the water stream providing the chlorine contact time in the hydrop-neumatic tank or run through a UV disinfection filter that is able to handle 30 gpm. After the hydropneumatics tank piping will separate to both the HQ and SAR buildings, piping between the HQ and SAR building will be 2" HDPE and buried min 7' deep with valving on both sides for isolation (150').
- Fire Water: Raw fire water for the project will be provided by the same well described above for the domestic water. The 2" HDPE line from the well to the HQ building will branch off just before the building and also supply a 25,000 gallon buried fire water storage tank located approximately 15' east of the HQ building. The branch water service line to the fire water storage tank will have a backflow preventor and automated control valve run by the Well/Tank automated control systems and level control in the tank. Associated valving will be required for the well pump to supply both the domestic water tanks and fire water tank; but both can be run off the same Tank/Well automated control system with level controls also in the fire water tank. See Civil details sheet for Xerxes fire protection tank diagram to be similar or equal to; a deadman system or footing system will be required on the tank to counter the buoyancy forces by anticipated high groundwater. The sprinkler-system configuration with a vertical turbine pump will be required for the fire suppression system. However, the vertical turbine pump will be located inside the HQ pump room approximately 30' from the tank, and so a 30" DIP piping system from the bottom of the tank bottom sump running over to under the HQ water treatment and storage room and up vertically for the vertical turbine pump to sit in will be required. The fire vertical turbine pump shall be FM certified and meet the flow and pressure requirements listed in the Fire Protection/Fire Alarm Schematic Design Report. Both the HQ building and the SAR building will be served by the same fire sprinkler system with a buried connection 4" fire sprinkler line running from the HQ to the SAR building.
 - In addition to the fire sprinkle system a site dry fire hydrant will be required that is connected to the Slate River. The dry fire hydrant will be located on the northeast side of the drive area (near the detention pond) and will have a 12" DIP buried line connecting to a gravel infiltration collection system located at the bottom of the Slate River (approximately 180 L.F.)

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- Sanitary Sewer: The entire project site is at a lower elevation than the Town gravity sanitary sewer system. There is an existing gravity manhole located at the north end of Pyramid Avenue and 8th Street that has a tie in location for this project. A new central single sanitary sewer lift stations will be required to serve both buildings and be expandable for future Town owned TP1 lot. Outside of the lift station will be a central wet-well manhole that will collect wastewater from both buildings and potential future TP1 lot (approximately 8' diameter and 12' deep) before combining flows into the lift station. The lift station for our current project demands will need to be able to pump approximately 1400 gallons per day at a total of 40' of total dynamic head. From the lift station a single 4" HDPE pressure force main line will run south in an easement across TP1 to Pyramid Ave right of way and east to 8th Street where it will connect into an existing gravity manhole, approximately 800 L.F. total. Gravity sewer service lines from each building will flow the lift station wet-well and will need to be buried 7' deep (6" SDR 35 PVC 270 L.F.) and combine in a pre-cast 4' sanitary manhole before connecting to the lift station wet well. All sanitary sewer work, must follow Town of Crested Butte Public Works Criteria and specifications, including testing, inspecting, start up and acceptance.
- Gas: Atmos gas main line runs parallel to CR 317 but on the west side. Gas service line 36' deep will need to be bored under CR 317 in a shared 4" sleeve and then separate services and meters for the two buildings. The boring is approximately 80 L.F. and the service to the two buildings an additional 340 L.F. Each building will have a separate meter. Contractor to work with Atmos.
- Electrical: 3 Phase electrical power is located in the 20' electrical easement on the west side of the property by Gunnison County Electrical. A new transformer will need to be set on the property adjacent to the proposed generator. Existing 1 phase power and box is located at the southeast side of the property that can serve the SAR building, but the line will need to be looped to the new transformer on the west side of the property. Contractor to work closely with Gunnison County Electrical on where and what type of electrical transformers, switch gear and meter boxes need to be set. Both buildings are to have separate metering.
- Communications services are located at the southwest corner of the property in the existing 20' utility easement and it is anticipated that communications lines with follow the same alignment as the electrical lines. Contractor to work closely with the communications companies to verify the type and specifics of communications lines and services that are available.

5. Landscaping and Irrigation Concept

Reference landscape drawings and specification in the Final 90% Design Development - Package 01 d drawing sheets and specifications for the HQ building.

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6. Exterior Architectural Concept

The new Central Administration, Fire, and Emergency Services (HQ) building has a life expectancy is 50+ years and the expectation is for required maintenance to be minimal. A dry stacked stone water table extends up to 3'-0" high around the entire building. Wall surfaces above the masonry will be a combination of composite siding oriented horizontally and vertically, face brick of multiple colors, and extensions of stacked stone above the water table. The building mass containing the apparatus bays will be brick veneer for the entire height of the wall above the stacked stone water table raised to 14'. The bay accessory support spaces will be siding for the entire height of the wall above the stacked stone water table.

Windows are composite, double hung where operable, and minimal areas of curtain wall or larger window openings. All glazing should be triple pane with low-E coating. All wall openings including windows and doors facing Gothic Avenue shall be of a noise reduction design. All windows shall receive manual, light filtering shades. All windows at sleeping, conference, and training rooms shall receive manual dual-shade treatments with light filtering and blackout fabrics

The heating and cooling equipment will be located on the low slope roof, screened by parapets. The roof is anticipated to be a single-ply membrane product with a 30-year warranty (EPDM). There will be an option to build a structure and install photovoltaic cells at the open roof areas as well.

A community alert siren will be located on the roof at a location to be identified. The siren shall be provided by the Owner and installed as part of the contract.

Typical Exterior Assemblies:

- Exterior Siding Walls: 5/8" interior gyp, 6-8" cold-formed metal framing studs, closed cell spray foam insulation (R-9), fiberglass mat gypsum sheathing, fully adhered water and air-resistive membrane barrier, 2-in-1 continuous insulation system (R-18), siding* (vertical and horizontal) attached through Z-clips or subgirts
- Exterior Brick Veneer Walls: 5/8" interior gyp, 6-8" cold-formed metal framing studs, closed cell spray foam insulation (R-9), fiberglass mat gypsum sheathing, fully adhered water and air-resistive membrane barrier, 2-in-1 continuous insulation system (R-18), 2" air space, brick veneer with tiebacks
- Exterior Stone Veneer Water Table: 5/8" interior gyp, 6-8" cold-formed metal framing studs, closed cell spray foam insulation (R-9), fiberglass mat gypsum sheathing, fully adhered water and air-resistive membrane barrier, 2-in-1 continuous insulation system (R-18), 2" air space, stone veneer attached with anchors
- Roof Assembly: Steel/CLT deck, vapor retarder, polyisocyanurate insulation (min. R-45), cover board, fully adhered EPDM membrane (may be some portions of metal roof where slopes are shown)
- Roof Assembly at Outdoor Patios: Steel/CLT deck, vapor retarder, polyisocyanurate insulation (min. R-45), cover board, paver system on pedestals

A full door hardware specification with schedule is not included in this submission however a preliminary plan noting general hardware to be used is included as attachment C to this report.

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7. Interior Architectural Concept

The interior architectural concept is to provide CBFPD sufficient space to service the Town of Crested Butte. The interior design of this building is divided into three basic parts:

- 1) Public – The northern portion of the building. This space serves primarily the Fire District's public functions such as CBFPD administration offices, meeting rooms, training room, and all support areas required such as storage, circulation, and restrooms. There is a portion of office and support space on the second floor that will be shell only. The extents are indicated on the drawings.

The interior architecture of this area will be functional and durable. Typical wall construction will be metal stud with sound insulation and gypsum wall board finish. Public spaces such as the entrance vestibule, lobby, and training room will include dynamic ceiling design, millwork, accent finishes, and upgraded floor finishes creating elegant yet welcoming spaces. Space and millwork in the vestibule will display historic and important icons of the CBFPD.

- 2) Non-Public, firefighting living/work area – The middle of the building. This space provides functions needed by the firefighting employees between assignments including sleeping rooms, showers with glass shower doors, workspace, fitness room, kitchen, day room, and support spaces.

The interior architecture of this area will be functional, and durable as well. Typical wall construction will be metal stud with sound insulation and gypsum wall board finish. Moisture resistant gypsum board should be installed in spaces with water. Sleeping rooms will have painted Type X gypsum board ceilings while the remainder of ceilings will have acoustic, lay-in ceilings. Floor finish will be durable and quiet.

- 3) Apparatus Bays – The southern portion of the building. This area contains the active functions of the facility. It contains (4) apparatus bays for emergency and fire response bays as well as adjoining support spaces, including apparatus storage, equipment cleaning, storage, training activities, and related support areas, and (1) maintenance bay for apparatus repair.

The interior architecture of this area will be functional and durable. Typical wall construction will be metal stud with gypsum wall board and masonry veneer to a height of 10'-0" where appropriate such as all walls in the bays where the potential for water and impact will be high. The entire length of the south wall in the fire bay is considered to be full-height, masonry veneer for training functions. Ceilings will be open and exposed to structure where appropriate and acoustic, lay-in ceiling where required.

Access Control – Select doors identified on the attached door hardware meeting notes shall include a badge reader type access control that is the same as / compatible as the Gunnison County system in use which is currently "Access It!" by RS2 Technology (<https://rs2tech.com/software/access-it/>).

Refer to drawing sheets "A6-1", "A6-2", "A7-1", and "A7-2" (ceiling and floor finish plans) for finishes scheduled.



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8. Structural Concept

Schematic Design Package 01 – Central Administration, Fire, Emergency Services (EMS)

March 3, 2023

Structural Systems Narrative

GENERAL BUILDING DESCRIPTION

The Crested Butte Fire Protection District – Central Administration, Fire, and Emergency Services building is a new 2-story building, located at 306 Maroon Avenue, Crested Butte, Colorado.

The building will serve as offices, lobby, sleeping quarters, communal spaces, training, ambulance and fire apparatus bays, and maintenance. The ground floor shall consist of primarily public spaces, offices, along with the apparatus bays, and sleeping quarters. The second floor shall have offices, a residential kitchen, and exterior patios, a portion of which will remain un-finished in the initial phase of the project.

This narrative describes the projected structural foundation, floor, roof, lateral and exterior wall systems for the project and discusses the proposed structural design criteria.

DESIGN CRITERIA

- Serviceability:
 - Live Load deflection = $L/360$
 - Total Load deflection (including creep) = $L/240$
 - Design floor for ATC Design Guide 1 “Minimizing Floor Vibration”
 - Maximum acceleration = $0.5\% g$
 - Assumed damping = 3%
 - Wall deflection = $L/240$
 - Building Drift = $H/400$ (wind), $H/50$ (seismic)

See the Design Development Drawings sheet S0-2 for all remaining design criteria.

▪

ROOF FRAMING

See sheet S1-3 of the Design Development Drawings for all structural information.

SECOND FLOOR FRAMING

See sheet S1-2 of the Design Development Drawings for all structural information.

FIRST FLOOR FRAMING

See sheet S1-1 of the Design Development Drawings for all structural information.

FOUNDATIONS

See sheet S1-1 of the Design Development Drawings for all structural information.



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LATERAL SYSTEM

The lateral system for the building will be steel braced frame not detailed for seismic resistance.

See sheets S2-0 and S2-1 for all braced frames.

EXTERIOR WALL

The exterior walls will be comprised of light gauge metal studs. 8-inch-deep x 43 mil studs are expected to work for all walls. The design of the metal stud system will be performance specified by Martin/Martin, Inc. to be designed by the metal stud Contractor and their specialty Engineer.

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9. Mechanical, Plumbing and Electrical Concepts



Bighorn Consulting Engineers, Inc.
386 Indian Road, Grand Junction, CO 81501
Phone: 970-241-8709

Crested Butte Fire Protection District
New Fire Station
Crested Butte, CO

Mechanical, Plumbing and Electrical Schematic Design Narrative
June 21, 2023

General

The project will include the construction of a fire station with apparatus bays, sleeping rooms, offices, training rooms, and ancillary spaces. This will be a two-story building of about 21648 ft².

The second story space will be core and shell design. Systems serving this area are to be roughed in to an extent that demolition will not be required in first-floor spaces to complete the future build out. This shall include, but not be limited to:

- Radiant tubing installed in floor,
- Ductwork from DOAS stubbed in the space.
- Refrigerant line set from VRF system stubbed in the space.
- Electrical conduit routed to space.
- Electrical panels and breakers supplied to serve space.
- Domestic pipes routed to space and capped for future use.
- Waste pipe rough-in routed to anticipated fixture locations.

Applicable Codes

2021 International Building Code
2021 International Mechanical Code
2021 International Plumbing Code
2021 International Energy Conservation Code
2023 National Electric Code

Seismic Classification

The project classification is Site Class D, Risk Category IV, and Seismic Design Category D. For this facility, the Component Importance Factor would be 1.5.

The following systems/components will be installed with seismic bracing:

1. Fire protection piping.
2. Electrical conduit larger than 2".
3. Ductwork with a cross-sectional area greater than six square feet.

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4. Domestic, sanitary, storm, or hydronic piping that does not meet the 12-inch hangar rule. Piping 1" or less and supported by a single clevis does not require bracing. Piping 1" or less supported by a trapeze per ASCE 7 does not require bracing.
5. In-line components greater than 75 lbs.
6. Light fixtures in suspended ceilings.

This will be a delegated design for MEP systems performed by a firm specializing in seismic classification and design of restraints for MEP systems and equipment.

Plumbing

It is anticipated that a new fire protection line would be routed to the building to provide fire protection water and a new domestic water line would be routed to the building for domestic water as follows:

1. Fire Station: 6" fire line, 4" domestic line.

This water will come from an onsite water well and storage tank system, and the tap locations will be coordinated during design. The domestic water entry will include a strainer, PRV's, reduced pressure backflow preventer and pressure gauges.

Sanitary sewer lines will exit the buildings and tie to the sanitary mains on site as follows:

1. Fire Station: 6" line.

Coordination with the civil engineering consultant will be necessary to determine final location of the sewer tap for the building. A sewage grinder/lift station is anticipated for the Fire station and location and coordination with the civil engineer will occur during final design.

Natural gas will be routed in the building to serve gas-fired appliances including water heaters, boilers and owner provided, gas-fired equipment for the building. The meter set location will be coordinated during design. Delivery pressure (2 psi or 14" wc) will also be determined during design. The gas needed in the new system will vary with the selection of the mechanical system. Exterior, underground gas piping will be HDPE with fusion welded joints. Interior gas piping will be schedule 40 steel piping. Gas pipe size up to 3" is anticipated, assuming 14" wc delivery pressure.

The Fire station will have a domestic hot water will be supplied by an indirect fired hot water heater. The indirect water heater will be supplied by the boiler plant. It is anticipated that a single 115 gallon, 199 MBH water heater similar to the Raypak - RSIT115 will be used.

The water heaters will be fed from the boiler system and domestic hot water will be routed from this location to all fixtures requiring domestic hot water. Recirculation lines will be routed from the furthest fixtures as required by the IPC.

Exterior hose bibbs will be provided at select locations around the exterior of the building.

Interior roof drains and overflow drains will be provided for drainage on selected roof areas. Interior roof drain and overflow leader piping will be piped independently to coordinated building exits. Overflow piping will have downspout nozzles. The first 20 ft. of leader piping will be insulated with 1" fiberglass insulation.

Plumbing fixtures will be standard grade, commercial quality. The water closets will be high efficiency 1.1 gpf, floor-mounted water closets by Kohler. Urinals will be 0.125 gpf high efficiency style by Kohler. Flush

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valves will be sensor type with battery power. Lavatory faucets in public restrooms, private restrooms, and handwash sinks in the bays will be 0.3 gpm sensor type with battery power. Decontamination area sinks will have manual faucets.

Waste, vent, and storm piping inside the buildings will be standard weight cast iron pipe with “No-hub” joints. Underground waste will be DWV rated PVC with solid wall. Domestic water and recirculation piping will be type “L” copper. Domestic hot water will be insulated with 1” fiberglass insulation according to IECC 2015.

Floor drainage will be provided in select areas as determined during design. The drain locations and type will be coordinated with the architect and owner during design. These will include large toilet rooms, locker rooms, and apparatus bays.

Condensate drainage will be provided from each indoor VRF unit thru a condensate drainage system of copper piping to appropriate waste reception.

Specific plumbing items for the Fire station apparatus bays include:

1. A compressed air system will be provided and will include an air compressor, air dryer, and 3/4” copper tubing for air distribution.
2. An emergency eyewash will be provided in the Decontamination room.
3. There will be two, wall-mounted 2-1/2” truck fill connections in each bay. This water will be metered.
4. A 1500 gallon, two-compartment sand/oil interceptor will be installed outside at this end of the building and the location will be coordinated during design.
5. The Cleaning room will have an extractor, sink, washer, and dryer. An indirect sump basin will be provided for drainage.
6. Trench drains will be coordinated during design for floor drainage and will drain to the sand/oil interceptor.
7. A domestic water loop will be provided in the bays for general water usage and washing.
8. 10000 Gallon storage tank for training water purposes and filling apparatus tanks. It is anticipated that the tank will be supplied via 2” domestic water line, and be provide with a method to capture, filter, and reuse water for training purposes.

Heating, ventilating, and air-conditioning

The systems for the Apparatus bays and ancillary support spaces on this end of the building will be composed of the following:

1. A central boiler plant with two, modular, high-efficiency, gas-fired boilers; pumps; indirect water heaters; piping; and controls. The boilers will each have a capacity of 800 MBH and be similar to the Raypak XFIRE-Type H, Model #800B. This boiler plant will also provide heating water to the radiant floor in the Administration portion.
2. Radiant floor will be installed throughout this area and will include 1/2” hePEX at 10” o.c. Other system components will include radiant manifolds, control valves and loop piping. Loops will be limited to 300 feet in length.

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3. Snowmelt systems will be installed at the aprons at each overhead door and will extend 8 ft from the door. Systems will include 3/4" hePEX tubing at 12" o.c. Other system components will include snowmelt manifolds, control valves and loop piping. Loops will be limited to 500 feet in length. System fluid will be 50% propylene glycol. The area between the HQ and SAR buildings will be served by this system as well.
4. Suspended, hydronic unit heaters will be placed in these areas for supplemental heating. Typically, a unit will be placed near each set of two OH doors and one in the maintenance bay.
5. Apparatus vehicle source capture exhaust system will be provided for each vehicle. This will be a system composed of exhaust fans, ductwork, track system and breakaway connections.
6. Air circulation fans will be provided for de-stratification in these areas. Fans will be similar to the Air Pear style by Airius.
7. General exhaust fans will be used to provide ventilation throughout and to ensure negative pressure relation to the Administration side of the building. There will be a roof-mounted fan in the ambulance bay, the fire bay, and the maintenance bay. The fans will provide 0.75 cfm/ft² of exhaust capacity. The general exhaust system will be provided with a carbon monoxide and nitrogen dioxide gas detection system similar to the Macurco DVP-1200 with sensors.
8. The Maintenance office will receive a cold-climate heat pump to provide heating and cooling for the space. The unit will be a nominal 1.5-ton system with the condensing unit on the roof.

The systems for the Administration portion of the building will be composed of the following:

1. Radiant floor will be installed in select areas and will include 1/2" hePEX at 10" o.c. Other system components will include radiant manifolds, control valves and loop piping. Loops will be limited to 300 feet in length. Proposed radiant floor areas include: hallways, fitness, training, public lobby, kitchen, and conference room on second floor.
2. Heating and cooling will be accomplished with a variable refrigerant flow (VRF) air-air heat pump system using heat recovery and a dedicated outdoor air system (DOAS) for ventilation air delivery. The system will be similar to Mitsubishi CityMulti Hyperheat R2 series with heat recovery. Outdoor units will be similar to model PURY-HP240 and might be located on the second floor adjacent to the stairwell.
3. Indoor VRF units will be fan coil or cassette style depending on zone configuration. Each bunk room will each receive a fan coil style unit with supplemental hydronic heating coil to provide an independent zone for each room. Other spaces not served with radiant floor (e.g., first and second floor offices) will be zoned with fan coil style units with supplemental hydronic heating coil. Spaces served with radiant floor (e.g., training room, fitness room, conference room) may have ceiling cassettes.
4. The DOAS unit will provide code required ventilation air to the building and provide heat recovery and will supply up to 2000 cfm. The unit will have DX cooling and gas-fired heating and will temper/cool the incoming outside air to about 72° deg F. The unit may be located on the second-floor roof near the VRF condensers. Supply air and exhaust air ductwork will be routed from the unit to the zones and/or VRF indoor units as needed.
5. Air will be distributed to each zone by steel ductwork built according to SMACNA standards and ceiling-mounted diffusers and grilles. Ductwork will be insulated as per the 2015 International Energy Conservation Code (IECC) with R-6 insulation in unconditioned areas.
6. Exhaust would be provided at restrooms, locker room, janitor closets, etc. by the exhaust side of the DOAS with exhaust ductwork and grilles.
7. The IT room on the first floor will receive a 1.0-ton cooling only split system air conditioner with low ambient cooling.

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8. A direct digital control (DDC) building automation system (BAS) will be designed to control and monitor all aspects of the building mechanical system. A Trane SC system will be the basis of design and used to control all the equipment, VRF, DOAS, and miscellaneous monitoring points. The Trane system will be web-based.
9. Building utility metering through the BAS will include: Whole building water usage, whole building gas usage, and whole building electrical usage and demand.
10. Commissioning of building heating, cooling and service water heating systems will be performed by a certified commissioning agent per C408 of the IECC. This will be an independent third-party agent that is contracted with the owner.

Geothermal Considerations

The gas fired boiler plant could be replaced with a geothermal 6-pipe chiller heat pump plant to provide simultaneous heating water and chilled water. 6-pipe chiller plant would be comprised of (4) Water Furnace TruClimate 500 model WCHVM050 units each with a nominal 50-ton capacity. The source would be sized for approximately 600 GPM of total flow.

The portions of the mechanical system requiring heating water would remain the same and would receive their heating water from the 6-pipe chiller. The outdoor air-cooled VRF system (PURY-HP240) described above coupled with the indoor VRF units identified in item #3 would be replaced with a 4-pipe ducted fan coil system. Each VRF fan coil would be replaced with a heating and chilled water 4-pipe ducted fan coil served by the 6-pipe chiller.

The 6-pipe chiller plant would be connected to the site geothermal bore field loop.

Electrical:

Site/Overall

Site lighting will be provided using full cutoff fixtures that are Dark Sky Compliant. Arrangement of building mounted lights and Site poles or bollards shall be such that light does not trespass over the property boundaries in accordance with IECC 2021 requirements. The need for additional Site task lighting to assist with operations or training scenarios will be coordinated during the design. Site lighting layout will take into consideration the planned Helicopter Landing Zone and flight path, including pole height, placement, and light source visibility. Provide two (2) conduits running between buildings. One is to be for Fire alarm (low voltage) and one for future use. Size of conduits to be determined during design.

Lighting

The lighting system for the project will include the most energy efficient lighting available with consideration from a maintenance standpoint to provide the most compatible light fixtures. Vehicle bays are planned to have LED low-bay lighting that is coordinated with the equipment and vehicle layout to provide the most effective coverage. Sleeping rooms are planned to have LED lighting that is arranged with Crew Member comfort in mind and to provide individualized room controls. Offices, Workspaces, Training Rooms, and similar areas are planned to use LED panels, downlights, and pendants for a contemporary commercial Office building environment.

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Automatic lighting controls will be provided where required or practical to turn lights on when occupants enter an area and off after a period of inactivity. Automatic daylight harvesting controls shall be provided where required by the governing IECC. Corridors and circulation paths will have a minimum number of lights on 24/7 with the remaining lights controlled by local switches or occupancy sensors. The lighting in the Offices, Workspaces, Training Rooms, and similar areas will be coordinated with the best usage in mind for these areas. All the fixtures will have dimming capabilities in conjunction with the LED light fixtures.

Exterior lighting will be controlled by a timeclock or photocell and provide the ability to reduce light output via fixture dimming.

General Power

The electrical service is planned to be a 1200 amp, 277/480V, 3 phase design. The ratings of the electrical gear may require special provisions for Egress from the dedicated Electrical working space and these requirements will be coordinated during the design.

The entire electrical service is planned to be backed up by a Cummins Turbo-diesel generator that is configured for continuous operation (i.e., COPS NEC 708) for a period of 72 hours minimum. Estimated size of backup generator is 350kW and provisions for a load shedding transfer switch to the SAR building shall be planned at minimum. Confirmation of generator capacity and alternate solutions for backup generator power will be discussed during the design and may include increased nominal size and load shedding or transfer switch configurations, add alternate option for independent backup generator for the SAR building (~65kW), etc. Due to the operational requirements and anticipated size of the backup generator, it is planned to have a 4000-gallon underground diesel storage tank onsite with a redundant fuel transfer pump configuration to resupply the running fuel tank automatically using float level controls. The location and size of the fuel tank will be coordinated during the design. The electrical gear will have protection against overvoltage (SPD) as well Arc Energy Reduction as part of the main disconnect. The electrical system will be designed to handle the demands of a typical building of this usage with capability to handle power requirements for general office and training operation in addition to Emergency response and operations related to Fire and EMS activities. All electrical devices will be specification grade.

The building will require a fire pump for the sprinkler system and the fire pump is planned to be installed remote to the building. The fire pump will be provided with backup power based on the final design of the system. It is planned that the fire pump will be diesel powered and require minimal backup electric power, or that the fire pump will be electric and provided with a separate transfer switch. The backup power will be from the planned generator and the transfer switch will shed all other loads in the event that the fire pump needs to operate while running on the backup generator.

At least one large pressure pump is anticipated for training purposes to provide pressurized water from the 10,000-gallon underground water storage tank at NFPA acceptable flow rates for Fire Suppression training. The need or desire for a redundant pressure pump, or additional pressure pump, will be coordinated during the design.

A remote sewage lift-station grinder pump is anticipated to be installed on the site to be used by all buildings (Fire Station and SAR). This pump will be powered from the generator backed electrical service from the Fire Station or SAR building depending on final location.

Building metering will be accomplished with a single meter located on the exterior of the building next to the main disconnect/panel. Submetering for building systems to meet Energy Code or Certification requirements will also be included; these systems may include lighting, heating, cooling, etc. It is planned to use products from eGauge to complete the submetering.

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Photovoltaic generation system(s) are planned to be installed as part of the construction, or as a budget alternate. The anticipated size of the photovoltaic system is 21kW and the specific installation plan and restrictions/limitations will be coordinated during the design. Electric Utility Service provider (Gunnison County Electric Association (GCEA)) has limitations on the overall size (kW) of interconnected generation as well as total energy production/offset (kWh) of these systems that must be reevaluated at the time of the design.

Systems

Data and A/V systems will be designed and specified according to the input from the owner. This will include data ports in all offices, sleeping rooms, etc. It will also include wireless access points (WAP's) at strategic areas of the building to provide access as well as a cellular repeater system. All Data and AV systems will be routed in Cat 6A cable. The pathways will consist of a star pattern with each data drop consisting of a cable from the IT room to the outlet.

Access control will be installed as directed by the owner. Wiring will be accomplished via Cat 6A cabling or per manufacturers recommendations. Exterior proximity devices with extended reach will be installed at selected doors and gates to allow entry.

Cameras will be installed around and inside the building as directed by the owner. Wiring will be done using Cat. 6A wire.

Coordination during the design for Station Alerting system(s) may include specialty LED red lighting for Crew Member alerting, PA/Speaker or Paging for alerting or information. Vehicle apparatus bays shall be equipped with a shore power connection that has break-away capabilities.

END OF MECHANICAL/ELECTRICAL NARRATIVE

10. Fire Protection

Refer to SAR and HQ drawing sheets and specifications for design.

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11. Project Team

Owner:	Crested Butte Fire Protection District (CBFPD) Sean Caffrey, Chief Executive Officer & Commissioner 306 Maroon Ave. Crested Butte, CO 81224 970.349.5333
Owner Representative	Goulding Development Advisors, LLC Todd Goulding P.O. Box 2308 Edwards, CO 81632 970.331.1732
Architect of Record:	BG+co. Peter Icenogle, AIA 622 Rood Avenue Grand Junction, CO 81501 970-242-1058
Design Architect:	TCA Architecture and Planning Brian Harris 6211 Roosevelt Way, Northeast Seattle, Wa 98775 206.522.3830
Civil Engineering/Land Surveyor:	SGM Jerry Burgess 103 West Tomichi Ave, Suite A Gunnison, Co 81230 970.641.5355
Landscape Architecture:	Sprout Studio, Inc. Margaret Loperfido 523 Riverland Drive, Unit 3b / P.O. Box 4184 Crested Butte, Co 81224 970.349.8959
Structural Engineer:	Martin / Martin Sean Molloy 0101 Fawcett Road, Suite 260 Avon, Co 81620 970.445.2470
Mechanical and Electrical Engineering:	Bighorn Consulting Engineers Shawn Brill 386 Indian Road Grand Junction, CO 81501 970-241-8709

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Construction Management:

FCI Constructors, Inc.

Brian Young
P.O. Box 1767 (81502)
3070 I-70 B, Bldg. A
Grand Junction, CO 81504
970.434.9093

Specialty Consultants Provided By Owner

Geotechnical Analysis

Cesare, Inc. d/b/a CMT Technical Services - Colorado

Darin R. Duran, P.E.
116 Halleys Ave
Poncha Springs, CO 81242
Phone: 303-220-0300

Entitlements

Mauriello Planning Group, LLC

Dominic F. Mauriello, AICP Brian Young
PO Box 4777
2205 Eagle Ranch Road
Eagle, Colorado 81631
970-376-3318 cell

Aquatic Resource Analysis

Bio-Environs, LLC

Tim Lapello
970.641.8749

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12. Architectural Program

Refer to Appendix A for the current architectural program including a comparison of the initial program against the current Schematic Design spaces.

CBFPD HQ ROOM SCHEDULE				
NUMBER	NAME	DD AREA	SD Area	Difference
FIN FLR 1				
- C1	CORRIDOR	771 SF	803 SF	-32 SF
- C2	CORRIDOR	506 SF	380 SF	126 SF
- C3	BOOT WASH	183 SF	0 SF	183 SF
CORR	CORRIDOR	60 SF	492 sf	-432
E-1	ELEVATOR	54 SF	49 SF	5 SF
100	VESTIBULE	63 SF	74 SF	-11 SF
101	LOBBY	441 SF	492 SF	-51 SF
102	PUBLIC RR	63 SF	52 SF	9 SF
103	PUBLIC RR	53 SF	52 SF	1 SF
104	TRAINING ROOM	1,291 SF	1,358 SF	-67 SF
105	STORAGE	111 SF	70 SF	111 SF
106	TABLE STORAGE	71 SF	70 SF	1 SF
107	DOMESTIC WATER	299 SF	300 SF	-1 SF
108	FIRE PUMP	161 SF	166 SF	-5 SF
109	RECEPTION	128 SF	102 SF	26 SF
111 110	FIRE MARSHAL OFFICE	110 SF	120 SF	-10 SF
110 111	FP OFFICE	175 SF	180 SF	-5 SF
112	TRAINING OFFICE	175 SF	168 SF	7 SF
114 113	IT/ELEC	103 SF	102 SF	1 SF
113 114	CAPT OFFICE	111 SF	120 SF	-9 SF
115	CREW WORKSPACE	285 SF	256 SF	30 SF
116	ADA RR	66 SF	70 SF	-4 SF
117	FITNESS ROOM	855 SF	868 SF	-13 SF
118	STORAGE	68 SF	88 SF	-20 SF
119	JAN	25 SF	31 SF	-6 SF
120	SLEEPING RM 1	80 SF	78 SF	2 SF
121	SLEEPING RM 2	80 SF	78 SF	2 SF
122	SLEEPING RM 3	80 SF	78 SF	2 SF
123	SLEEPING RM 4	80 SF	78 SF	2 SF
124	SLEEPING RM 5	80 SF	78 SF	2 SF
125	SLEEPING RM 6	82 SF	80 SF	2 SF

CRESTED BUTTE FIRE PROTECTION DISTRICT

NEW EMERGENCY SERVICES CAMPUS

CR 317 and Slate River, Gunnison County, Co

90% Design Development Report – Central Administration, Fire, and Emergency Medical Services (HQ)

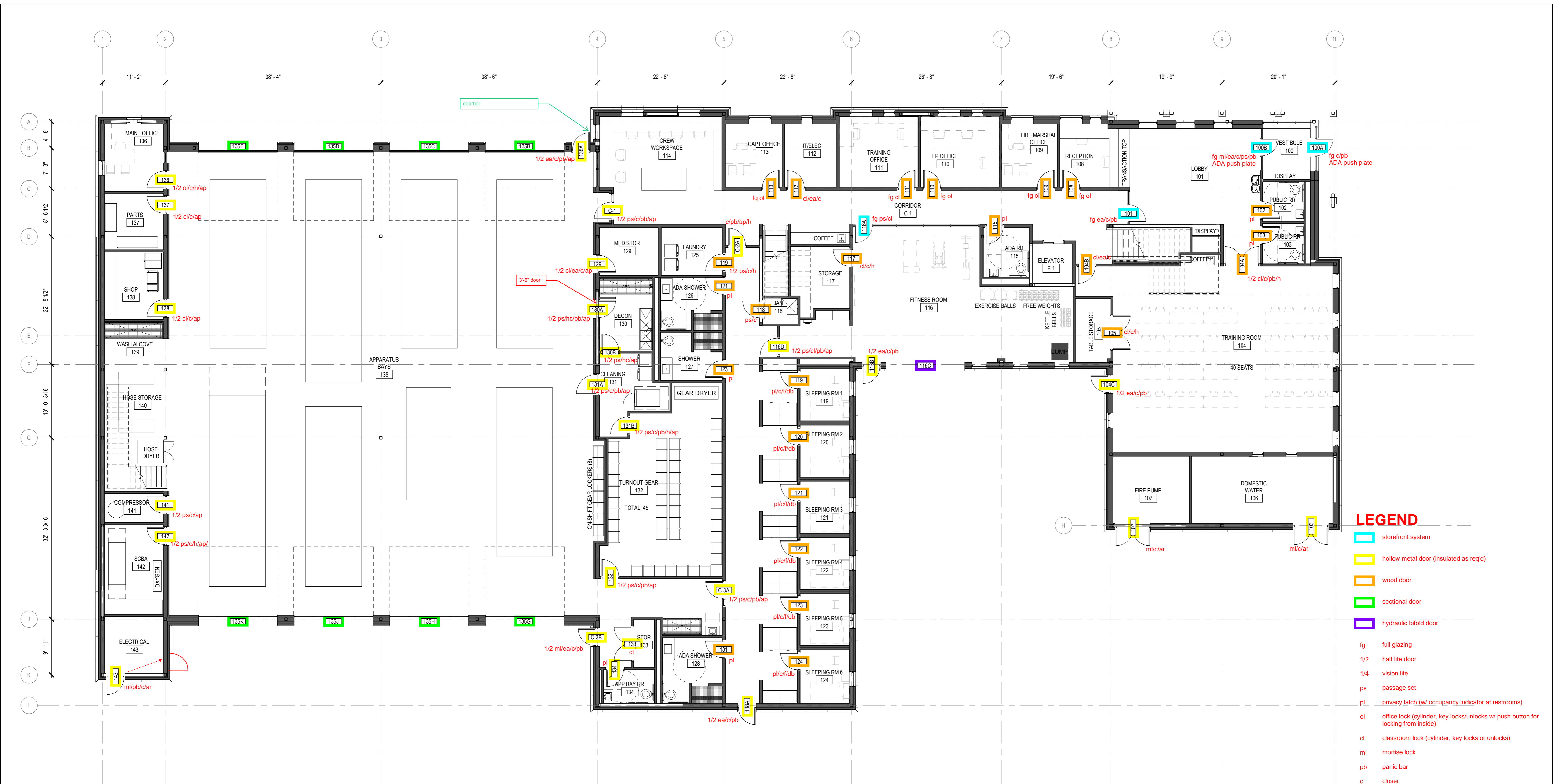
213 214	SEASONAL STORAGE	205 SF	198 SF	7 SF
215	UNIFORM STORAGE	202 SF	202 SF	0 SF
216	MECHANICAL	185 SF	183 SF	2 SF
201 C-4	CORRIDOR	545 SF	144 SF	401 SF
C-5	CORRIDOR	183 SF	0	183 SF

13. List of Drawings

Refer to Sheet "G0-1" (Title Sheet) for the 90% Design Development Drawings - Sheet Index.

14. Project Manual Table of Contents

Refer to the Table of Contents of the 90% Design Development Project Manual.



1 FLOOR PLAN - LEVEL 1
 PR1 1/8" = 1'-0"

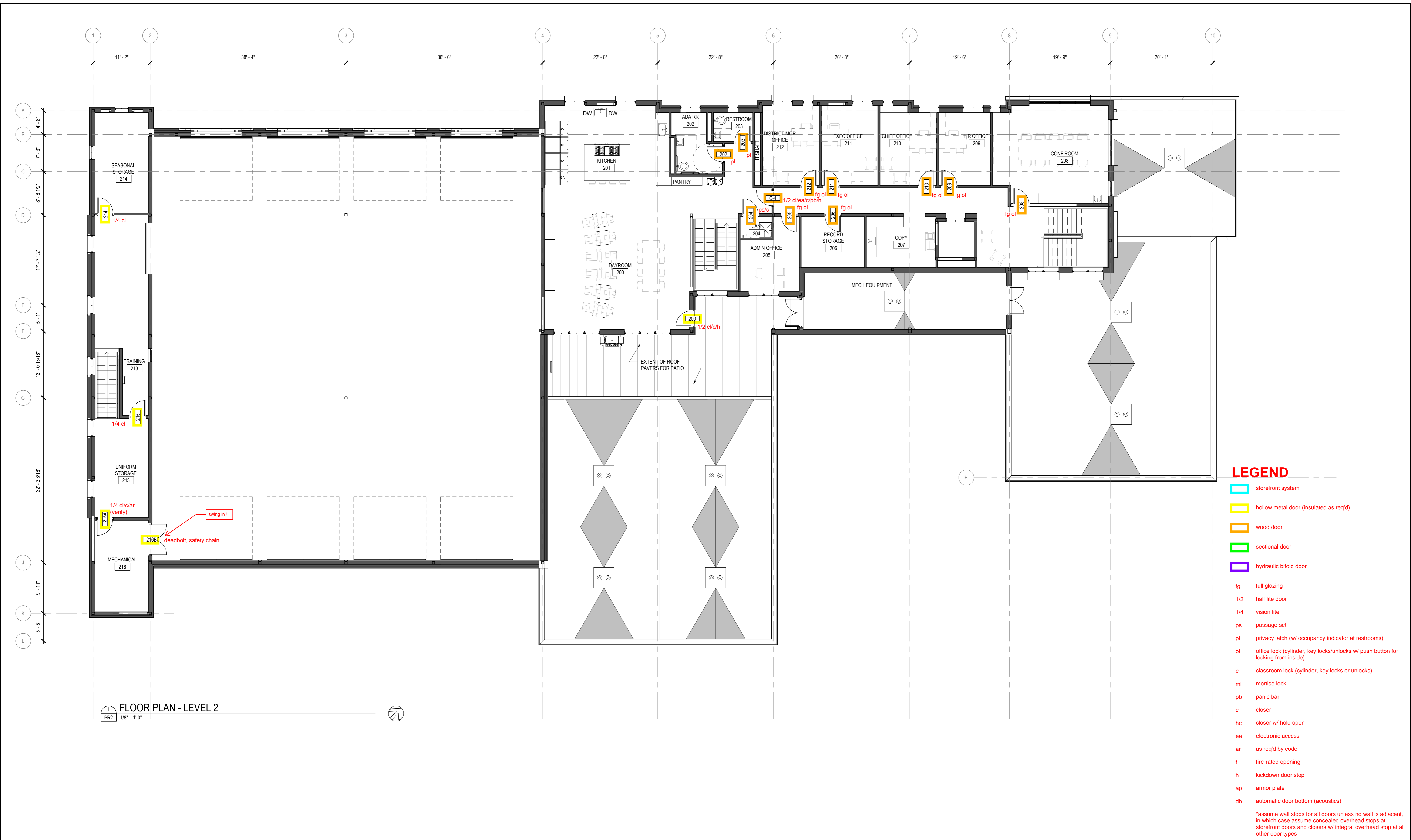
- LEGEND**
- storefront system
 - hollow metal door (insulated as req'd)
 - wood door
 - sectional door
 - hydraulic bifold door
 - fg full glazing
 - 1/2 half lite door
 - 1/4 vision lite
 - ps passage set
 - pl privacy latch (w/ occupancy indicator at restrooms)
 - ol office lock (cylinder, key locks/unlocks w/ push button for locking from inside)
 - cl classroom lock (cylinder, key locks or unlocks)
 - ml mortise lock
 - pb panic bar
 - c closer
 - hc closer w/ hold open
 - ea electronic access
 - ar as req'd by code
 - f fire-rated opening
 - h kickdown door stop
 - ap armor plate
 - db automatic door bottom (acoustics)

*assume wall stops for all doors unless no wall is adjacent, in which case assume concealed overhead stops at storefront doors and closers w/ integral overhead stop at all other door types

CRESTED BUTTE FIRE PROTECTION DISTRICT

CRESTED BUTTE FIRE PROTECTION DISTRICT HQ - LEVEL 1

CR 317 AND SLATE RIVER
 GUNNISON COUNTY, CO



FLOOR PLAN - LEVEL 2
 PR2 1/8" = 1'-0"

- LEGEND**
- storefront system
 - hollow metal door (insulated as req'd)
 - wood door
 - sectional door
 - hydraulic bifold door
- fg full glazing
 - 1/2 half lite door
 - 1/4 vision lite
 - ps passage set
 - pl privacy latch (w/ occupancy indicator at restrooms)
 - ol office lock (cylinder, key locks/unlocks w/ push button for locking from inside)
 - cl classroom lock (cylinder, key locks or unlocks)
 - ml mortise lock
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