THE COUNCIL OF THE CITY OF GRAND JUNCTION
WORKSHOP AGENDA

Monday, January 31, 2000, 7:00 p.m.
Two Rivers Convention Center, 159 Main Street

7:00 MAYOR'S INTRODUCTION AND WELCOME

7:05 COUNCILMEMBER REPORTS AND COMMENTS

7:15 REVIEW WEDNESDAY COUNCIL AGENDA

PRESENTATIONS

7:30 **PROFESSIONAL BASEBALL POLICES:** Jamie Hamilton, Chairman of the Parks Board, and other members of the Board will be present to discuss this issue. Attach W-1

7:55 **DRAFT RFP FOR SALE OF OLD STEAMPLANT:** Tim Woodmansee will present options for the degree of detail applicants would have to submit in response to the City's "Request for Proposals" relative to the disposal of the old PSCo Steamplant. Attach W-2

8:15 **12TH STREET/MESA STATE COLLEGE PEDESTRIAN ISSUES:** Tim Moore and Jody Kliska will update Council on the latest efforts to improve pedestrian safety on 12th Street adjacent to the College. Attach W-3

8:40 **REPORT ON THE DOWNTOWN PARKING ENFORCEMENT EXPERIMENT:** Ron Lappi will report the results of this test period that occurred in December. Attach W-4

8:55 ADJOURN

Attach W-1

MEMORANDUM

TO: City Council

FROM: Joe Stevens

RE: Minor League Baseball

DATE: January 24, 2000

The City Council has asked the Parks and Recreation Advisory Board to gather information and comment on issues that might be relevant, should the City wish to give a Minor League baseball team an opportunity to operate a franchise in the City of Grand Junction. The Parks and Recreation Advisory Board has met with representatives of JUCO, Mesa State College, and School District 51. Additional information has been obtained from other Minor League communities and one Pioneer League team with an interest in moving to Grand Junction. Additionally, staff have prepared and listed information on Suplizio Field including current usage, expenditures/revenues at the Stadium, Capital Improvements, etc.

Accompanying this memorandum, please find information that has been collected and/or requested to-date.

Enclosures:
* Draft Minutes from January 20, 2000 Parks and Recreation Advisory Board Meeting
* January 11, 2000 Memo, Comments from Mesa State, School District 51, and JUCO
* Comments from Minor League Baseball Teams/Communities
* Newspaper Articles from the Butte Standard

* Fax from Brent Bonznaski, General Manager, Butte Copper Kings
* Current Butte Copper Kings Press Releases

* Information requested from Councilman Spehar
  - Contractual Arrangements with Existing Users
  - Rental Costs
  - Maintenance Costs
  - Capital Improvement History
  - Usage
  - Listing of Parks and Recreation Advisory Board Members

cc: Mark Achen

Parks and Recreation Advisory Board
Meeting Minutes
January 20, 2000

Item 1 Called to Order by Chairman Jamie Hamilton at 11:35 a.m.

Roll Call

Board Members Present:	Jamie Hamilton
	Tillie Bishop
	Nora Hughes
	Lena Elliott
	RT Mantlo
	Karen Madsen
Parks & Recreation Staff Present:	Joe Stevens, Director
	Don Hobbs, Assistant Director
	Shawn Cooper, Park Planner
	Mari Steinbach, Recreation Superintendent
	Ron Felt, Athletic Field/Facility Supervisor
	Erika Doyle, Administrative Specialist

Item 2 Approve Minutes

Tillie Bishop moved to approve the December 17, 1999 minutes. Lena Elliott seconded the motion.

Unanimously Approved: Yes 6 No 0

Item 3 Ken Scissors Representing the Wingate Park Neighborhood

Jamie Hamilton introduced Mr. Ken Scissors who stated he was representing proponents of developing Wingate Park somewhat informally. Mr. Scissors requested that dialogue be opened once again on the development of Wingate Park. Mr. Scissors brought with him a conceptual design for the park that Shawn Cooper had assisted him with. This design was in existence mainly to bring the neighborhoods ideas to the table at this point. Mr. Scissors brought an outline of this history of Wingate Park (see attached) and read each point to the board. Mr. Scissors then went over the conceptual design stating that the proposed park would include a walking trail around the park, a tot playground, two tennis courts, and a picnic area. A rough estimate for the cost of the park comprising of the above stated amenities is projected at approximately $250,000. The Wingate Park neighborhood would be open to revamping this design if it would

expedite the process. (i.e. using rough natural trails vs. concrete, leaving retention pond as is, and leaving the landscaping natural for the most part.)

Joe Stevens interjected that he understands Mr. Scissors basic philosophy as one that would like this project completed sooner rather than later. Currently Wingate Park is planned within the Parks and Recreation 10-year Capital Improvement Project budget. Mr. Stevens and Jamie Hamilton agreed that this project may be one that could be pushed forward if the ¼% tax increase came to fruition and the Master Plan was reevaluated (although stressed that this is only conceptual at this point and it certainly wouldn't be a requirement to get the project done). It would only allow the possibility of moving forward a little sooner.

Tillie Bishop asked Mr. Scissors if he had tried to acquire in-kind donations. Mr. Scissors stated at this time the answer was no, but this was due to the fact that he wanted to start with the Parks and Recreation Advisory Board first and go from there.

Lena Elliott thanked Mr. Scissors on behalf of the Parks and Recreation Advisory Board for all his hard work on this project.

Item 4 Minor League Baseball Terms, Conditions and Guidelines

Jamie Hamilton stated that the City Council had requested the Parks and Recreation Advisory Board to gather information on the probability and viability of bringing a professional baseball team to Grand Junction. Mr. Hamilton stated that Kevin Haughian, principal owner of the Butte Copper Kings out of Butte, Montana had received Minor League approval to move his team, which is a member of a Pioneer League and is an approved Minor League franchise, to Grand Junction. The Parks and Recreation Advisory Board needs to show the pros and cons (i.e. costs, revenues, what is necessary to make this work?) Mr. Hamilton also stated that there had been no solicitation by the City of Grand Junction to bring in professional baseball.

Jamie Hamilton recapped several highlights of Joe Stevens January 18th and 19th memorandums (attached). One major concern that was brought to the Parks and Recreation Advisory Board was the perception of increased competition for money between JUCO, Mesa State College, School District 51, and the possible professional baseball team. School District 51 was more concerned about conflicting dates with football games in August and September.

Jamie Hamilton also stated that several of the Parks and Recreation Advisory Board were tightly tied to JUCO and felt that a Minor League option was not ideal as local ownership would be lost. Lena Elliott stated that if the Parks and Recreation Advisory Board were to move forward into negotiations, they would need to know what the Butte Copper Kings would be bringing to the table.

Joe Stevens stated that the Parks and Recreation Advisory Board needed to outline under what terms it would be acceptable to City Council so that they could take a position. The City of Grand Junction would certainly not move forward if the deal weren't advantageous.

Tillie Bishop stated there would be a lot to learn about baseball negotiating, but is assured, the professional baseball people will know exactly how to negotiate this deal. Karen Madsen stated that it seems to date the Parks and Recreation Advisory Board has only collected information from people/businesses it would adversely effect. Without seeing how they could benefit the community – we can't just say no. Lena Elliott and Tillie Bishop stated that they agreed with Karen's comment, however, they certainly don't want to jeopardize the good ties they have with Sam Suplizio, JUCO, Mesa State College, as well as School District 51.

Tillie Bishop stated that he didn't believe the Parks and Recreation Advisory Board had all the information required to make an informed decision on whether to proceed or not at this time. In addition, Mr. Bishop didn't believe that all the information could be gathered in the timeline the Butte Copper Kings are looking at relocating to Grand Junction for the 2000 season.

Tillie Bishop moved and Lena Elliot seconded a motion to report that the Parks and Recreation Advisory Board's findings, indicated on Joe Stevens January 18th and 19th memorandums (attached), reflect information the Parks and Recreation Advisory Board has collected to-date. The Parks and Recreation Advisory Board does not feel at this time that they have enough information on what benefits the Grand Junction community would receive if they pursued this venture. Does the City Council want the Parks and Recreation Advisory Board to gather specifics or direct staff to initiate negotiations in order to make a judgement on whether this would be beneficial for users and the community? The Parks and Recreation Advisory Board requests direction from the City Council.

Motion adopted by Parks and Recreation Advisory Board 6 yes 0 no

Item 5 Needs Assessment Survey Findings

Joe Stevens stated that the needs assessment survey findings indicate a significant amount of support for a sales tax referendum and could possibly be on the ballot in the November 2000 election. Prior to making a recommendation to City Council, the Parks and Recreation Advisory Board needs to obtain citizen involvement, frame the issue, and work toward a potential ballot question designating projects, funding, and timelines for implementation.

Lena Elliot moved and R.T. Mantlo seconded a motion to recommend that City Council give the City Manager authorization to enter into a contract with Winston Associates to

revise and update the existing Master Plan in order to look at the possibility of pursuing a ballot issue as early as November 7, 2000.

Motion adopted by Parks and Recreation Advisory Board 6 yes 0 no

Item 4 Other Business

Task Force for a Grand Junction Community Center

Mari Steinbach introduced Dave Norman representing the Task Force for a Grand Junction Community Center. Mr. Norman expressed his gratitude that the Parks and Recreation Advisory Board was pursuing this tax referendum and is moving forward with plans for a Senior/Recreation Center if the tax referendum is approved. Mr. Norman asked for a copy of the needs assessment survey findings so that he could report back to his group. Erika Doyle will get him this information. Mr. Norman also expressed appreciation to the Parks and Recreation Advisory Board for recommending that the City move forward with a Master Plan update in hopes of a November election.

SCUBA

Joe Stevens gave a brief update on SCUBA in the Recreation Division. At this time the Parks and Recreation Department has support from all the local SCUBA businesses, except Adventure Sports, to pursue offering time in the Orchard Mesa Pool for SCUBA classes. Adventure Sports has been in contact with one member of the Parks and Recreation Advisory Board. Plans for a SCUBA program are still being evaluated with the possibility of implementation later this year.

Football Field of the Year Award

Ron Felt, Athletic Field/Facility Supervisor for the City of Grand Junction, was presented with the 1999 Football Field of the Year Award for maintenance and quality of the Stocker Stadium football field. This is a very prestigious award given to one municipal football field in the country and is presented by the Sports Turf Managers Association. The Parks and Recreation Advisory Board gave it congratulations to Mr. Felt and his crew.

Item 5 Adjourn

Tillie Bishop moved to adjourn the meeting, Lena Elliott seconded the motion.

Motion adopted by Parks and Recreation Advisory Board 6 yes 0 no

Meeting adjourned at 1:15 p.m.

Respectfully submitted,

Erika L. Doyle
Administrative Specialist

Memo to: Parks and Recreation Advisory Board

From: Joe Stevens

Date: January 18,2000

Subject: Minor League Baseball

Since last week's meeting with the Butte Copper Kings, Jamie Hamilton, Tillie Bishop and Lena Elliott have been meeting with representatives from JUCO, School District 51 and Mesa State College to gather information that can be shared with the Parks Board and form the basis for a presentation to City Council on January 31, 2000. Dennis Teeters, Michael Gallagher, Doug Schakel, Dennis Teeters, Sam Suplizio, Dale Hollingsworth and George Killian attended three separate meetings on behalf of School District 51, Mesa State College and JUCO. Comments shared to date include:

- School District 51 does not believe a minor league schedule from June to September will interfere with summer baseball.
- School District 51 would like to see a schedule that does not interfere with football in late August and September.
- Dennis Tetters stated that he does not see significant issues for the School District if Minor League baseball comes to Grand Junction. At the same time he does appreciate JUCO's concerns.
- Mesa State is opposed to any Minor League baseball program in Grand Junction.
- Major concern for Mesa State is that they would have to compete with another entity for advertising and contributions for their 11 athletic programs. In some respects, Mesa already views JUCO as a competitor for advertising.
- Mesa State sited Chico State as an example of a program that witnessed diluted interest in their baseball program, which, they believe, was attributable to a Minor League team coming to town.
- Minor League baseball is a for profit business and, as such, should pay a fair rent.
- Mesa State is worth $175 million to the local economy. The athletic department is expected to raise $500,000 from local businesses/ sponsors. Grand Junction does not have a lot of corporate headquarters and, if a Minor League team comes to town, local businesses may "reshuffle the pie" or may choose to serve smaller slices.
- Mesa State can survive if a professional baseball comes to town but they've put a lot of dollars into Suplizio Field and are not in favor of sharing it with a for profit organization.

- JUCO is opposed to professional baseball coming to Grand Junction but can co-exist under certain conditions. George Killian does not want anyone to construe his comments as a threat.
- JUCO prefers local ownership (501-C3) and guarantees that JUCO revenues and Sponsor support be maintained.
- JUCO has contributed toward a facility that they say it is worth $7 million dollars. Professional baseball could jeopardize what JUCO has done for 40 years.
- JUCO was offended that Minor League baseball could tell Grand Junction what division they could or could not get (e.g.: Pioneer League approved, Rookie League, not approved). It is particularly disappointing since know one from Minor League baseball bothered to ask Grand Junction what they wanted.
- JUCO believes the reason Minor League baseball wants in Grand Junction is that we would have the best facility in the Pioneer League.
- Sam Suplizio is not supportive and stated that if Minor League baseball comes to town; it must be on our terms.

I trust this gives the Parks Board an accurate summary of comments volunteered by three major users about professional baseball and Grand Junction.

Memo to: Parks and Recreation Advisory Board

From: Joe Stevens

Date: January 19,2000

Subject: Minor League Baseball Contracts

Today, I was able to contact a couple of communities that have Minor League baseball teams. The following notes come from Ogden, Utah and Billings, Montana:

There are 152 cities that host some type of Minor League baseball team.

Ogden built a new stadium about 5 years ago with a capacity of about 4,200 and a cost of $4 million with a significant share coming from the private sector. The city provided the site. The facility was constructed for baseball but accommodates other uses.

Ogden receives compensation of $15,000/ quarter or $60,000/yr. plus a percentage of concession sales. This is the 4th year of a 5-year renewable contract and so far the Ogden Raptors, an affiliate of the Milwaukee Brewers, have not paid any concession revenues to the city. Conversely, the Raptors claim that the city may be in breach of contract for not adding additional seating at the stadium.

Contract enforcement, revenue collection and tracking are issues in Ogden. Contract management is a problem. This individual blamed the attorneys (city and corporate)!

The Ogden contract is a 5-year renewable contract. The city's view is that it should and will be renewed.

Neither of the Billings or Ogden representatives voiced a concern over market share and competing interest for advertising dollars. Weber State is located in Ogden but their college baseball team is a "club sport".

Ogden averages about 1,900 attendance per game while Billings averages around 2,800. The city representative from Ogden stated that the Raptors number is inflated (evidently, a common occurrence in baseball circles) and they probably " give away" about 500 tickets per game in promotions so the paid gate probably averages 1,400 in a city of 70,000 and about a total area population of 140,000.

In Ogden they have minority local ownership because a private individual contributed $1 million toward the construction of the stadium. The city representative said this individual probably did more but the spokesperson was not sure of the contributor's exact role with the Raptors.

One significant problem with the Raptors last season that didn't bode well with fans was one specific promotion. According to the city representative, the Raptors had a promotion in which a fan was selected at random to come down at try an "hit a home run". If successful the fan would win a new car. This individual hit one " out of the park" but didn't get a new car as "promised".

In Ogden the negotiations were described by one individual as "gut wrenching". However, the same individual said that despite the warts, the city made the right decision.

Billings leases their city facility to the Billings Mustangs, an affiliate of the Cincinnati Reds for a percentage of ticket prices.

In Billings they share the field with 4 American Legion teams. It's not perfect but it works. The field is pretty much-used everyday from June 1 through Labor Day.

The Billings Mustangs basically takes over the field and maintains the facility with minimal help from the city according to a representative from the Mustangs.

The basic view is every community is different and often the success of a Minor League team is contingent upon the personalities of those involved. It can and will work if the community wants it according to one city representative in Ogden. Ogden also stated that their contract was poorly written with too many ambiguities.

I am sure we can glean more information from these Minor League cities and others but this should give us a bird's eye perspective as we continue to evaluate options.

Stocker Stadium, Suplizio Field Rental, Maintenance,
Capital Improvements and Usage History
January 24,2000

The School District and Mesa State College receive reservation priority. No uses, including the City's, are booked into the facility until District and College schedules have been received. While we do issue individual event contracts there is not a formal contract for priority use between the City and either of the users. It's all traditional.

Mesa State College, School district #51 and JUCO all pay the prevailing rate as established in the Parks and Recreation Department Fees and Charges Policy. With the exception of JUCO who pays a flat $400 per day of the tournament, both Mesa State and the School District pay the same as any other user; there is no differentiation between profit and non-profit users.

In the early 80's, in response to requests to hold rock concerts at the stadium, a multi-tier fee structure was adopted by the City Council. Still in place today, the structure calls for baseball events to pay the greater of the following: A minimum of $65 per game or $1.00 per admission or 15% of the ticket price. The second game of a double header is charged $55. Non-baseball events pay on the same scale with a minimum of $125.00. The philosophy behind the multi-tier scale is that those with minimal attendance and lower ticket prices should pay less than those with higher ticket prices and large crowds. In other words, the School District and Mesa State who generally have lower attendance and low ticket prices pay less than a concert promoter who is looking to make a profit and has high ticket prices and large crowds. This structure has been easy to administer and interpret and has eliminated the profit makers from hiding behind a non-profit cover to gain a lower fee.

Fees and Charges

Stocker Stadium/Suplizio Baseball Field		**2000 Fee**	**2001 Fee**
Baseball Use The greater of: a. Minimum or b. Per person (gate count x rate) or c. 15% of ticket price	per use	$65.00 min or $1.00/pp or 15%	$65.00 min or $1.00/pp or 15%

d. Second game of double header	minimum		$55.00	$55.00
e. Without admission	per use/per game		$65.00	$65.00
Non Baseball Use The greater of: a. Minimum or b. Per person (gate count x rate) or c. 15% of ticket price	per use/event		$125.00 min or $1.00/pp or 15%	$125.00 min or $1.00/pp or 15%
g. State & National Playoffs 4 game maximum per day	per day		$400.00	$400.00
h. JUCO Tournament (contract)	per day		$400.00	$400.00
i. Set up prior to event	per day		$125.00	$125.00

Because so many stadium amenities and city employees are used jointly between baseball, football and track the adopted budget is for the entire sports complex operation. The following is a general breakdown of costs directly associated with the baseball field. It should be noted these figures related to the field only and do not include utilities, restroom and custodial supplies.

MAINTENANCE COSTS ASSOCIATED WITH BASEBALL

Based on: Outfield 2.35 acres
Infield 0.15 acres

Per game cost

Drag, line, rake, put out bases, etc.	labor 2hr	$35	
	material	8	
Clean stands, restrooms, press box, dug outs, etc.		4hr	70
Build mound and home plate	labor 3hr	53	
	material	9	

Rake grass lips		1hr	18
Bull pen preparation		1hr	18
Personnel to cover event		3hr	53
TOTAL PER GAME		**Labor(14hrs.)**	**$247.00**
		Material	**$17**

Weekly cost

Mowing – infield	3x/week @ 1hr/ mowing		53
outfield	3x/week @ 4hr/mowing		210
TOTAL WEEKLY			**$263**

Yearly cost

Red rubber edging	6x/year	1hr/edging		105
Regrade dirt	3x/year	5hr/regrade		263
Fertilization infield	6x/year		labor	53
			material	38
Outfield 4x/year			labor	70
			material	396
Aeration - shatter tine	4x/year @ 2hr/aeration			140
core infield	8x/year @ 2hr/aeration			280
remove cores	@ 4hr/aeration			560
outfield	4x/year @ 4hr/aeration			280
Top dressing - infield	2x/year @ .5hr/time		labor	18
			material	105
outfield	2x/year @ 5hr/time		labor	175
			material	1,644
Oversedding	3x/year @ 2hr each		labor	105
			material	736
Sod replacement	3,000 square ft./year		labor	44
			material .22/sqft	700
TOTAL YEARLY			**Labor**	**$2,093**
			Material	**$3,619**

Stadium Budget

	1995	1996	1997	1998	1999	2000
Revenue	$63,129	$62,194	$72,025	$83,389	$83,583	$82,254
Operating Expense	$ 178,994	$227,759	$219,415	$240,974	$246,695	$260,889
Operating Capital/Equip	$0	$24,535 **Hand Mower - $950 Groomer-$6,000 Sprayer-$2,600 Riding Mower $14,985**	$7,000 Aerator-$4,419 Line Striper-$2,581	$13,917 Storage Bldg.-$511 Utility Cart-$7,408 Infield Mower-$5,998	$0	$11,300 **Flush Valves-** $8,800 Electric to Portable Conc.-$2,500
Major Capital – City Funded	$6708 **BB Sprinkler Impv.-$6,708**	$35,966 **Track Resurfacing-, $35,966**	$65,194 **Asphalt Overlay-** $19,824 Repaint Stands-$45,369	$170,976 **Electrical Upgrade - $155,800 Asphalt Overlay-** $15,176	$46,200 **Electrical Upgrade -** $4,200 ½ Restroom Construction-$42,000	$26,000 Partition Repl.-$26,000
Major Capital – PIAB Funded * Includes annual $5,000 contribution and additional funds from School District #51, Mesa State College,	$0	** $3,950 **Track Crossing Material -** $3,950 ** Canyon View Baseball-$50,000	$32,050 Canyon View Baseball-$32,050	$316,035 Press Box Partial-$17,500 Replace Field Lighting $298,535	$90,711 **Press Box Partial-** $21,711 ½ Restroom Construction-$42,000 Football field Renovation-$27,000	

Mesa County, JUCO, & City						
JUCO Funded			Canyon View Baseball Field		**Press Box Restroom** Home Plate Press Box	$50,000 **Canyon View Baseball -** $50,000 Canyon View Batting Practice Equip.

Annual Baseball Field Use

	1996	1997	1998	1999
Mesa State				
Events	19	25	25	20
Double Headers	10	16	10	13
Attendance	1696	4706	2201	1378
School District				
Events	23	27	33	13
Double Headers	5	15	11	0
Attendance	2615	4553	4975	2179
Summer High S				
Events	21	32	10	10
Adult League				
Events	38	10	19	10
JUCO				
Days	8	8	8	7
Special Events				
Events	4	4	4	3

The remaining attachments, which consist mostly of web news articles, are not provided in your SoftBook. They can be reviewed in your binder.

Attach W-2

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

City Council
_x_Workshop
___Formal Agenda

Date Prepared: January 25, 1999
Author: Tim Woodmansee
Title: Real Estate Manager
Presenter Name: Tim Woodmansee

Meeting Date: January 31, 2000
Title: Real Estate Manager

Subject: Discussion of possible uses for City property commonly known as the Public Service Steamplant.

Summary: Staff is seeking direction from Council on whether to sell, lease or demolish the former Public Service Steamplant building located at 515 South Avenue.

Background Information: The subject property consists of 1.2 acres with a 15,800 square foot 2-story masonry building and large partial basement. The City purchased the property in 1989 as an incentive for Mesa County to keep its justice facilities downtown. In addition to the $17,700 purchase price, the City intended to pay $250,000 to demolish the building and construct a parking lot for the expanded justice center. The County ultimately decided to construct the new justice center at a different location.

In 1995, at the request of the Commission on Arts and Culture and the Small Business Incubator, the Downtown Development Authority applied for and received a $5,000 State Historical Fund Grant to perform a Reuse Feasibility Study for the Steamplant. The study was completed in August of 1997 as a collaborative effort between The Research Bureau, under the direction of David P. Coulson, and the Colorado Center for Community Development, under the direction of Jon Schler.

The Reuse Study investigated all potential uses except complete demolition. Uses that were eliminated include a small business start-up incubator, a kitchen incubator, various commercial uses, flea market, farmer's market, a meeting & workshop facility for the Partners organization, public office space, housing, and a public recreation center. The final analysis then focused on four feasible uses that could turn the building into a positive asset for the downtown area.

Brief Analysis of Reuse Options: The Reuse Study provided a detailed physical and cost analysis of four potential uses: Artist Incubator and/or Studios (Option A), Children's Museum (Option B), Museum Artifacts Storage (Option C), and Recreation/Daycare (Option D).

Option A – Artist Incubator and/or Studios. Based on interviews conducted by the Colorado Center for Community Development, the community supports Option A above all others. The Reuse Study also concluded that a blend of activities such as kilns, studios, foundry, classrooms,

retail space and other art related activities would be the most practical approach to reusing the existing structure.

Option B – Children's Museum. Potential uses under this option could include a children's theater, classrooms, labs, an art room, gift shop and offices. The building may also be large enough to accommodate activities that are typically conducted outdoors.

Option C – Museum Artifacts Storage. This option would provide space for large artifacts storage. Offices, labs and record storage could possibly be accommodated.

Option D – Recreation/Daycare. Potential recreational uses could include gymnastics, dance and aerobics. A daycare facility/playground could be accommodated along with locker rooms.

The Reuse Study provided a range of estimated costs to remodel the building to accommodate each option:

OPTION	ESTIMATED REMODEL COSTS
Option A – Artist Incubator and/or Studios	$345,000 to $500,000
Option B – Children's Museum	$475,000 to $690,000
Option C – Museum	$323,000 to $466,000
Option D – Recreation/Daycare	$428,000 to $644,000

Building Condition: The Reuse Study included an analysis of the structural integrity of the Steamplant prepared by the engineering firm of Martin/Martin. Martin/Martin concluded that the Steamplant was constructed in four distinct phases with subsequent structural modifications.

A former ice house located on the east portion of the property appears to be the oldest of the 4 structures. The Reuse Study concludes that the ice house is structurally deficient and should be demolished. Removing the ice house could provide land area for 50 to 60 parking spaces, which would likely be required for any of the analyzed options.

Several windows have been broken and the roofing requires major repair. Ventilation, mechanical and electrical systems are nonexistent. Otherwise, Martin/Martin found that the shell of the remaining structure is stable and could be renovated.

The City's 2002 CIP Budget includes $250,000 to demolish the entire structure, although the Reuse Study did not evaluate how the property might be used if vacant. While costs to demolish only the ice house have not been estimated, this partial demolition would be considerably less than $250,000.

Environmental Issues: The environmental condition of the property is questionable. Two phases of uranium mill tailings remediation identified interior and exterior locations containing small amounts of listed hazardous wastes, primarily PCBs and spent solvents. The Department of Energy availed itself to supplemental standards to allow mill tailings contaminated with these

wastes to remain. Asbestos and lead paint are also located throughout various portions of the building.

Walsh Environmental Scientists & Engineers performed subsequent evaluations of the PCBs and spent solvents initially detected by the Department of Energy. Though Walsh detected PCBs and spent solvents, the quantities and limits detected by Walsh were lower than those detected by DOE.

Costs to fully remediate all environmental issues are uncertain. Walsh has proposed to identify the full nature and extent of contamination and prepare a remediation work plan for approximately $15,000. That analysis should provide a clearer indication of costs required to fully remediate the property.

Neighborhood Characteristics. The subject property is located near the southern entrance of the downtown shopping district. The neighborhood is going through a transitional phase from predominantly heavy industry to commercial and public uses. This transition is partly due to publicly funded renovation projects. For example, within the immediate vicinity:

- South 5th Street has recently been reconstructed with decorative medians, historic lighting, signage and landscaping
- The Colorado Department of Transportation reconstructed the 5th Street Viaduct
- The Museum of Western Colorado, located one block to the north, is presently undergoing major renovation
- The City recently completed construction of a new public parking facility adjacent to the Greyhound Bus Depot located one block east of the Museum
- South Avenue, located along the north frontage of the property, was reconstructed in 1999

Other past, present and future projects within the surrounding neighborhood include:

- The Botanical Gardens
- The Colorado Riverfront Trail
- The Colorado River Foot Bridge connection to Orchard Mesa
- Las Colonias Park

Options: Staff is seeking direction from the City Council to either sell, lease or demolish the Steamplant.

Option No. 1 – Sale. Selling the property would place it back on the tax rolls and relieve the City from liabilities resulting from trespass, vandalism and personal injuries. However, the City could remain partly liable as a responsible party for the environmental condition of the property.

The City customarily sells surplus properties through a sealed bidding process without warranties with respect to the physical condition of the disposed properties; properties are conveyed "as is, where is, in their present condition and location." Despite this caveat, some courts have ruled

that prior owners could remain liable for detrimental environmental conditions existing at the time of conveyance.

The City recently received an unsolicited offer to sell the property for $20,000. This offer was submitted by an environmental scientist who proposes to hold the City harmless from environmental liabilities associated with the property. Considering the environmental and physical condition of the property, this offer is likely close to the amount the City could expect to receive through a bidding process.

Option No. 2 – Lease. Leasing the property would allow the City to maintain control over uses and operations conducted on the property. Selecting a tenant could be determined either through exclusive negotiations or through a request for proposals process.

Exclusive negotiations would first require a determination by Council of the type of operation that should be conducted from the property. Using the Reuse Study recommendation as an example, the Council could elect to negotiate exclusively with an entity interested in using the property as an artist incubator. As with the Botanical Gardens located on City property, the City gave the Botanical Society a period of time to first demonstrate their ability to provide the resources necessary to implement a phased development. A long term lease was then negotiated at a rental rate of $1.00 per year until gross revenues reach a certain level.

A request for proposals would give the Council an opportunity to select a tenant based on the tenant's solvency and proposed use of the property.

Option No. 3- Demolition. The City's 2002 CIP budget includes $250,000 to demolish all above ground structures and backfill the basement. Costs to remove the concrete basement structure have not been estimated. Selecting this option while conforming with the CIP budget will require the property to remain vacant for an additional 2-year period.

Demolition of all structures would first require remediation of all environmental issues. Following remediation and demolition, the City could implement a plan to either sell or develop the property.

Action Requested/Recommendation: Staff is seeking direction from Council to either sell, lease or demolish all structures on the property. In either event, staff recommends Council authorize the expenditure of approximately $15,000 from 2000 contingency funds to identify the full nature and extent of contamination and prepare a work plan for remediation.

Attachments: Vicinity map & reuse study.

Citizen Presentation: Yes x No.

Placement on agenda: ___Consent ___Individual Consideration __x__ Workshop

STEAMPLANT VICINITY MAP

⇑
North

Public Service Steamplant Reuse Study

August 1997

Report by

Part I

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Structural analysis

Jack Peterson
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Reported for

City of Grand Junction Downtown Development Authority

and

Grand Junction Commission on Arts and Culture

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Part I

Part II

Public Service Steamplant Reuse Study
Part I

Summary

Based initial interviews, a combination of an art related activities is the most cited need in the community. Those interviewed gave this as the most desired usage for the Public Service Steamplant Building. Many reasons were cited, such as a perceived need, lack of similar facilities in the area, and a desire to see the art industry grow within the community. It appears that a blend of art related activities such as kilns, studios, foundry, classrooms, retail space, and other art related activities would be the most practical approach to reusing the existing structure. Additionally, this approach would have broad community support, something not found in the other approaches.

Purpose

The purpose is to provide a brief feasibility analysis of possible reuses for the Public Service Steamplant Building. The results of this initial study are expected to be used as a guide to select one or two areas for a thorough analysis on the reuse of this building.

While there are many potential uses for the building, the following is a list of the uses considered in this initial analysis.

1. **Artist incubator and/or art related activities**
2. **Business incubator**
3. **Commercial**
4. **Children's Museum**
5. **Public use**
6. **Housing**
7. **Recreation**

Methodology

The information used in the analysis was the gathered through personal interviews with community leaders. Those participating in this process are listed in the reference section. Besides the personal interviews a variety of other information and data resources were used. These information sources are listed at the end of this report in the reference section.

Structure - Summary

The structural engineering firm of: Martin/Martin was hired to observe the existing condition of the structure and determine its feasibility to be renovated. That report is (Appendix A) of this study.

Structure - Summary

The structural engineering firm of: Martin/Martin was hired to observe the existing condition of the structure and determine its feasibility to be renovated. That report is (Appendix A) of this study.

The building is made up of four different structures sharing two common walls (see existing floor plan).

For the purpose of this study only the western three portions ("B" "C" & "D") of the building will be looked at for reuse. The eastern half of the building (part "A") which was at a one time an ice house, has been poorly maintained and has "major" structural problems. It has also been partially destroyed by fire and has been modified so much over the last 40-years there is little, if any, historic value left to the original building. The last use of part "A" of the building was for storage and that was stopped years ago when the roof started to collapse after a major fire in the building. (See the structural report.)

If it was decided to remove part "A", fifty to sixty parking spaces could be added to the site. This additional parking would make several of the proposed reuse option much more workable from the required parking aspect.

The three remaining parts of the building which we will call "B", "C" & D (see floor plan) are in good shape although, there are many broken windows and some water damage. A major cleanup is needed in all three parts. There is no mechanical systems in any parts of the building, and depending on reuse, this could be quite expensive.

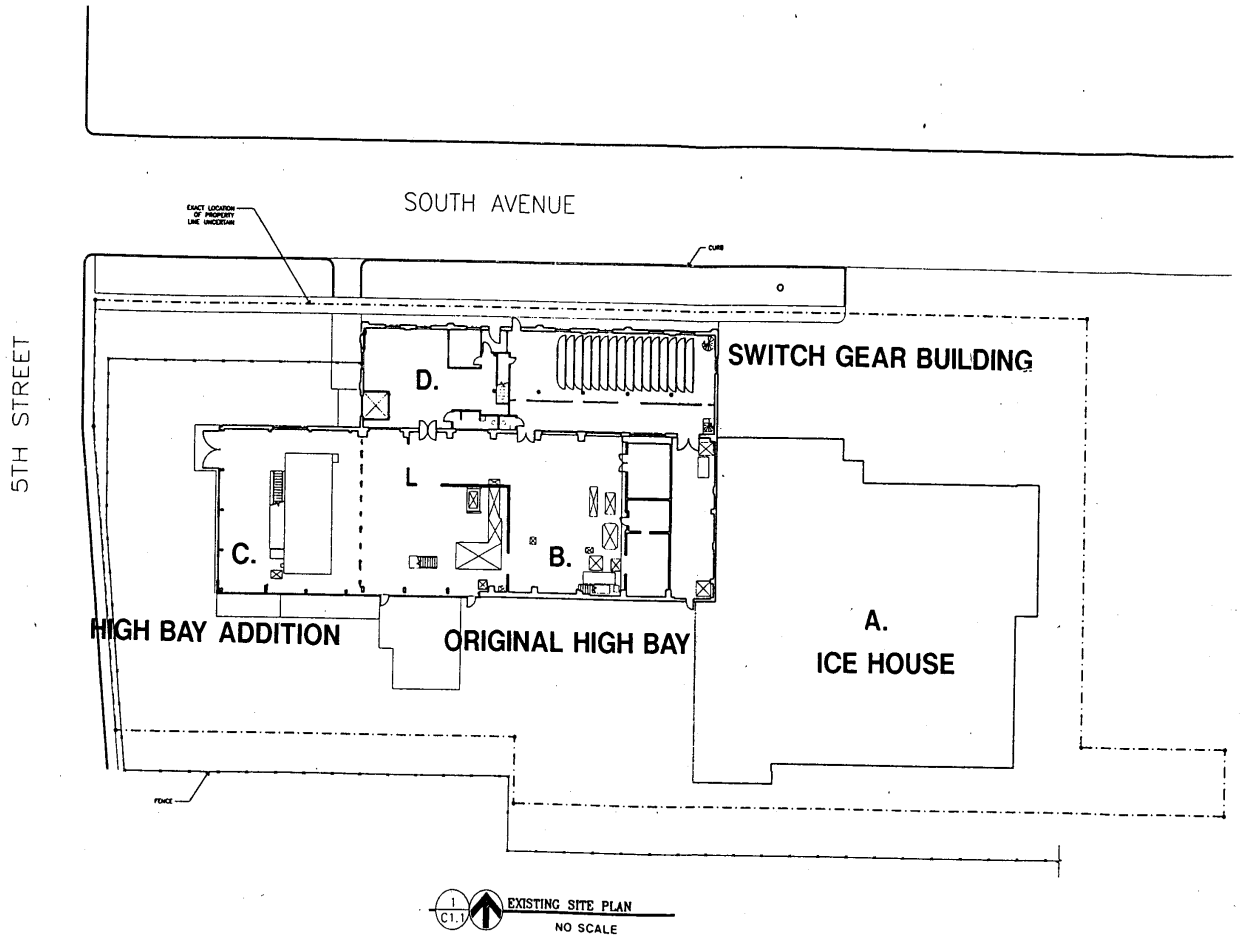
There are several internal roof drains in part "B" & "C" that need to be fixed as quickly as possible to stop any further water damage from happening. The basement needs to have standing water pumped out and construction of an exterior wall addition to keep water out. Parts "B", "C" & "D" of the building are structurally sound. (See structural report.) Floors are heavily reinforced concrete that were build to take extreme heavy loads. Except in a large section of part "B", which will need repair. (See structural report.)

Walls are made of a variety of materials. Part "D's" north wall is blocks and brick wall as is the east wall. The south wall of part "B"& "C" is partially block with the west half of this wall being structural steel and metal panels. The west wall of part "C" is also structural steel and metal panels.

Part "D" has two floor levels and a basement with a good concrete floor, each with approximately 3750 Sq. Ft. of useable space on each floor. The ceiling height is approximately 12 ft., with several partitions walls.

Part "B" and "C", a warehouse space of approximately 8,300 Sq. Ft. with a partial basement with dirt and concrete floor and several sump holes. Wall heights are Approximately 15', height at the peak of roof is 40'.

This has been a clean-up of Polychlorinated Biphenyls (PCBs) & Asbestos removal done by Public Service Company of Colorado. However, there may still be some contaminates in & around the existing building.



1 / C1.1 EXISTING SITE PLAN
NO SCALE

PUBLIC SERVICE BUILDING
Grand Junction, Colorado

Date 08/01/02

Revisions

Sheet No C1.1

Current zoning and future plans for development in the area.

The building site and the areas surrounding the site are currently zoned I-1 (Light Industrial). "This zone allows for light manufacturing uses as well as heavy warehousing and high impact uses. It is anticipated that most uses in this zone will be oriented towards heavy truck or rail traffic." City zone codes. This level of zoning allows for most forms of business. The types of activities that are currently not allowed in any form would be most educational services, churches, housing, human services, and most recreational services.

The pending long range plans have this area being rezoned to commercial zoning. "C-1 (Light Commercial) This zone is primarily for retail and service businesses requiring direct access onto a major street system. This may include major shopping centers as well as out door sales and motels. C-2 (Heavy Commercial) This zone provides for the establishment of areas of heavy commercial activity such as wholesale businesses, warehousing, and some light fabrication used. It is anticipated that most uses in this zone will be oriented towards truck or rail traffic."

The long range plans are being created as part of a joint planning process between the City of Grand Junction and Mesa County. This plans are in the development process, no official recommendations to change the zoning at this time exist.

There is a diverse mix of businesses within a couple blocks of the Steamplant building. The following is a partial listing of those business types.

1. **Warehouse/storage facilities**
2. **Retail, several types**
3. **Car Rental**
4. **Gas Station**
5. **Parking**
6. **Automotive Repair**
7. **Human Services (county)**
8. **Wholesale/Distribution**
9. **Veterinary/pet care**
10. **Residential**
11. **Salvage operation**

The area's streets are slated for major improvements over the next three years. Projects planned and the general time frames are as follows.

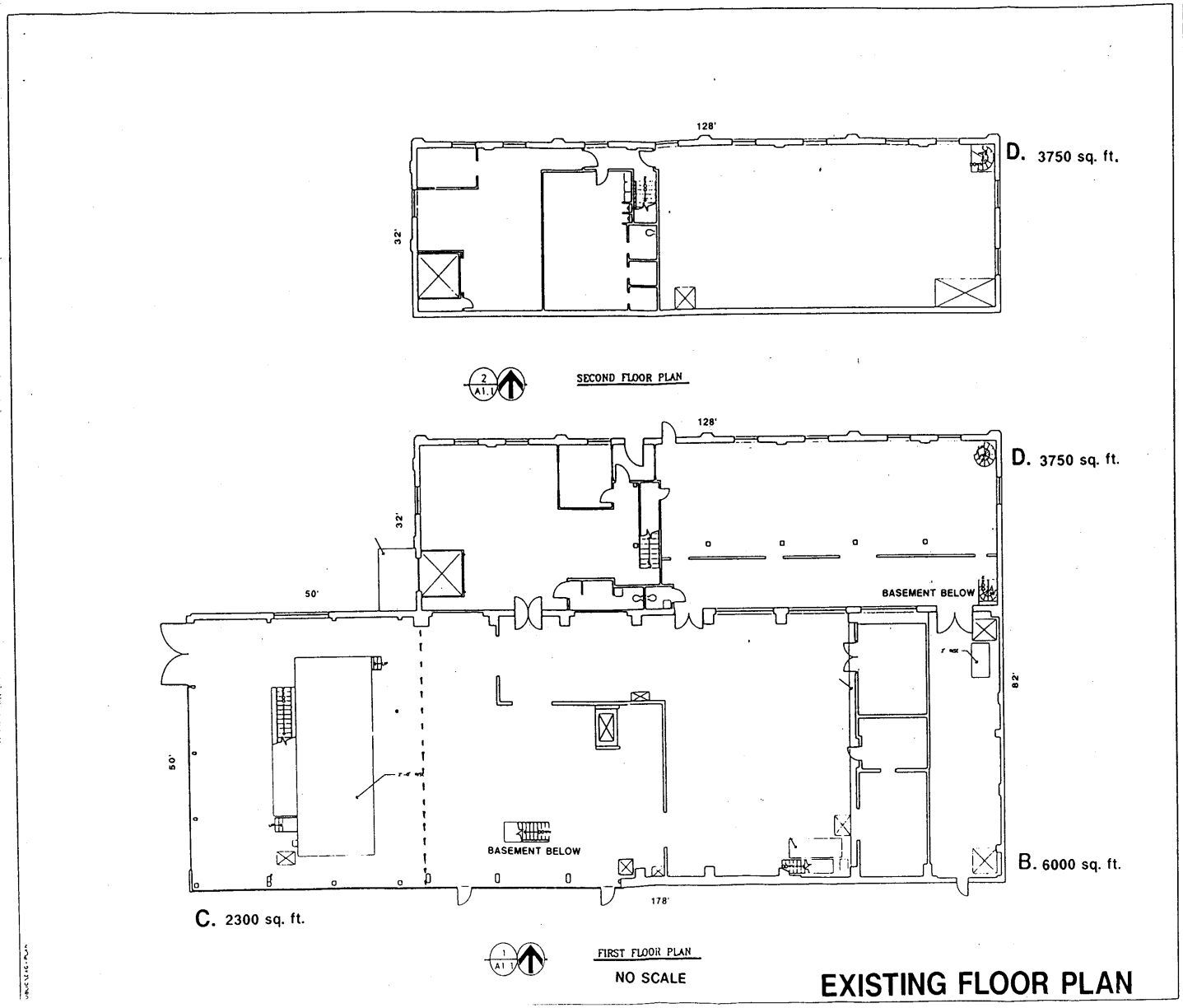
1. Replacement of the 5th Street viaduct. The project is from South Street to Nolan. The Colorado Department of Transportation is scheduled to release the bid in June 1996 for an eighteen-month project. All construction will take place on existing right-of-way and will not have a direct impact on the Steamplant building site.

2. The City of Grand Junction is planning on street improvements in 1997 for South Street between 5th and 7th streets. This will result in new pavement, curb cuts, sidewalks and landscaping. All work will occur in the existing right-of-way.

3. The City of Grand Junction is planning street improvements for 5th Street from South to Grand, which include upgrading curb cuts, pavement, and landscaping.

Other Factors

The site still needs the cleanup of hazardous waste. Public Service is responsible for the final cleanup of the site and has been notified as of October 1995 by the City of Grand Junction that they are expected to complete this task. It is expected that all hazardous wastes will be removed before any renovations are started.


128'
32'
D. 3750 sq. ft.
2
A1.1
SECOND FLOOR PLAN
128'
32'
D. 3750 sq. ft.
50'
BASEMENT BELOW
8.2'
50'
BASEMENT BELOW
B. 6000 sq. ft.
178'
C. 2300 sq. ft.
1
A1.1
FIRST FLOOR PLAN
NO SCALE
EXISTING FLOOR PLAN
PUBLIC SERVICE BUILDING
Grand Junction, Colorado

Artist Incubator/Foundry/Arts Education and/or Art Related Activities

Facility Needs for the Area

Art's usage of the building was the most widely suggested use for the Steamplant Building. The suggestions varied as to the specific use, but the reasoning that prevailed among interviewees is that Grand Junction is in need of a public visual arts facility. The location of the building is considered excellent, being close to downtown. The future Botanic Gardens and the Riverfront projects add to the appeal.

Currently, Mesa County and the surrounding region do not have an arts business incubator or coop. An "incubator" being a facility that "provides affordable rents and service packages that allow businesses to grow and succeed with professional guidance" (Western Colorado Business Development Corporation definition).

The nearest art incubator is in Manitou springs, and from previous work by Yvonne Piquette, there are fewer than a dozen known art incubators in the country. Many incubators have a combination of arts and complimentary businesses in the same building. Shared space, equipment, and a gallery for exhibits are common to most art incubators. Public art classes are an important component in most incubators. Incubators that have partnerships with school districts and colleges are among the most successful. See the reference section for a list of other arts incubators.

In the discussions with local artists, they expressed a need for: gallery/sales space, work space with good lighting, foundry, kilns, public classroom space, and marketing and business education for artists. There was also a strong concern that there is a lack of gallery space and sales outlets for local artists for both long and short term basis. Artists just starting often do not have the means to buy their own equipment plus pay rent for work space, suggesting there is a need for support.

Mesa State College has the only foundry unit in Mesa County and its use is oriented toward the students and faculty. It is not available to the public. The nearest private foundry is in Paonia. From discussions with local artists there is a long wait for work to be completed. Most local artists interviewed said that they took their work to Denver. Several artists said that they might be willing to pay higher rates for the convenience of a local foundry. The foundry sizes varied from 4,000 to 10,000 square feet. Start-up costs varied from $80,000 to $250,000. It must be noted that everyone agrees for a foundry to succeed it must be run by a professional staff, and that even then profits are difficult to come by.

The Western Colorado Center of the Arts has seen a strong increase in the demand for their services, especially for classes. This has resulted in a situation where it is felt that classroom space and equipment are being used at capacity. The Arts Center currently has three classrooms (including the ceramic studio) providing 1,600 square feet of class room space. The space is used approximately fifty hours per week with 60 percent of that being in the evening. The Theater Gallery provides another 1,735 Sq. ft. of space for performing arts activity, and it receives thirty-five to forty hours of usage per week with approximately 50 percent in the evening.

The Source - A Directory of Grand Junction Area Artists and Arts Organizations lists approximately 500 artists as of January 1994 of which fifty are listed as working in sculpture. Most of these artists are part-time professionals or armatures. Approximately 10 percent are full-time professionals.

Renovation needs

Section "D" of the Steamplant building would provide an excellent site for artist studios, classrooms, printshops, pottery, darkroom, gallery space, and similar types of usage. Remodel costs for section "D" based on these uses are estimated to be $13.50 to $35.25 per Sq. Ft.

Section "C" could be readily converted to such uses as a foundry, kiln area, large fabrication and work area, shop area, and other similar uses. However, section "B" floor issues could be costly. Another possible use for part "B" would be a theater area. The basement would be suitable for storage. Remodel costs for this section based on these uses would range from $15.50 to $23.50 per Sq. Ft.

Consistency of use with the surrounding area

The current zoning and future zoning do not appear to pose a problem with the uses listed above.

Financial feasibility

The Business incubator is currently leasing space at approximately $4.00 per square foot. Such a rate would result in rents of approximately $150 per month for a 450 square foot studio. Although this seems like a reasonable rent, it may be high for a starting artist.

From the educational programming report supplied by the Western Colorado Center for the Arts, they have a total of 3,335 square feet of classroom space. Assuming that all educational income can be assigned to this space, that resulted in gross revenues of $14.33 per square foot for classroom space. After education expense, assumed to be direct costs (instructors, materials), the gross revenues for classroom space were $7.89 per square foot. This is the revenue before allocated overhead costs.

The revenue potential of a foundry, kiln, or other activities is not clear. The discussions with artists and foundry operators suggest that it is difficult to operate foundries profitably. Further analysis is needed in this area.

Between sections "B", C and "D" there is potentially 15,800 Sq. Ft. of rentable space. Assuming an 80 percent occupancy rate (at $4.00 per Sq. Ft.) the annual revenues would be $50,560 annually.

It is noted that the Business Incubator has annual expenses of approximately $50,000. Based on the information here, it is likely that usage of the Steamplant Building for Arts related activities would require some outside funding sources to be successful.

Small Business Start-up and/or Kitchen Incubator

Facility Needs for the Area

The Business Incubator at 304 W. Main is near capacity, with only 450 square feet available at this point. The current facility is approximately 40,000 square feet. According to Ms. Chase-Nason, there is no real need for more space at this time for a similar function. The goal is to "hatch" the current businesses and work to opening existing space. The Public Service building was evaluated in 1992 for use as a business incubator and was rejected then, due to the building size and cost of renovation to business space.

UTEC is incorporating a kitchen incubator into their new facility as part of their culinary art's program. This project is a joint effort with UTEC, DOE, WCBDC, and others in the community. While there is strong interest for the kitchen incubator, the needs are being filled through these efforts.

Renovation needs

Remodel costs for section "D" based on uses for office and retail space is estimated to be $20.50 to $39.50 per Sq. Ft.

Sections "B" & "C" could be converted to business uses. The conversion cost could be expensive depending on the type of usage selected. Should the usage be a shop, or fabrication activity the remodeling cost would be in the $15.50 to $26.25 range. However, if the usage was to be retail or restaurant usage the remodeling costs could run as much as $55.00 to $81.50+ per square foot.

Consistency of use with the surrounding area

Considering the current business use in the area, a business incubator would be consistent with current and anticipated future zoning for the area.

Financial feasibility

See the Arts Incubator section.

Commercial Usage

Facility Needs for the Area

Currently, the Mesa Mall is at 90% capacity (Mesa Mall). Grand Junction downtown area has been consistently at 95% occupancy rate for several years (DDA). The Grand Valley has an estimated commercial property rate over 85 percent (Bray Company).

Suggested space needs for the Grand Junction area are restaurant, storage, warehouse, and retail factory outlet. The following chart shows that the number of business firms being created in Mesa County may be growing faster than the amount of space needed to fill those needs.

Mesa County

Change in number of businesses

Period	Total	Retail	Service	Commercial permits
93-94	154	33	51	47
92-94	205	60	62	99
91-94	228	65	78	130
90-94	257	64	87	166

Sources: Colorado Department of Labor,
Mesa County Building Department

The above table shows that from 1993 to 1994 there were an additional 154 firms in Mesa County in 1994 with eighty-four or 55 percent of them coming from the retail and service sectors. Two other points are shown by the above table. One, it shows that the number of commercial building permits is far less than the increase in businesses. Second, with business numbers increasing faster than building permits, suggesting the demand for commercial space is on the rise.

The Steamplant building is considered an ideal location for commercial usage, in part due to existing zoning and its proximity to the downtown area.

Two Rivers Convention Center is divided into two sections for a total of 20,700 square feet meeting and banquet space. Currently they only have 2-3 days per year of down-days (days without events). The Hilton Hotel has a total of 6,500 square feet for meeting and banquet space. They estimate that they have an 85 percent occupancy-rate. The high usage of these centers suggests there may be a growing need for more meeting and convention space.

Flea and Farmer's Markets could use the building occasionally. However, the cost of remodeling the building for such purposes might be hard to justify for such part-time usage.

Renovation needs

Section "D" could be modified to retail on the first floor and offices on the second (or storage for retail). Section "B" could be modified to open market space, such as flea or farmers markets. The other option would be as speciality restaurant or food court usage. Remodeling costs are approximated as follows:

Section "D" converted to retail-office space $20.50 to $39.50 per Sq. Ft.
restaurant space $33.00 to $75.50 per Sq. Ft.

Section "B" converted to flea market or farmers market $15.50 to $23.50 Sq. Ft.
restaurant space $55.00 to $81.50 Sq. Ft.

Storage - Section "D" - The building could be converted to warehouse usage. The remodeling costs would be $5.50 to $10.50 per Sq. Ft. leaving the structure as is, or $5.50 to $15.50 per Sq. Ft. for individual units. Section "B' would need new floor/slabs area, cost $8.50 to $20.25

Consistency of use with the surrounding area

Considering the current business use in the area, commercial usage would be consistent with current and the anticipated future zoning for the area.

Financial feasibility

It should be noted that to date no interest has been expressed in purchasing this property from the City of Grand Junction for the purpose commercial development. The renovation and/or demolition costs may prohibit the conversion of this property into a commercial project without public support. The following is a very quick cost analysis on converting this space to commercial usage (space rented for commercial usage).

The price for commercial space runs from an estimated $5.00 per square foot to $12.00 per square foot for prime office space.

Assuming the commercial usage was a mix of retail/office (section "D") and restaurant (section "B"), it is estimated that the commercial aspects of the Steamplant Building could generate revenues between $5 and $10.00 per square foot. Assuming 80 percent occupancy rate at an average of $7.50 per Sq. Ft. the potential revenues for this use would be $74,000 per year.

Using the midpoints of the remodeling cost estimates the renovations for the building alone would be:

Section "D"	7,500 Sq. Ft. times $30.00 equals	$225,000
Section "B"	8,300 Sq. Ft. times $60.00 equals	$498,000
Totals		$723,000

Assuming 100 percent financing of the remodeling costs at 12 percent (simple interest, no payment on principle) the carrying cost for such a project would be $86,760.

This brief analysis is not meant to show that a commercial use would not be successful. This shows that a through market analysis is needed before converting the building to commercial usage.

Warehouse usage

Converting the building to a warehouse of individual storage units would have a remodeling cost of approximately $230,000. Using 12 percent as a base the carrying cost would be $27,600.

From two studies that the Research Bureau conducted on self-serve Mini-storage in the Grand Valley (1994), rental rates for storage space runs from $0.17 to $0.80 per Sq. Ft. monthly with the most common value being $0.30 per Sq. Ft. or $3.60 per year.

Based on 80 percent occupancy rate (occupancy of storage units was over 90 percent in 1994) this usage could generate revenue of $45,504 per year. With the low remodel cost, this might be an economically feasible use of the building. Further market analysis is needed.

Museum and/or Children's Museum

Facility Needs for the Area

The building could be used for additional exhibit space, such as an exhibit for farm equipment. Both the inside and outside space could be used for a museum. The building is close to the other museum facilities and a walking path could connect the three.

The Museum of Western Colorado has plans for the inclusion of a children's museum in their new facility. The DooZoo reports attendance increased 15 percent in 1995. They use all of the 8,000 sq. ft. in their present facility and are in need of an additional 3,000 to 5,000 Sq. ft. of storage space. Additionally, the DooZoo would like to have an open space to work for the purpose of building large exibits.

Renovation needs

The "C" section of the building could be converted to a display area for large exhibits. With the reinforced floors it is possible to display heavy items such as farm equipment, mining equipment, airplanes, car, and trucks. The storage space in the basement would allow for storage of items not on display. Section "B" would need a structural slab installed.

The "D" section would require major renovation to add the necessary mechanical equipment for museum exhibits. The second floor would work best as storage due to the limited handicap access.
The estimated remodel costs are:

Part "D" $21.50 to $55.00 per Sq. Ft.
Part "B" $15.50 to $35.00 per Sq. Ft.

Consistency of use with the surrounding area

This type of usage is consistent with the current and anticipated zoning for the area.

Financial feasibility

The DooZoo currently rents 8,000 Sq. Ft. at $800 per month or $1.20 a Sq. Ft. per year. This is substantially below market rates. DooZoo user fees are covering 80 to 85 percent of operation costs with the remainder being made up through private donations.

Based on the lowest remodeling cost estimates shown above, the total remodeling cost for museum use would be in excess of $90,000. The carrying cost at 12 percent would be $10,800 annually.

Public Uses

Facility Needs for the Area

Several public needs were identified. Three are listed here and one use is recreational, which is covered under the recreation section of this analysis.

* Partners need a permanent meeting and workshop space. They presently have the use of 17,000 square feet, but it is temporary. The space is being shared with ARU and Mesa Developmental Services. Participants total approximately 500 kids and 500 adult partners per year.

* Public office space is needed. Mesa County is conducting their own facility need's assessment and is working with the City of Grand Junction. It is noted that neither the City of Grand Junction nor Mesa County has expressed an interest in the building to fill their need office space requirements.

* The Grand Junction Recreation Department has plans for a 64,000 Sq. ft. building that will include space for a senior wing. See the recreation section for more information on this potential use.

Renovation needs

Part "D" of the building could be converted to office space. However, due to the lack of handicap access to the second floor, an elevator would be needed.

Part "C" could be used as a shop area. Conversion to other uses would be expensive.

Remodel costs are estimated to be $25.50 to $45.00 per Sq. Ft. part "D" plus $65,000 to $100,000 for an elevator. Section "C" $14.50 to $21.50 for shop area. The cost to convert the space into offices would be higher.

Consistency of use with the surrounding area

This type of usage is consistent with the current and anticipated zoning for the area.

Financial feasibility

See the section on Commercial usage. The added cost of handicap access would require even higher rents then those suggested in the Commercial need section.

Housing

Facility Needs for the Area

According to the Colorado Division of Housing and the Grand Junction Housing Authority there is a need for low-income housing in Grand Junction area. There is also a need for transitional housing, such as housing for single parents, in a building or area that could offer or be secured.

While both agencies felt that there is a strong need for additional housing in the region, it was also felt that this was an inappropriate area due to the existing zoning and use of the surrounding area. Additionally, the building ascetics do not lend themselves to this building being perceived as a housing unit. Several concerns were listed such as parking, zoning, location, high remodeling costs, the magnetic fields from the power station to the south, and low returns.

Renovation needs

Section "D" could be renovated to provide six - 950 Sq. Ft. to 1,000 Sq. Ft. apartments or four artist studio lofts. The limited number of windows and the high cost of mechanical retrofit makes this a questionable project.

Section "B" & "C" would require the building of a building within a building to convert to housing that makes good use of the space. The remodeling costs are prohibitive.

Remodeling costs for Section "D" are $45.00 to $75.00 per Sq. Ft.

Consistency of use with the surrounding area

The current and anticipated zoning do not allow this type of use. For this building to be used for housing there would need to be either a special use permit, or rezoning of the area.

Financial feasibility

Considering the zoning and renovation costs, this building does not lend itself to a housing conversion. Based on that cost-analysis was not done.

Recreation

Facility Needs for the Area

The following potential recreation needs were identified.

* The Grand Junction Recreation Department has plans for a 64,000 Sq. ft. building that will include space for a senior wing. The feeling was the Public Service building would not provide the needed recreation space nor would it be an improvement over what they presently have, because the building is only 15,800 Sq. Ft.

* Ice Skating, Inc., a nonprofit organization formed in April 1994 to work toward the development of an ice skating facility in the Grand Junction area. An ice rink has space needs as follows: The rink - 15,000 to 20,000 square feet and a facility of 44,000 to 69,000 additional square feet. Since the space requirements cannot be marginally met by the Steamplant building, no further needs assessments were made along this line.

* Discussion with private health club owners said there are three health club facilities within ten minutes of downtown Grand Junction. The feeling is the athletic clubs are not currently being used at capacity, and that the current demand is not high enough to merit another club. There may be a need for gym and indoor recreation space for the low-income people near the downtown area who cannot afford a membership to a private health club. Gym space in particular may be needed where basketball, volleyball, and other gym sports could be played.

* Interviews were conducted with businesses teaching dance, gymnastics, and karate. Two of the businesses own their space. In addition to using it for their own classes they are renting it on a part time basis. The others are renting space. There is a group interested in using the space for gymnastics and daycare.

Renovation needs

Section "B" is a large warehouse space. While it seems suitable for recreational uses, the space has a width of 48 feet that limits its use. An ice rink, basketball court, or indoor tennis court all requires a wider space.

Both sections "D" and "C" could be readily converted to use for other sports such as gymnastics, dance, karate, small concerts, weight rooms, game rooms, archery, shooting range, climbing walls, classrooms and similar recreational activities. Space "B" would need to have a new floor installed over existing floor.

The cost to remodel for such uses would run from $15.50 to $49.00 per Sq. Ft.

Consistency of use with the surrounding area

Recreational uses are consistent with the current zoning and anticipated future zoning changes.

Financial feasibility

See commercial section. The rent requirements would be similar.

Public Service Steamplant Reuse Study
Part II

In this phase of the study we will be looking at possible floor plan options for the building and develop some cost estimates for the remodeling cost of each option.

After the initial analysis, Four options were selected to look into for future detail.

These are:

A. **Artist Incubator and/or Studio Space**
B. **Children's Museum**
C. **Museum Artifact Storage and Display**
D. **Recreation/Daycare**

All four options have had interest shown from different organizations and individuals interested in developing one of these options in the Public Service Steamplant Building. Some base information from each group and information gathered in this study help develop the four options that follow.

The following options will give a short description of each area. The building is sound except for the area of flooring in Section "B", this will need to be repaired. Other factors that will affect the remodeling cost and use of the building will be the ADA requirements, fire code requirements, possible contaminates and the general cleanup of the building.

Option A
Artists Incubator and/or Studios

The building would work out very well for Artist Incubator or Studio space for rent to artists. The large, open space of the high bay area would give excellent covered work area.

Switch Gear - Area "B"
The switch gear building has two floors of 3,750 sq. ft. and a full basement with a concrete floor. The large north windows on both of the ground floor and second floor would provide good light.

The building could provide up to five studio spaces, of 600 sq. ft. or larger. Also, with the re-working of the existing freight elevator, access of large items to these studio spaces could work. Cost of remodeling the elevator area is $45,000 to $60,000. There may be a chance of using the freight elevator parts at the C.D. Smith building when the museum installs its new elevator tower at a reduced cost of $20,000 to $30,000.

The basement area would also make a very good print shop area. All of these floor levels could easily handle the weight loads necessary for art related projects.

As mentioned earlier, ventilation, heating, cooling and plumbing would have to be added to this part of the structure.

High Bay Area ("C" & "B")
This would be an excellent area for a foundry and large sculpture construction. The west end of the bay still has the track of an overhead crane that could be reinstalled. The floor on the west side of the bay area is in good shape and could hold most any use. However, the east end of bay will need to have a new slab poured to take any major loads. (See structural report.)

Also existing large garage doors will give easy access for moving materials and finished projects in and out of building. There is also outdoor working area south and west of the bay area. This area has overhead space of more than two stories. The high roof in this area would work well with large art construction projects. After touring the facility, two local artists who work on large scale sculptures were very interested in using the high bay area.

Artist Incubator and/or Studios

Cost Estimates For Remodel

1. **Switch gear building** (studios office)
   7,500 sq. Ft. (Could add sq. ft. Cost for basement use)

Structural - cosmetic repair	$ .30	to	$ .70/sq. ft.
Stairs	$ .80	to	$ 1.35/sq. ft.
Repair freight elevator	$ 2.90	to	$ 3.95/sq. ft.
Electrical	$ 3.00	to	$ 4.50/sq. ft.
Mechanical	$ 4.50	to	$ 7.00/sq. ft.
Plumbing	$ 2.50	to	$ 2.90/sq. ft.
Window repair	$ .50	to	$ .95/sq. ft.
Floor finish	$ 1.75	to	$ 2.35/sq. ft.
Ceiling/wall finish	$ 2.50	to	$ 3.15/sq. ft.
Partition/door	$ 2.60	to	$ 3.25/sq. ft.
Insulation	$ 1.25	to	$ 1.65/sq. ft.
Sub total	**$22.35**	**to**	**$ 31.45 /sq. ft.**
X 7,500 sq. ft.	**$167,625**	**to**	**$235,875**

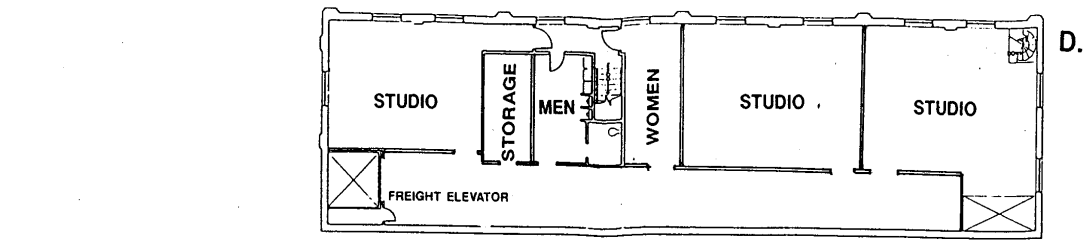
2. **High Bay and Addition**
   8,300 sq. ft. (Not using basement)

Structural			
Roof decking	$ .85	to	$ 1.60 /sq. ft.
Ground floor repair	$ 2.50	to	$ 4.10 /sq. ft.
Basement wall	$ .95	to	$ 1.45 /sq. ft.
Masonry	$ 1.05	to	$ 1.55 /sq. ft.
Column repair	$ .25	to	$ .40 /sq. ft.
Roof	$ 2.25	to	$ 3.10 /sq. ft.
Mechanical	$ 2.10	to	$ 3.25 /sq. ft.
Electrical	$ 2.00	to	$ 2.75 /sq. ft.
Plumbing	$ .90	to	$ 1.50 /sq. ft.
Floor finish	$ .35	to	$ .50 /sq. ft.
Partition/door	$ .25	to	$ .50 /sq. ft.
Insulation	$ .95	to	$ 1.50 /sq. ft.
Sub total	**$14.40**	**to**	**$22.20 /sq. ft.**
X 8,300 sq. ft.	**$119,520**	**to**	**$184,260**

3. **Note: No clean up cost have been assigned** $? to $?
   Sub total **$287,145 to $420,135**

4. **20% architectural, engineering and contingency** **$57,430 to $84,030**

   Range **$344,575 to $504,165**



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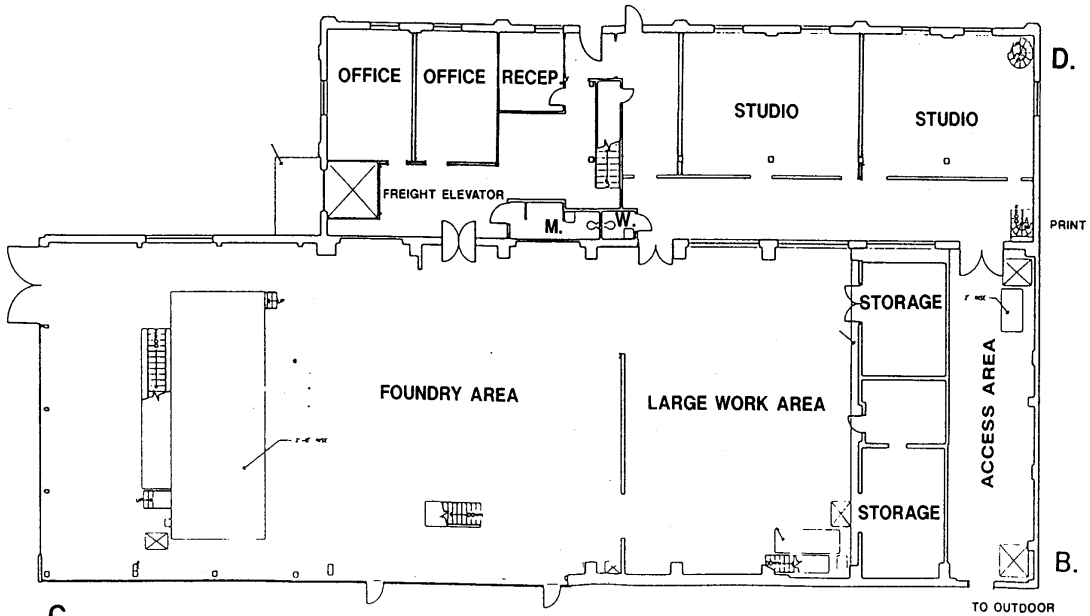
SECOND FLOOR PLAN



1 A1.1

FIRST FLOOR PLAN

NO SCALE

ARTIST INCUBATOR AND/OR STUDIOS

PUBLIC SERVICE BUILDING
Grand Junction, Colorado

Option B
Children's Museum

The building could be a wonderful place to develop a children's museum. One cost issue that needs to be looked at, in more depth, is the possibility of lead base paint being used throughout the building.

Switch Gear Building ("D")
This space would work well for classes, labs, art room, gift shop and offices. Handicap access will be an issue for the second floor use. There is a $60,000 cost to make freight elevator a passenger elevator. This will most likely be cost prohibitive, however, there is a lot of space to work with on the first floor. As in all the options, ventilation, heating, cooling and plumbing will have to be added to this area.

High Bay Area - "C" & "B"
This could really be a fun, protected play area for kids. The area is large enough to house activities that might otherwise be considered outdoor programs or events. The covered area would give protection from seasonal limitations. Area "B" has some floor problems that could be overcome by constructing a large span of wood decking over the existing concrete supports. The wood floor would be far less expensive than a newly constructed structural slab. A theatre space could work quite well in the high bay area. Sealing off the existing basement area might be a good idea for this option.

Children's Museum
(Cost Estimate For Remodel)

5. **Switch gear building (classes, gift shop, offices, labs)**
7,500 sq. Ft.

Structural/cosmetic repairs	$ .30	to	$ .70 /sq. ft..
Stairs	$ .80	to	$ 1.35 /sq. ft.
Electrical	$ 3.50	to	$ 5.50 /sq. ft.
Mechanical	$ 6.50	to	$10.50 /sq. ft.
Plumbing	$ 3.10	to	$ 4.25 /sq. ft.
Window repair	$ .50	to	$ .95 /sq. ft.
Floor finish	$ 3.30	to	$ 4.50 /sq. ft.
Ceiling/wall finish	$ 2.50	to	$ 3.85 /sq. ft.
Partition/door	$ 2.60	to	$ 3.25 /sq. ft.
Insulation	$ 1.25	to	$ 1.65 /sq. ft.
Sub total	**$24.10**	**to**	**$36.20 /sq. ft.**
X 7,500 sq. ft.	**$180,750**	**to**	**$271,500**

6. **High Bay and Addition**
8,300 sq. ft. (Not using basement)

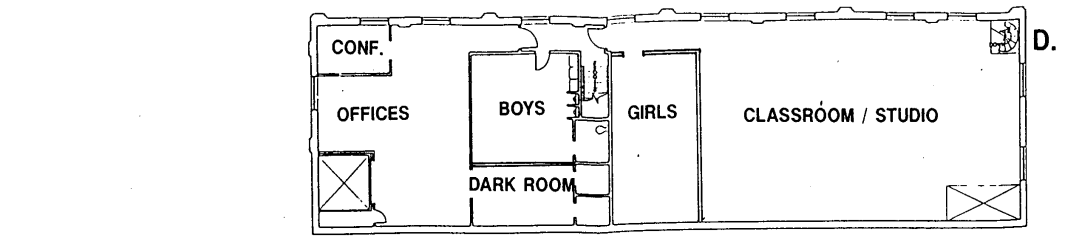
Structural			
Roof Decking	$ .85	to	$ 1.60 /sq. ft.
Ground floor repair	$ 1.80	to	$ 2.50 /sq. ft.
Basement wall	$ .95	to	$ 1.45 /sq. ft.
Masonry	$ 1.05	to	$ 1.55 /sq. ft.
Column repair	$ .25	to	$ .40 /sq. ft.
Mechanical	$ 3.50	to	$ 4.50 /sq. ft.
Electrical	$ 2.75	to	$ 4.25 /sq. ft.
Plumbing	$ 1.50	to	$ 2.10 /sq. ft.
Floor finish	$ 3.30	to	$ 4.50 /sq. ft.
Partition/door	$ .75	to	$ 1.10 /sq. ft.
Insulation	$ .95	to	$ 1.50 /sq. ft.
Roof	$ 2.25	to	$ 3.10 /sq. ft.
Sub total	**$19.90**	**to**	**$28.55 /sq. ft.**
X 8,300 sq. ft.	**$168,170**	**to**	**$236,965**

7. **Note: No clean up cost have been assigned** $? to $?
Sub Total **$345,920 to $508,465**

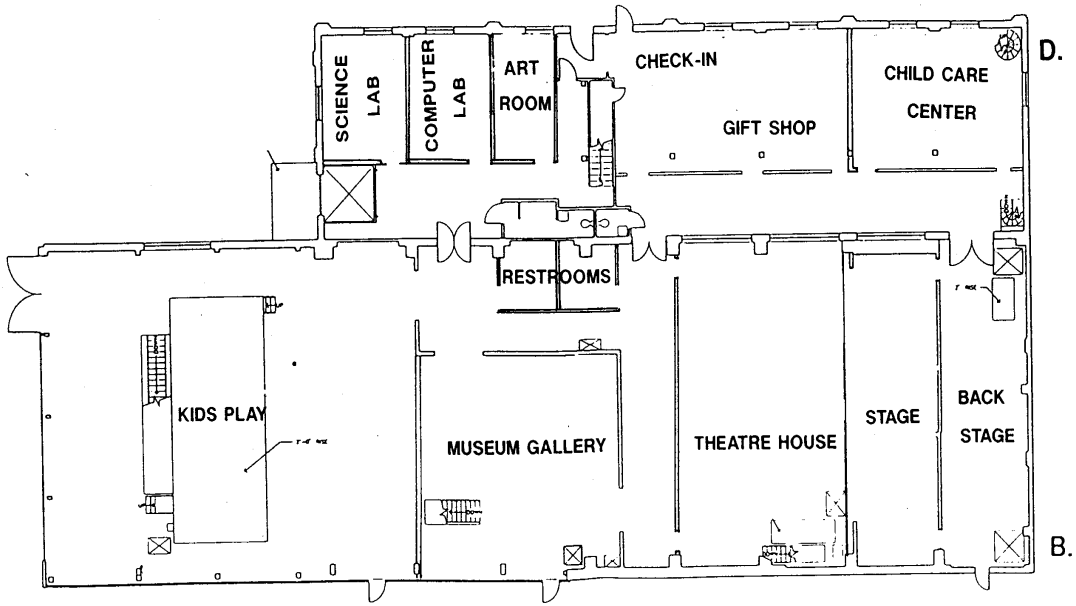
8. **20% architect, engineer, and contingency** **$69,065 to $101,690**

Range **$414,985 to $610,155**

With elevator (ADA) $ 60,000 to $75,000
$474,985 to $690,155



2 / A1.1 SECOND FLOOR PLAN



1 / A1.1 FIRST FLOOR PLAN

NO SCALE

CHILDREN'S MUSEUM

PUBLIC SERVICE BUILDING
Grand Junction, Colorado

Option C
Museum

The thought behind this option is to have working museum spaces, ideally, to have a place to store and protect large artifacts from the elements, while giving the general public access to view them.

Switch Gear Area - ("D")

This area would work well for offices, lab, record storage and artifacts that may need more climate control and/or security. This part of the building can hold considerable weight. The area has two levels and a good quality basement, each with 3,750 sq. ft. of useable space. By restoring the freight elevator all three levels could easily be used for storage. (The reuse of the C.D. Smith freight elevator might work well in this option.) With new mechanical, plumbing and electrical, this part of the building could be quite a reasonable, cost effective artifact storage facility.

High Bay Area - ("C" & "B")

For large artifact storage and display, the concrete structural slab in part "B" will have to be replaced. This area, when improved, could offer over 7,000 sq. ft. of floor area for artifacts. (Cars, wagons, stagecoach, farm equipment, etc.) There is a possibility of gaining additional space by hanging large objects from the existing crane frame in the area. (An example would be airplanes). (See structural report).

Museum Artifacts, Storage, Circulation and office
Cost Estimate For Remodel

9. Switch gear building (artifacts, lab and offices)
7,500 sq. ft.

Structural - cosmetic repair	$ .30	to	$ .70/sq. ft.
Stairs	$ .80	to	$ 1.35 /sq. ft.
Repair freight elevator	$ 1.90	to	$ 2.95 /sq. ft.
Electrical	$ 3.00	to	$ 4.50 /sq. ft.
Mechanic	$ 4.10	to	$ 6.00 /sq. ft.
Plumbing	$ 2.50	to	$ 2.90 /sq. ft.
Window repair	$ .50	to	$ .95 /sq. ft.
Floor finish	$ 1.75	to	$ 2.35 /sq. ft.
Ceiling/wall finish	$ 2.50	to	$ 3.15 /sq. ft.
Partition/door	$ 1.50	to	$ 1.95 /sq. ft.
Insulation	$ 1.25	to	$ 1.65 /sq. ft.
Sub total	**$20.85**	**to**	**$29.15/sq. ft.**
X 7,500 sq. ft.	**$156,375 to $218,625**		

10. High bay and addition

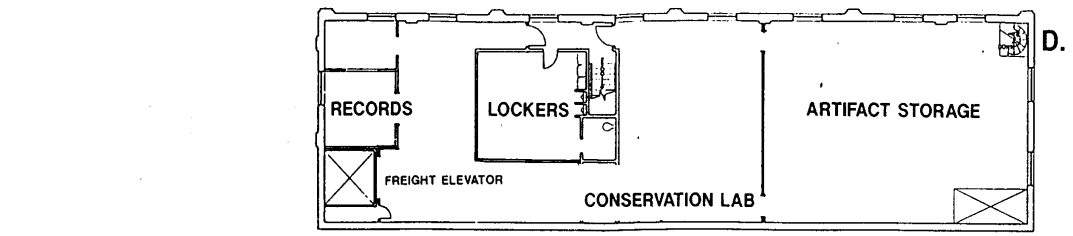
Structural			
Roof Decking	$ .85	to	$ 1.60 /sq. ft.
Ground floor repair	$ 2.50	to	$ 4.10 /sq. ft.
Basement wall	$ .95	to	$ 1.45 /sq. ft.
Masonry	$ 1.05	to	$ 1.55 /sq. ft.
Column repair	$ .25	to	$ .40 /sq. ft.
Roof	$ 2.25	to	$ 3.10 /sq. ft.
Mechanical	$ 1.75	to	$ 2.25 /sq. ft.
Electrical	$ 2.00	to	$ 2.75 /sq. ft.
Plumbing	$ .50	to	$ .75 /sq. ft.
Floor finish	$ .35	to	$ .50 /sq. ft.
Partition/door	$ .25	to	$ .50 /sq. ft.
Insulation	$ .95	to	$ 1.50 /sq. ft.
Sub total	**$13.65**	**to**	**$20.45** /sq. ft.
X 8,300 sq. ft.	**$113,295 to $169,735**		

11. Note: No - cleanup cost have been assigned $?

Sub Total **$269,670 to $388,360**

12. 20% architect, engineer and contingency **$53,935 to $77,670**

Range **$323,605 to $466,030**



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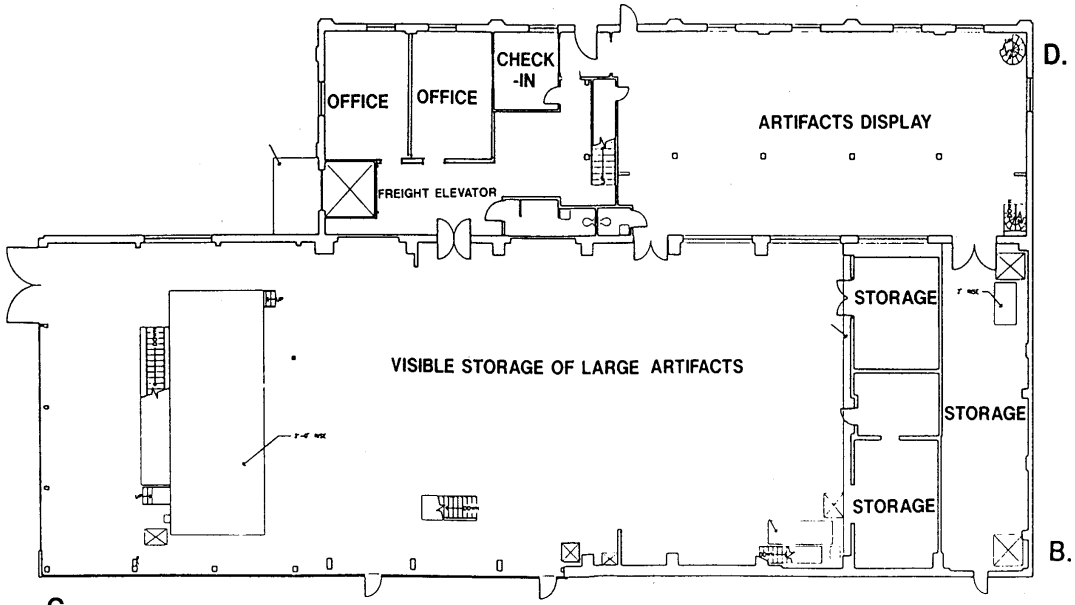
SECOND FLOOR PLAN



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FIRST FLOOR PLAN

NO SCALE

MUSEUM

PUBLIC SERVICE BUILDING
Grand Junction, Colorado

Option D
Recreation/Daycare

As mentioned in Part I of this study, because of the narrowest of the High Bay area, most court and rink sports (tennis, basketball, hockey, ice skating etc.) will not work well in the space. However, this entire building would work well for gymnastics, dance and aerobics.

Switch Gear Area ("D")

This part of the structure would work well for the daycare area, dance studio, aerobics, office and locker area. Plumbing for restrooms would be the largest cost issue, then mechanical. This option allows for good daylight use in all these spaces. Ceiling height would work well for dance and aerobics, however, concrete floor may be a problem and a wood floor may need to be added later. Daycare facility could use large gymnastics area as their indoor playground on bad weather days.

High Bay Area ("C" and "B")

Since area "B" would need a wood floor added because of structural issues, (see structural report) this would make an excellent gymnastics, or large dance area. The two foot high rise platform in this area might make a great stage, for large dances on events. Large storage rooms could help store various items like, table, chairs and mats for Gymnastics, etc., to help this area of the building become a multi-use space.

Recreation/Daycare

Cost Estimates For Remodeling

13. **Switch gear building** (Daycare, lobby, dance, offices, restrooms).
1,500 sq. ft. - no change to basement

Structural cosmetic repair exterior	$ .30 to $ .70/sq. ft.
Stairs	$ .80 to $ 1.35/sq. ft.
Electrical	$3.50 to $ 5.50/sq. ft.
Mechanical	$6.50 to $10.50/sq. ft.
Plumbing	$3.10 to $ 4.25/sq. ft.
Window repair	$ .50 to $ .95/sq. ft.
Floor finishes	$3.30 to $ 4.50/sq. ft.
Ceiling/wall finish	$2.50 to $ 3.85/sq. ft.
Partition/doors	$1.10 to $ 1.85/sq. ft.
Insulation	$1.25 to $ 1.65/sq. ft.
Sub total	**$22.60 to $34.80/sq. ft.**
X 7,500 sq. ft.	**$169,500 to $261,000**

14. **High Bay & Addition**
8,300 sq. ft. (Not using basement)

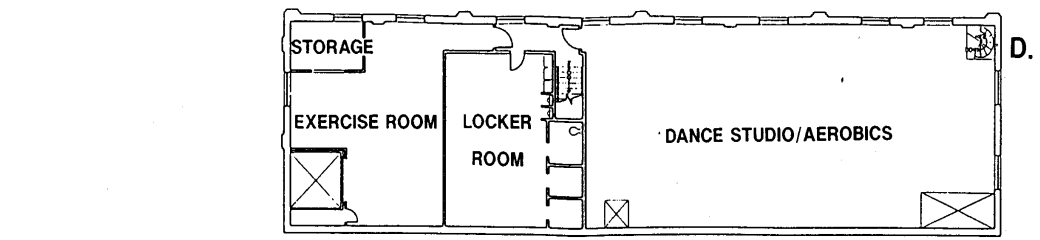
Structural			
Roof decking	$ .85	to	$ 1.60/sq. ft.
Ground floor repair	$ 1.80	to	$ 2.50/sq. ft.
Basement wall	$ .95	to	$ 1.45/sq. ft.
Masonry	$ 1.05	to	$ 1.55 /sq. ft.
Column repair	$ .25	to	$ .40 /sq. ft.
Mechanical	$ 3.50	to	$ 4.50 /sq. ft.
Electrical	$ 2.50	to	$ 4.00 /sq. ft.
Plumbing	$ 1.10	to	$ 2.50 /sq. ft.
Floor finish	$ 1.10	to	$ 2.10 /sq. ft.
Partitions/door	$ .25	to	$ .50 /sq. ft.
Insulation	$ .95	to	$ 1.50/sq. ft.
Roof	$ 2.25	to	$ 3.10 /sq. ft.
Sub total	**$16.55**	**to**	**$25.70 /sq. ft.**
8,300 sq. ft.	**$137,365 to $213,310**		

15. **Note: No clean-up cost have been assigned** $? to $?

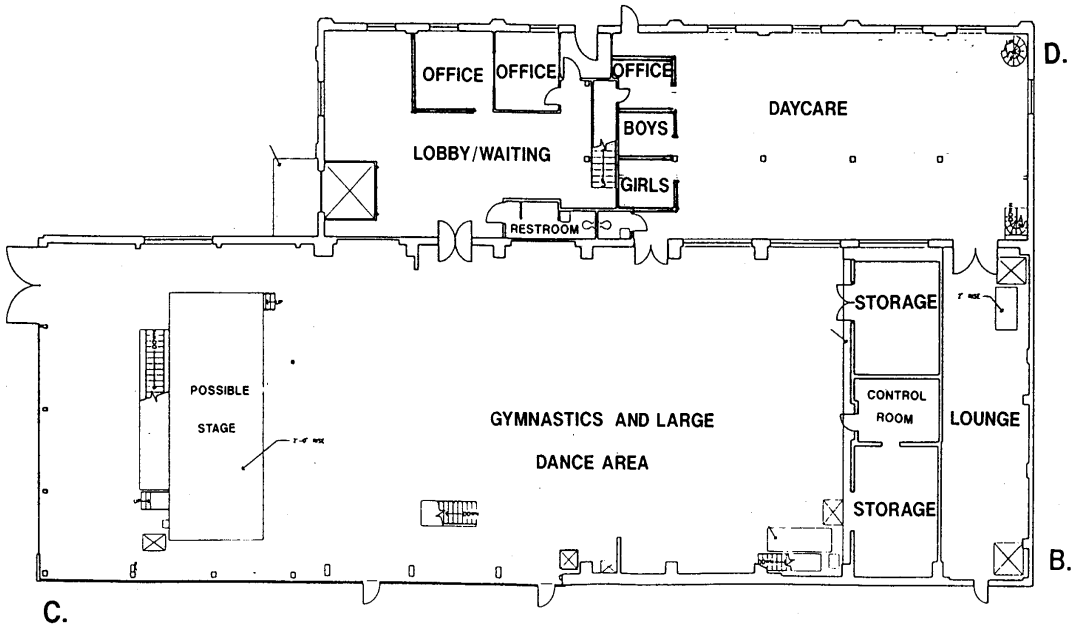
Sub total **$306,865 to $474,310**

16. **20% cost estimate should be added on for Architectural, engineering and contingency** **$ 61,370 to $ 94,860**

Range **$368,235 to $569,170**
With Elevator (ADA) $ 60,000 to $ 75,000
$428,235 to $644,170



2 A1.1 SECOND FLOOR PLAN



1 A1.1 FIRST FLOOR PLAN

NO SCALE

RECREATION/DAYCARE

PUBLIC SERVICE BUILDING
Grand Junction, Colorado

Public Service Steamplant
Conclusion

Section "A' (Ice House) – has been seriously damaged by fire. Exterior walls are not tied together and could move in a minor earthquake or heavy winds. Building has been modified many times over its life and very little, if any, historic fabric is left. Remodel cost for this part of the building would be prohibitive.

Section "D" - (Switch Gear Building)

This structure is sound and would offer the most options for remodeling with new mechanical, plumbing and electrical. This would be a good reuse project with or without section "C" & "D".

Sections "C" and "D" (High Bay Area)

This is structurally sound except for a need for a new floor in Section "D".

Water needs to be pumped out of basement area, water down spouts repaired and basement wall replaced to stop future water damage.

Entire Building Area

- The whole building needs a major clean-up (dirt, pigeon droppings, etc.)
- Possible contaminates on site need to be addressed, (Lead base paint, asbestos, and PCBs.)
- Parking will be an issue on reuse of building, if section "A" is removed, 50 to 60 parking spaces will be possible.

Throughout the study period, several local groups have shown a real interest in reusing this building. Their financial ability to take on even the minimal remodeling of this building should closely be looked at. With a needed minimum cost of $300,000 to remodel existing structure, a phase approach for reuse of the building might be the best alternative for some of these groups.

The steamplant building has many possibilities for reuse and could become a wonderful asset to the downtown area.

Appendix A

MARTIN/MARTIN

Consulting Engineers

Kipling P.O. Box 4001
Wheat Ridge, Colorado 80034 4001
303 431 6100

GRAND JUNCTION PSC BUILDING
MARTIN/MARTIN PROJECT NO.13336.01

July 30, 1997

BACKGROUND

MARTIN/MARTIN has prepared this report as directed by Jon Schler on behalf of the Grand Junction Downtown Development Authority (DDA). This report is based on visual observations made on site July 11, 1997. No destructive or non-destructive material testing was done to verify the quality of the existing structure. No construction drawings are available for the building from its original design, however Jon provided MARTIN/MARTIN with the small scale plan drawings included in this report (see figure 1 and 2).

The purpose of this investigation was to observe the current condition of the structure and determine its feasibility to be renovated for use as a museum, artists guild or gymnastics academy. Specifically, we have identified life safety concerns and other areas of the structure which need more cosmetic repair. Based on our observations, we have identified a range of cost anticipated to make the building structurally acceptable. Finally, based on our observations, we have estimated the live load rating of the floor and roof structures.

OVERALL SUMMARY

Although no drawings are available, it appears the powerhouse was constructed in four distinct phases and structurally modified a number of times. The ice house structure (photos 1 and 2), labeled 'A' on figure 1, located on the east end of the site appears to be the oldest of the structures. It is constructed of cast-in-place concrete and masonry walls with a wood second floor and small diameter interior steel pipe columns. It appears the structure survived a rather severe fire with limited damage. The roof of a small building linking the Ice House to the powerhouse collapsed in this fire or as a result of it (photo 29). No access was available to the inside of the Ice House building other than looking through an old mechanical penetration at the southeast corner of the powerhouse high bay. The structure would mostly likely require extensive retrofitting to stabilize the walls if it is to be reused by the public. Further investigation with better access is needed to determine the potential costs of renovation.

It appears the original high bay area between grid lines 5 to 13 and C and D (area 'B' on figure 1) was constructed next. This portion of the building is constructed with solid masonry walls with gabled roof trusses at 16'-0+/- on center. It includes a basement full

width between grid lines 5 to 11. The walls have pilasters at each bay to elevation 113'-0 which appear to have been used to support the runway beam for an overhead bridge crane in the past. West of grid 8, on the south wall, the masonry is terminated and the roof structure and crane runway are supported on stepped steel columns constructed of steel plates with double angles riveted on to create flanges.

The high bay between grids 1 and 5 (area 'C' on figure 1) appears to have been added at a later date. This area is shown in photos 3 and 4. In this area, a flat roof with deep girders and horizontal bracing was used in lieu of a pitched roof. The extension of the crane runway was done by using sister columns which is more common in current practice. This area is industrial in nature built with typical column/girt/wall panel construction.

Finally, the portion of the building nearest the street identified as Zone D in figure 1 was probably constructed in conjunction with area 'C' noted above. This portion of the building is shown in photos 5 and 6. This area is a two-story space with a full basement and appears to have been constructed to house distribution panels and some office and support areas. The floors are cast-in-place concrete cast over a steel frame.

The entire group of buildings are generally structurally sound; however, are rundown and need extensive cleaning and restoration. Much of the glazing has been broken out while the facility has stood vacant. Paint, metal panels, roofing, etc. appear to need replacement or significant cleaning and repair. No ventilation system was observed with the exception of several wind powered exhaust fans in the high bay roof. Exterior wall panels on the west side may be aesbestos laden as was common with older industrial buildings.

ZONE B - ORIGINAL HIGH BAY

Roof

The original high bay (Area 'B' on figure 1) is approximately 124 x 50 feet with approximately 22 feet clear to the underside of structure. The roofing material is a galvanized metal corrugated sheet spanning approximately 8'-0 to W8 purlins. Purlins span east-west to trusses on each grid (locate at each pilaster). A portion of the north slope roofing is translucent glazing in disrepair. No insulation is evident. From stains on the masonry walls below, it appears the roofing has been leaking for many years. It is probable the entire deck and skylight system will require complete replacement to make the space serviceable. The steel trusses (photo 7) at each grid are constructed of top and bottom chords built up from steel angles with spacer plates. All truss connections appear to be riveted. Most of the trusses and purlins observed in the roof structure of the original high bay show some degree of corrosion, however, it does not appear the load carrying capacity has been compromised. Some sandblasting and or grinding of these trusses may be required prior to painting. The trusses rest on the masonry wall on bearing plates approximately 12" wide and are built in. None of the bearing points exhibits excessive rust. No lift or ladder was available at our site observation which

would permit access to the trusses for measuring. Based on judgement from about 6'-0 away from the bottom chord appears to be 2 angles 3 x 3 x 1/4, while the top chords appear to be 2 angles 4 x 4 x 3/8. Based on these observations and assuming A-7 steel which would have been common at the time of construction, the total load carrying capacity of the roof is in the range of 45 to 65 (pounds per square foot). Based on the code specified snow load of 30 psf, it will be necessary to minimize the weight of replacement roofing if the building is remodeled. A precise field measurement and structural analysis of the trusses will be required to identify any reserve capacity for suspending additional loads. Care must be used in design of new roof decking/sheathing to assure adequate bracing of the trusses and purlins.

Walls and Columns

The north, south and east walls of the original high bay are constructed of multi wythe clay brick masonry walls. At the two locations where wall penetrations were observed, no reinforcing is evident. The original building may have had a wall of similar construction on the west end originally as indicated by a heavy foundation on grid line 5 in the basement (photo 31). The north and south walls each have pilasters at 16'-0 on center which extends from the floor to 13'-0 above finished floor. These appear to have been originally constructed to support a runway for a bridge crane. The beams, support, etc. have been removed since that time, however, the remainder of torch cut stabilizer plates extend from the masonry wall above the pilaster. The masonry piers are generally in good condition with the following exceptions:

1. Pilaster at grid line D and 11, masonry has been chipped and spalled at the top of pier. This has no affect on the structural capacity of the wall unless a new bridge crane is introduced (photo 8).

2. Pilaster/wall at grid line C and 12, it appears a large volume of water has been leaking and running down this wall for a number of years. Typical mortar joints have been scoured back 1/4" to 3/4", however, for the most part are sound. Some repointing of this pier will be necessary (photos 9 and 10).

3. The pier at grid line C and 5, represents the location where the older and newer high bay construction come together. This pier has a vertical crack full height, probably created when the new addition was installed. This pilaster should be pinned together as a precaution if the facility is renovated.

The masonry wall between pilasters are in excellent structural condition. All of the interior masonry has several coats of paint. Costs of abatement of lead paint (which was commonly used within the life of this structure) should be considered in budgeting. The masonry wall on the south side terminates at grid 8 and the roof at grids 5, 6 and 7 are supported on stepped steel columns. The column at grid line D-5 has a slight bend in

the southwest flange angle which should not jeopardize its load carrying capacity. The column at grid line D-6 has two significant bends in the southeast flange at 3'-3 (photo 11) and 8'-6 (photo 12) above finished floor. This column should be repaired if renovation moves ahead.

Ground Floor Slab

The ground floor and basement areas of the original high bay represent the greatest structural hazard in the building and in all likelihood the greatest cost hurdle to overcome. The original ground floor between grids 5 and 11 appears to have been constructed as a cast-in-place concrete frame with steel grating covering most of the floor area in the openings between beams (a view of the basement in this area is shown in photo 30). The balance of the original high bay appears to be slab-on-grade. The grating which covered most of the floor was at some point covered with a concrete slab. To facilitate the load of the concrete on the grating, the owner added shoring columns at an irregular spacing with stiffening beams of angle or tees (photo 13 and 14). The columns extend from the underside of grating and bear on the basement slab (photo 15). The columns vary in size and shape and appear to have been salvaged from another structure. In the area between grids 7 and 10, the basement slab is submerged below stagnant water with debris floating in it. Significant corrosion is evident at the base of these columns in the area that has experienced the wetting/drying cycle over time (photo 16). It appears the concrete infill occurred in small areas at a time and the panels vibrate significantly due to a foot fall impulse. The floor area between grids 9 and 10 south of grid C is damaged where it appears heavy objects were dropped (photo 17). At these locations, it appears the infill concrete cast on grating areas were done with unreinforced concrete cast over the grating. No reinforcing is evident within the depth of the slab.

An accurate evaluation of the load carrying capacity of the floor in its current state is beyond the scope of this report. Although the floor is in no danger of collapse, it has very limited capacity when evaluated with current building codes. Furthermore, it could not be used without repair of the existing added columns and a clean up and further evaluation of the submerged column bases. Removing the water in the basement and enclosing the building weather tight will be necessary in any remodel scheme. In all probability, the least expensive alternatives for renovating the floor are:

Option 1 Clean up the basement and field measure locations and sizes of concrete columns and floor beams constructed as a part of the original building frame. Design a light weight wood or metal raised floor system to be supported only on the original structure. Leave existing damaged concrete floor in place.

Option 2 Clean up basement and field measure size and location of original concrete columns. Demolish floor slab constructed on metal grating and remove. Cast a new floor slab capable of achieving desired load rating bearing only on existing columns.

Miscellaneous

No information was available regarding the existing foundations for the building, however, it is likely they could support the increased loading associated with either of the above options. Based on the limited number of masonry cracks observed in the building, it appears the foundation has performed satisfactorilly over the years. Foundation capacity can be verified during design of the renovation if necessary by excavation or load testing. The basement slab in those areas which are not submerged appears to be in acceptable condition and is most likely cast on grade. Stairs extending into the basement at grids 7 and 10 are in all likelihood not acceptable for use by the general public per current building codes.

No permanent exterior basement wall exists on grid D between grid lines 5 and 8. At this location, the steel framing and concrete slab project out into the yard south of the building. A similar condition exists at the high bay addition between grids 1 and 4. The portion of the structure outside of grid D (photo 18) appears to have been partially demolished and is in poor condition. Columns are bent and have significant corrosion (photo 19). This area will in all likelihood need to be demolished and back filled if the building is renovated. A new permanent wall to enclose the basement will also be necessary. The current yard could be easily configured to provide a loading dock at the lower level, which would provide access to basement areas for storage.

HIGH BAY ADDITION

The portion of the high bay between grid lines 1 and 5, and C and D appears to have been added sometime after the original construction. Based on the continuity of the masonry facade with the switch gear building at the street (photo 6), it was most likely constructed concurrently with this area of the building. The structural frame of this area is generally in acceptable condition.

Roof

The roof of the high bay addition is a flat (1/4"+/- slope) membrane type roof. The decking appears to be constructed of tectum or a similar mineral fiber board in 2 feet panels supported on a recessed tee support system. Tees in turn bear on W8 purlins at 8'-0 +/- o.c. which are supported on large girders clear spanning the high bay in the north-south direction. The end bay between grids 1 and 2 includes X-bracing in the plane of the roof diaphragm to resist wind loads from the west wall framing (photo 20). The tectum decking is heavily stained and has probably sustained some water damage over the years. It may require replacement if the structure is renovated. All steel framing observed is in good condition and should require only cleaning and painting if the structure is renovated. Based on observed sizes, the superimposed load capacity is in the range of 30 to 40 psf. The large girders on grid lines 1 thru 4 can support additional concentrated loads such as hanging loads for large museum pieces.

Walls and Columns

The roof is supported on 3 sides by steel wide flange columns spaced at 16'-0 on center on the north and south walls and 12'-0 on center on the west wall. The south and west walls are constructed in typical mill building fashion (photo 21) with horizontal girts at 5'-0 to 10'-0 over the height and vertical spanning panels for cladding. The south wall panel material is performed painted metal (photo 22), while a corrugated steel or fiberglass panel is present on the west wall (photo 23). Fiberglass panels may contain aesbestoes and will require abatement if disturbed during construction. Neither wall has any insulation present. The south wall is generally in acceptable condition, however, has numerous holes from previous mechanical penetrations and is kinked in some locations. The panels on the west side of the building are generally acceptable with local damage at some locations. The north wall of the building is constructed with a masonry face built outboard of the steel frame. Masonry for this wall matches the balance of the north facade (photo 6) and appears structurally acceptable. Columns in the high bay addition are wide flange shapes in good condition. A W8 sister column at grid D-2 (photo 24) is still in place from the crane runway which has been removed. All other columns in the high bay addition have only torched off connection plates remaining where the crane column has been removed. The column at grid C-2 still has a 1/2 ton jib crane boom at approximately 10'-0 above finished floor, however, no hoist is present. It appears to be operable. Another, lighter jib crane is mounted on the column at grid D-1. This jib appears to be in a state of disrepair, however, might be functional with some work.

The bay between grids 3 and 4 on both grids C and D has heavy X-bracing (photo 21) consisting of pairs of double angles. It is likely this bracing was used to brace the bridge crane in the past as its size is excessive to resist wind loads on the building. The buildings lateral stability appears adequate.

Ground Floor and Basement

The ground floor is constructed with a similar system to the original high bay, that is a concrete frame with grating panels spanning between beams. A large equipment pad exists in the center of the space on grid 3 (photos 3 and 4) and projects 2'-6 above the floor. Removal of this pad to achieve a level floor in this area would be quite costly as the pad was constructed integrally with large cast-in-place concrete tree columns in the basement. Most of the original grating between grid lines 3 and 4 was cast over with concrete at one point in time, similar to the floor in the high bay (photo 25). The floor between grids 1 and 2 in the center 36 feet of the structure was also filled in at a later date. At this location, no grating was evidently present, so the infill was constructed by adding steel beams supported on blocks on the bottom flange of steel floor girders. The slab was then formed by installing a gage metal steel plate as a form and casting 7" of concrete. The added W12 beams were apparently not painted at the time of installation and are bearing on blocks at the girder bottom flange having no positive connection.

They are severely corroded at this point in time (photo 26). If renovation of the building is completed, the strength of the beams and connections in this area must be checked on a one by one basis. As a minimum, a physical web/web connection should be made between the beam and the girder.

On the south side of the building between grids 1 and 4 there exists no permanent basement wall, and the structure extends outside as described above (photo 18). This south yard area needs to be cleaned up, and backfilled after a basement wall has been installed.

The basement area in the high bay addition is generally in good condition. The concrete frame and perimeter walls exhibit no signs of distress. Those areas with concrete cast over grating were reinforced via angles and tees spanning to the concrete structure hence no added columns are present in this area. The foundations were not accessible to view at any point, however, there is no indication of settlement. Metal stairs extending to the basement are probably not acceptable for public use.

SWITCH GEAR BUILDING

The switch gear building (area D on figure 1) is a 2-story steel frame building with exterior load bearing multiwythe masonry walls. The roof and floors are constructed of formed concrete slabs carried on encased steel beams. There is a full basement under the building.

Roof

The roof slab is constructed of 6" concrete slabs cast over steel beams. The formed slabs were constructed to encase the top flanges of the framing within the depth of the slab; therefore, it is difficult to determine the precise framing sizes. Assuming 3"+/- of encasement, the purlins appear to be W8x24 and the girders (spanning north-south) W21x44. No access to the roof was available to observe what, if any, mechanical equipment was present. The underside of the slab was in generally good condition with the exception of some water damage evident near grids B-6. Based on the sizes observed, the slab has between 50 and 80 psf superimposed load carrying capacity. This load is more than adequate to support ballasted roofing, snow, mechanical equipment and light hanging loads.

Floors

The second and first floor slabs are constructed in a similar manner to the roof with 6" to 7" thick concrete slabs supported on steel beams. At these levels, the forms were turned down at each beam and girder to fill the entire depth of the web (photos 27 and 28). Some of the exposed bottom flanges observed had cover plates welded to them, making precise load determination impossible without some demolition. No cracks or signs of distress are evident in the soffit of the second floor slab. No cracks were observed in the soffit of the ground floor slab, however, observation was limited by the

lighting available. Based on the sizes observed, the superimposed load carrying capacity of both floors is in the range of 75-100 psf. It is likely the areas between grids 9 and 13, A and C have superimposed capacity in excess of 150 psf.

Walls and Columns

W10 steel columns exist on grid B between grids 8 and 12. All columns observed are in acceptable condition with no signs of damage. The room enclosure on the north wall between grids 7 and 8 is constructed with brick masonry parged with plaster. This wall may be load bearing supporting the girder on grid 7 and should be studied prior to removing as a part of any remodel scheme. The exterior masonry walls are generally in good condition. A small vertical crack extending about 3'-0 vertically was observed at the outside wythe of brick near grid line 10. It does not represent a structural concern. The exterior face of the ornamental pilaster on the west side, grid A-5 has cosmetic spalling and surface damage to the masonry. Existing spiral stairs between the basement and ground floor at grid line C-13, and ground and second floor at grid line A-13 are probably not acceptable for public use. This portion of the building is laterally stable with or without the adjacent structures.

SUITABILITY FOR INTENDED USES

As a part of the structural evaluation of the building, Mr. Schler asked MARTIN/MARTIN to comment on the feasibility of renovating the power house for the following uses:

Options

1. Children's Museum - Doo Zoo (This use would require a 60 - 100 psf live load rating per the 1994 Uniform Building Code (UBC)).

2. Gymnastics/Daycare/After school education/Dance (This use would require a 40 psf live load rating per UBC, with some provision for seating areas during meets).

3. Artist Incubator - Foundry, Print Shop, Kiln (Loading requirements for this use are not specifically identified in the UBC. A rating between 60 and 100 psf is probably adequate, but will require approval of the building official).

4. Museum - Storage/Display large items (This use requires a 100 psf live load rating).

5. Storage (This use requires a 125 psf to 250 psf live load rating).

The Ice House structure would probably be prohibitively expensive to renovate for any of these uses. This is based primarily on the age of the construction and damage observed on the site. Floor and roof diaphragms will require improved anchorage to unreinforced masonry walls to be consistent with current codes. Fire damage should be carefully evaluated to identify costs before contemplating any restoration.

It appears feasible to utilize the high bay and switch gear building structures for any of the uses listed above. It might be possible to avoid the costs of demolition and reconstruction of the ground floor of the high bay by over framing with a wood floor spanning to the original concrete frame for the Children's Museum and Gymnastics use. The existing high bay might be used for an Artists Incubator with minor repairs so long as the rough finish and lack of insulation could be tolerated. The High Bays use for storage loads and heavy museum use would require significant reconstruction of the ground floor.

It is probable that the ground floor slab could be repaired to support a 50 -75 psf load and stabilized for a reasonable cost; however, use of the floor for the heavy loads (100 psf plus) associated with storage or a museum for large objects would require total reconstruction.

The switch gear building could be utilized for all of the above uses with little or no structural renovation. Storage loads would need to be limited to around 100 psf to be safely within the capacity of the structure.

RECOMMENDED REPAIRS

Throughout this report a number of structural items have been identified which must be repaired if the building is to be renovated. All of these repairs are feasible, and the range of cost indicated is necessary because of the uncertainty of future use. Variables such as live loads applied, appearance requirements, concealed corrosion and damage, etc. make the large range necessary at this point in time. Once a program is established for the building, a more accurate cost model can be developed. The costs below represent only the cost to do structural repairs. The extensive costs of cleaning, insulating and abatement of lead paint and aesbetos in the space as well as those costs associated with providing mechanical/electrical systems are beyond the scope of this report.

Repair Description	Cost Range	Photos
ICE HOUSE		
1. Detailed study of Ice House	$ 4,000	
2. Diaphragm connections from floor/roof to walls	$15,000 - $25,000	
3. Repair fire damaged framing	$10,000 - $50,000	29
ORIGINAL HIGH BAY		
4. Remove and replace roof sheathing (no roofing)	$15,000 - $30,000	32
5. Repoint masonry at C12	$ 2,000 - $4,000	9,10
6. Pin masonry pilaster at C5	$ 2,000 - $5,000	--
7. Repair steel stepped column	$ 2,000 - $3,000	11,12
8. Ground floor repair Option #1	$15,000 - $30,000	15-17
9. Ground floor repair Option #2	$50,000 - $80,000	15-17
HIGH BAY ADDITION		
10. Replacement of structural roof decking (no roofing)	$ 7,000 - $15,000	20
11. Ground floor repair	$10,000 - $20,000	25
12. W12 beam connections at ground floor	$ 2,000	26
13. Install basement wall on grid line D	$ 8,000 - $12,000	19
14. Complete demolition at south yard	$ 3,000 - $5,000	18
SWITCH GEAR BUILDING		
15. Cosmetic repairs to exterior masonry	$ 2,000 - $5,000	--

CONCLUSION

MARTIN/MARTIN has completed a one day walk thru inspection of the old powerhouse building with limited observation of the Ice House. The building has been abandoned for many years and has deteriorated from a lack of maintenance. The Ice House building has experienced a fire severe enough to damage its structure. Further study is required to access its life safety condition. In general, the shell of the powerhouse structure is sound and the building could be renovated. The ground floor structure of the high bay area has been extensively modified over the years. While stable in its current state, it will require significant reconstruction to satisfy current code standards. The switch gear building is in excellent condition structurally and needs only cosmetic treatment.

PHOTO #2
PHOTO #1

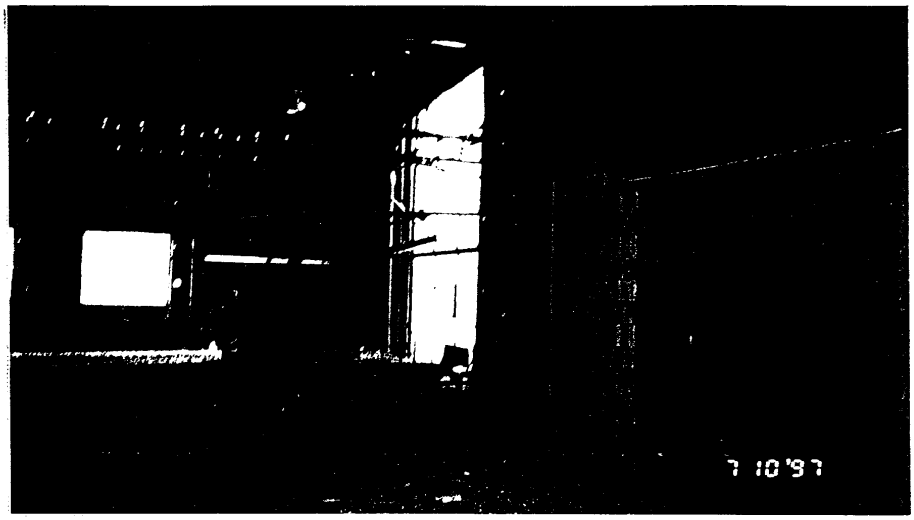


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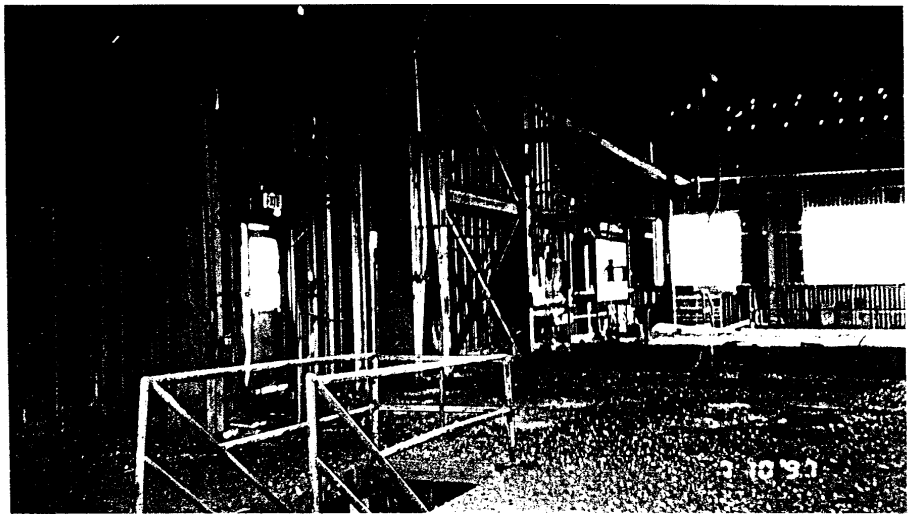
PHOTO #3



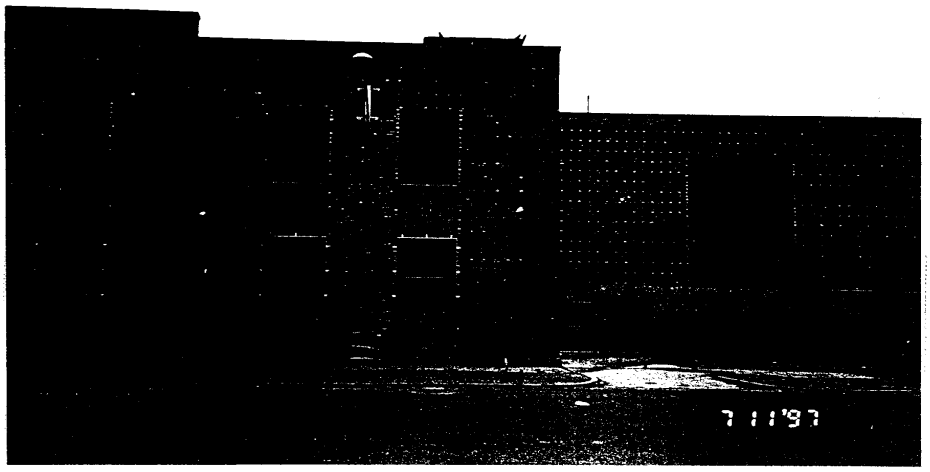


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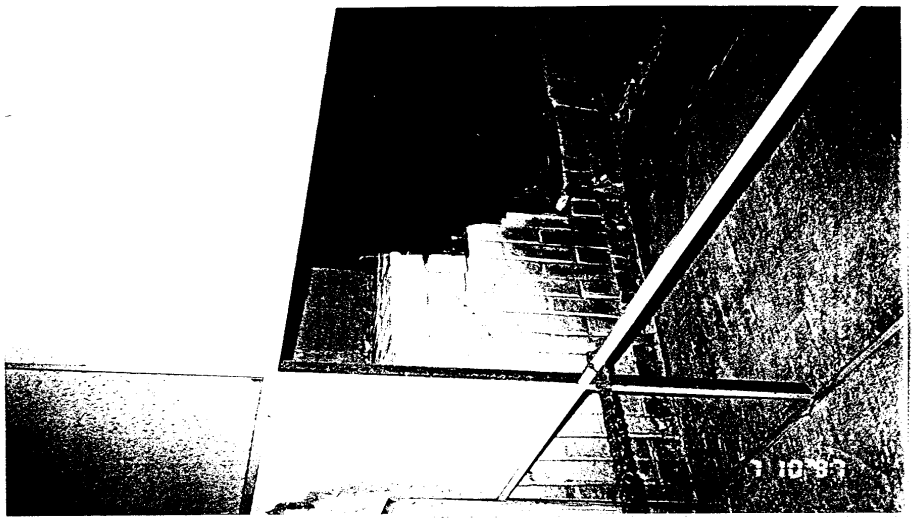
PHOTO #5



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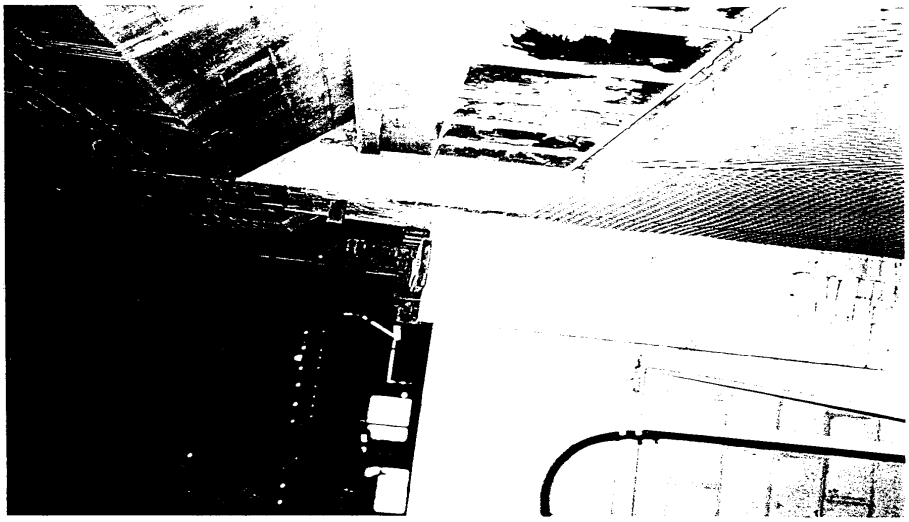


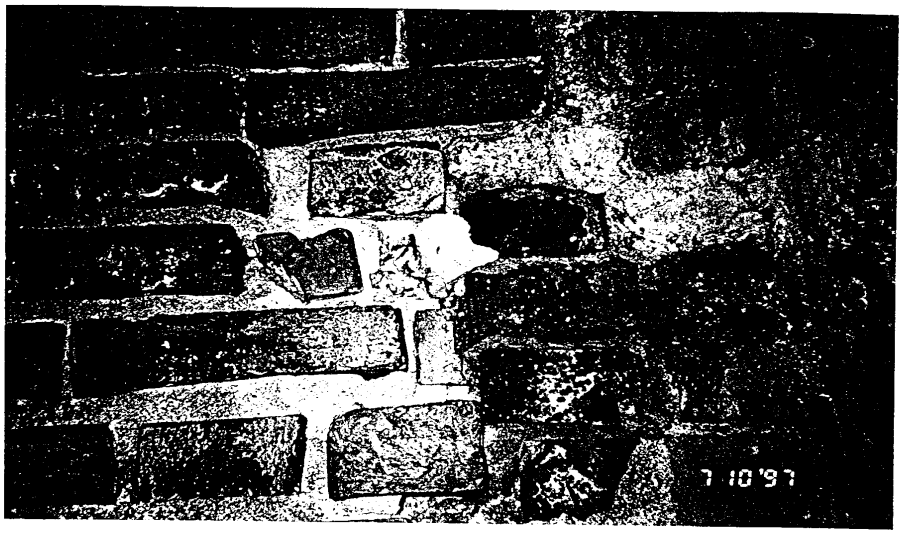
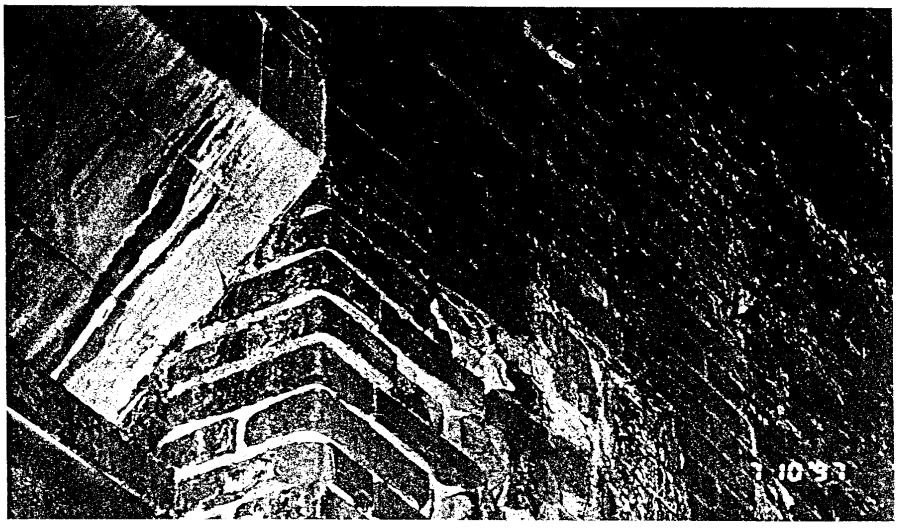
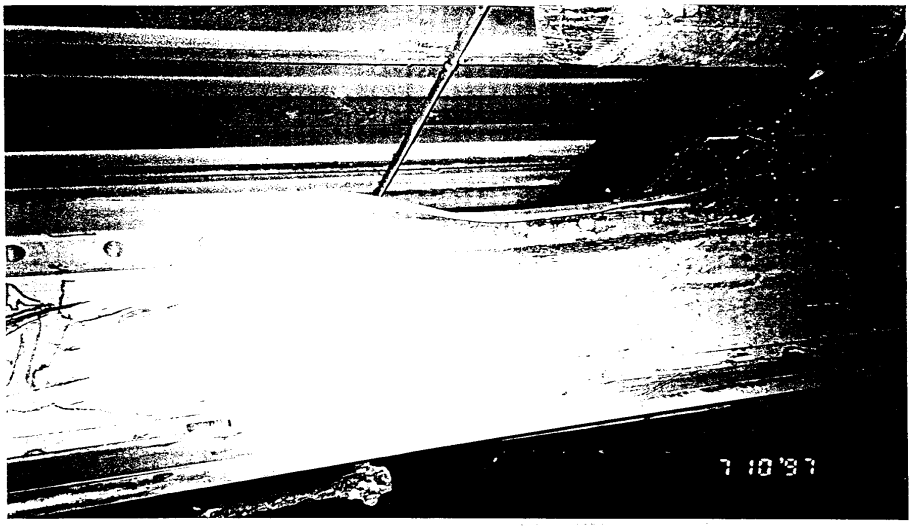


PHOTO #10
PHOTO #9





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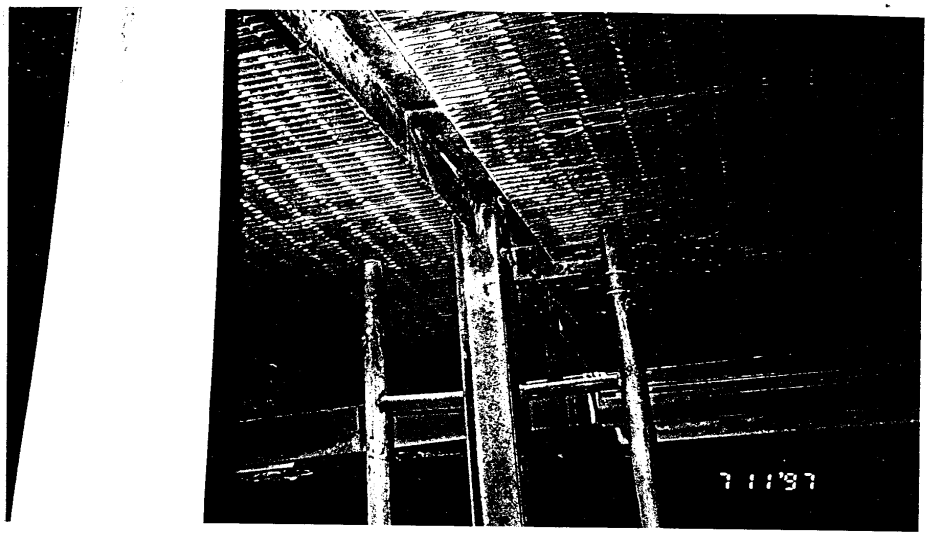

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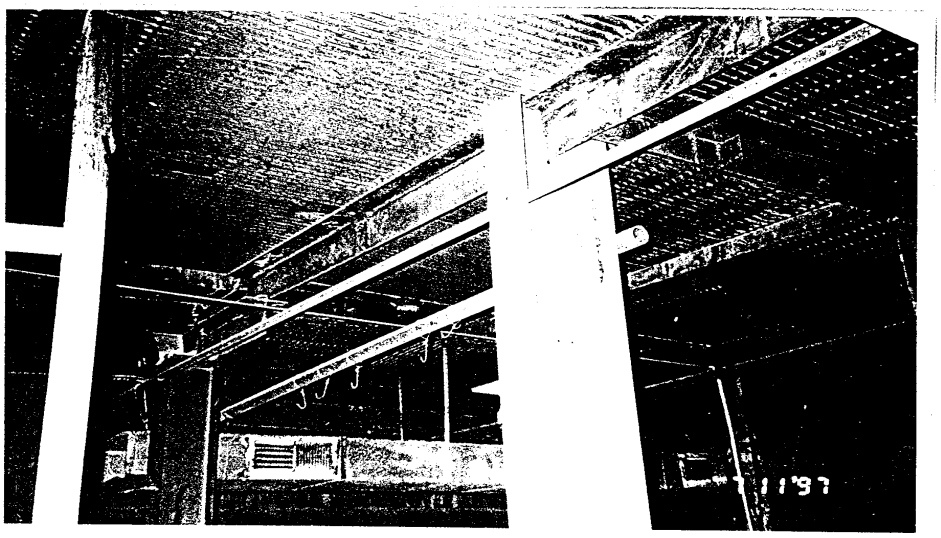
PHOTO #13



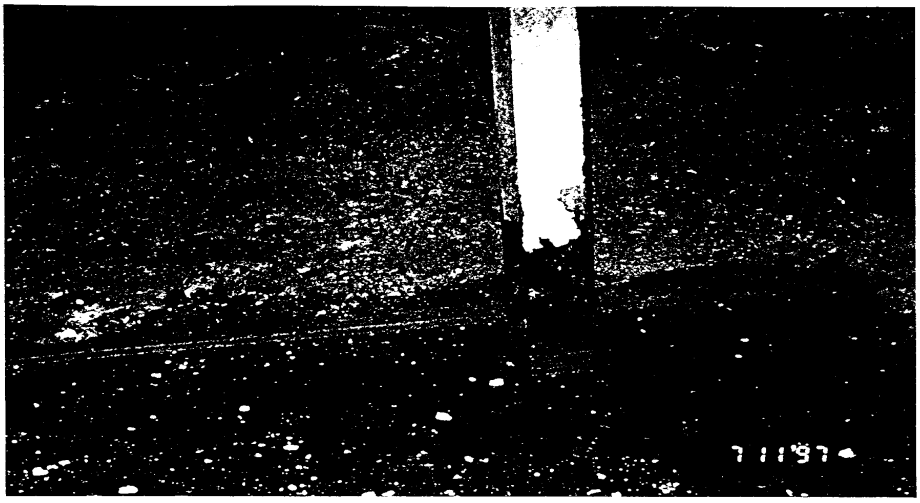
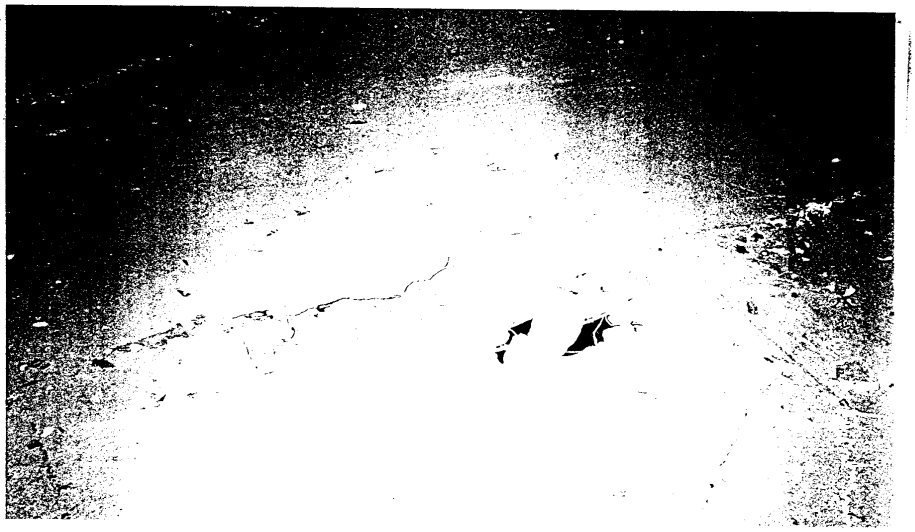
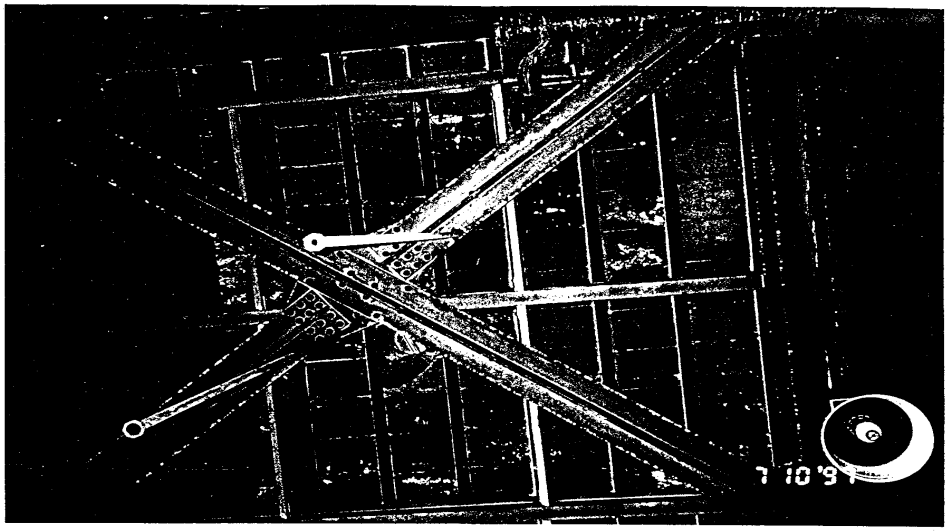


PHOTO #16
PHOTO #15

PHOTO #18
PHOTO #17





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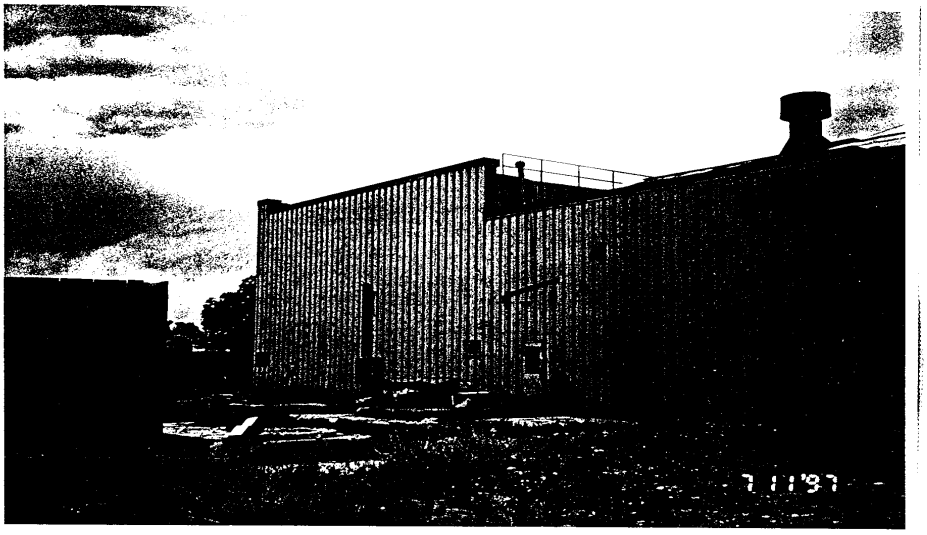

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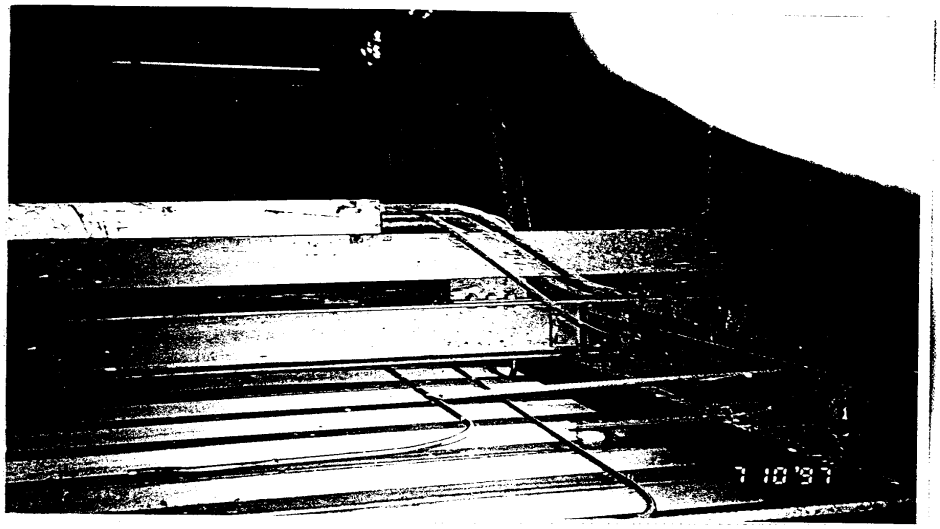

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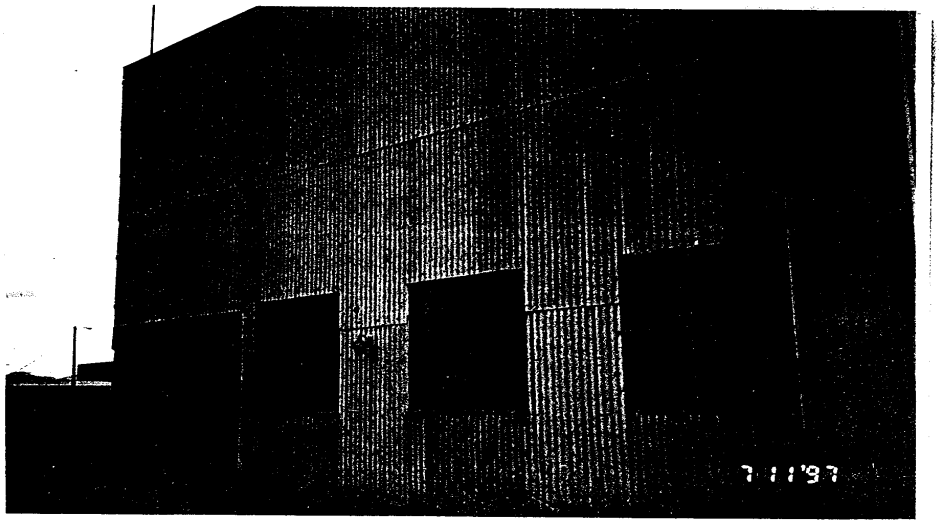

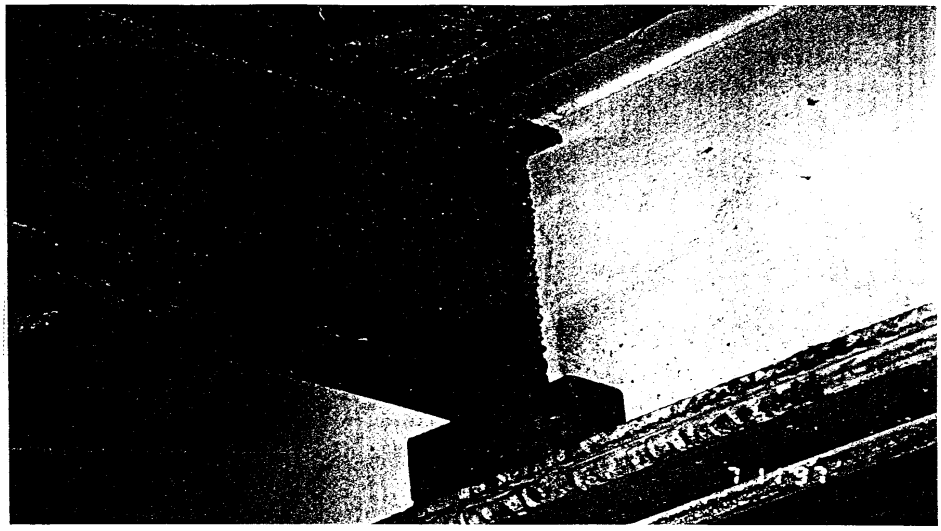

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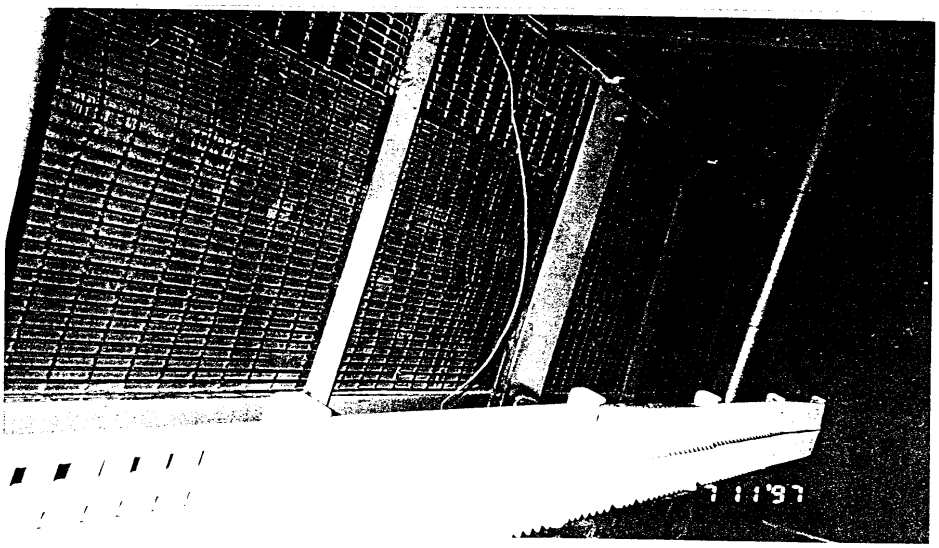

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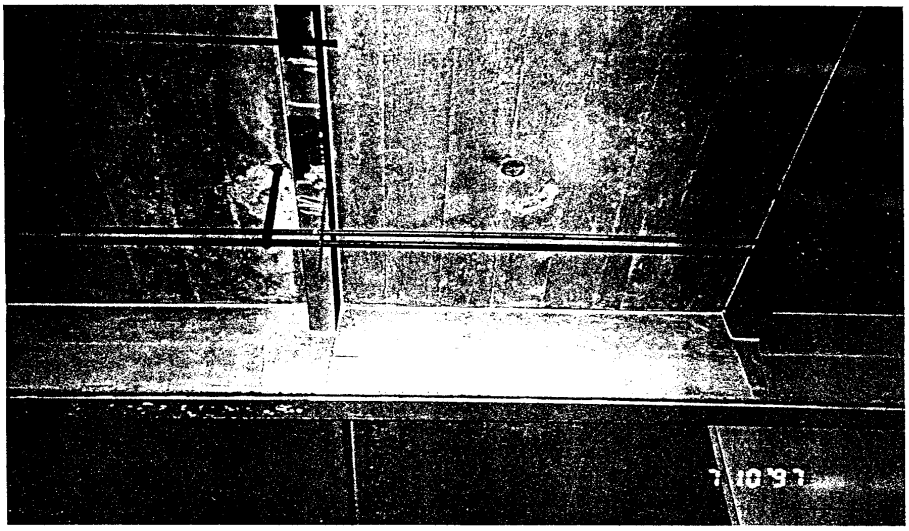

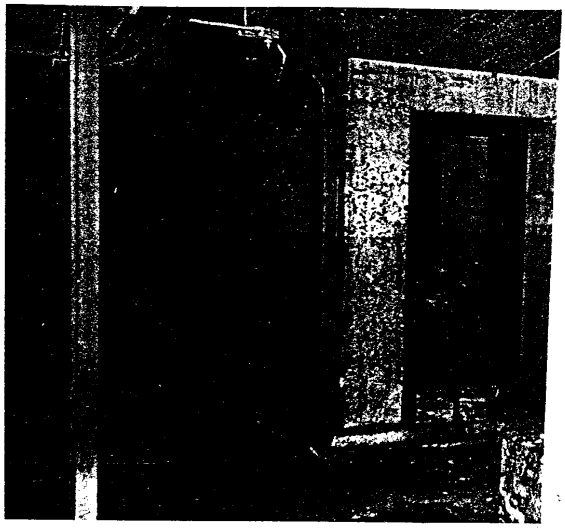

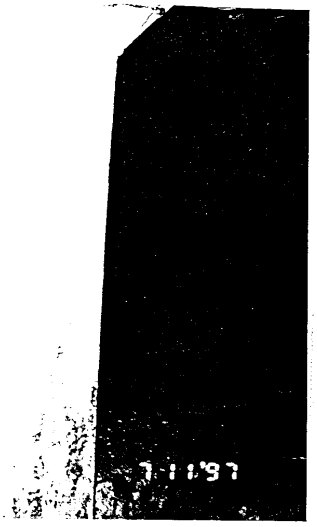

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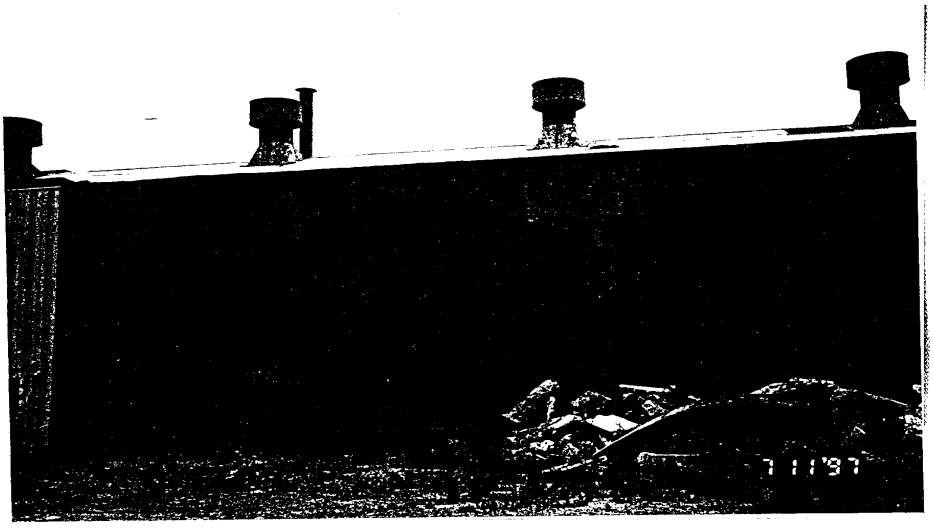

PHOTO #32
PHOTO #31

References

Contact list:

Ginny, Dance Works - 243-5954
Sue, Sioux City Sue's Dance World - 434-5010
Andy Anderson, Mesa County - 244-3238
Brenda Bechter, Museum of Western Colorado - 242-0971
Brian Bensley, Grand Junction Gymnastics Academy - 245-3610
Bill Brassette's Seibu-kan Karate Studio - 243-8477
Neil Bradford, Owner, Crossroads Fitness Center - 242-8746
Thea Chase-Nason, Director, Western Colorado Business Development Center - 243-5242
David Coulson, Program Manager, The Research Bureau, WCBDC - 243-5242
Barbara Creaseman, Director, Downtown Development Authority - 245-2926
Dave Davis, Director, Western Colorado Center for the Arts - 243-7337
Shirley Dickinsen, Artist - 241-4641
Ronnie Edwards, Planning Technician, City of Grand Junction - 244-1430
Wayne Harms, Artist/sculptor - 243-2680
Joe Higgens, Director, Partners -245-5555
Piera Kllanxhja, Artist - 241-7482
Jody Kole, Grand Junction Housing Authority - 245-0388
Kirk McConnel, Director, DooZoo - 241-5225
Vern Mosher, Mesa State College foundry teacher and manager, 248-1797
Lyle Nichols, Sculptor - 464-5015
Dana Nunn, Public Relations, School District 51 - 245-2422
Yvonne Piquette, Colorado Center of Community Development - 248-7309
Katherine Porner, AICP, Planning Supervisor, City of Grand Junction - 244-1446
Dean Psannenstiel, Commercial Property Manager, Monument Realty - 243-5323
Mark Ralft, Engineering, City of Grand Junction
Clee Richeson, artist - 241-8059
Allision Sarmo - Cultural Arts Coordinater, Arts Commission - 243-5885
Jon Schler, Director, Colorado Center of Community Development - 248-7310
Linda Smith, Mesa Mall - 242-0008
J. R. Smith, Artist - 242-6731
Sid Squirell, Bray & Company, Commercial Property - 241-2909
Joe Stevens, Director, Grand Junction Parks & Recreation
George Straface, Superintendent, School District 51
Larry Timm, Director, Community Development City of Grand Junction - 244-1430
Bill Whaley, Colorado Division of Housing - 248-7310
Tim Woodmansee, City Property Manager - 244-1565

Appendix B

Other sources:

City of Grand Junction Zoning Handbook

The Source: A Directory of Grand Junction Area Artists and Arts Organizations, published by the City of Grand Junction Commission on the Arts and Culture.

Packet of information from the Grand Junction Ice Arena Committee

Packet of information on Foundries and Arts Incubators, gathered by Yvonne Piquette

Building permit data - Mesa County Building permit department

ES-202 data, State of Colorado Department of Labor and Employment

Mini-Storage studies by the **Research Bureau**, 304 W. Main, Grand Junction, CO 81505, (970) 243-5242

Arts Incubators

Allison's Wells School of Arts & Crafts
P.O. Box 950
Canton, MS 39046
1-601-859-5821

Arts Bridge
4753 N. Broadway, Ste 918
Chicago, IL 61640
1-312-907-2183

Chicago Southland
1655 Union Avenue
Chicago Heights, IL 60411
1-708-754-6960

Chicgo Originals, Ltd.
1350 North Walls
Chicago, IL 60610
1-312-561-2525

Colorado Center for Atrs and Crafts
513 Mantiour Ave.
Manitou Springs, CO 80829
1-719-685-1861

Energy Arts Business Center
821 Gravier St., 6th floor
New Orleans, LA 70112
1-504-595-8458

Green Point Manufactruing & Design CO.
1155 Manhatan Ave.
Greenpoint, NY 11222
1-718-389-5168

Milwaukee Enterprise Center
2821 N. 4th St.
Milwaukee, WI 53212
1-414-372-3936

Attach W-3

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

City Council **Date Prepared: January 17, 2000**
__x__Workshop **Author: Jody Kliska**
____Formal Agenda **Title: Transportation Engineer**
Meeting Date: January 31, 2000 **Presenter Name: Jody Kliska/Tim Moore**
Title: Transportation Engineer

Subject: 12th Street/Mesa State College Pedestrian Issues

Summary: Presentation of options for 12th Street crosswalks adjacent to Mesa State College.

Background Information: Last October City staff and Mesa State College presented Council with an data about pedestrian safety on 12th Street within the area served by the unsignalized crosswalks. At that time, the City transportation staff was tasked with further research on the effectiveness of overhead and/or in-pavement flashers and the results from other jurisdictions where flashers have been installed. The Police Department was to continue enforcement efforts, and Mesa State College was to develop an on-going educational program for its students.

During October, new fluorescent pedestrian signs were installed at the three crosswalks, the Police Department performed additional enforcement, and Mesa State Student Council worked on educational activities. Mesa State purchased two "Give 'em a Brake" signs from City Traffic Services for installation during the beginning of each semester to increase awareness of pedestrian activity.

Both Mesa State and City staff would like to continue to monitor and evaluate the effectiveness of the efforts completed during the fall semester and continue with educational efforts before additional improvements (i.e. flashers) are installed. Mesa State is planning to erect a new entrance sign for the college at 12th & North this spring, as well as revamping the sidewalks in that vicinity to re-direct pedestrians to use the crosswalks at the signal.

Transportation staff obtained three in-pavement flasher units from the distributor and conducted some field tests. The purpose was to determine the effectiveness of the flashers during daylight hours, and to see how visible the lights are to the second and third vehicles approaching a crosswalk. The flashers were buried in the dirt behind the city shops to simulate the effect of in-pavement. Installation of a flasher between the two lanes of approaching traffic will provide visibility to second and third vehicles in line.

Without actual installation in the street, it is difficult to evaluate the effectiveness of the in-pavement flashers.

City staff contacted the following users of the in-pavement flashers: City of Bellingham, WA; City of Kirkland, WA; Contra Costa County, CA; and California State University, Sacramento. Bellingham and Kirkland have developed criteria and prioritization for installation of the in-pavement flashing crosswalks, based on the number of travel lanes, volumes, speeds, pedestrian accident history, locations of pedestrian generators such as schools and parks. Bellingham removed overhead flashers to install the in-pavement flashers, and they are satisfied for the most part with the flashers. However, the visibility has been diminished because the units sinking into the pavement and they would recommend pouring a concrete base for the units to sit on to alleviate the problem. The have budgeted for additional installations next year.

Contra Costa County used the in-pavement flashers for a trail crossing located in the bottom of two negative grades. It is push-button actuated, but people do not seem to push the button, especially the bicyclists. Cal State also reported that pedestrians are not pushing the button.

Staff concerns with installation of flashers at the crosswalks on 12th Street are as follows:

- Overhead flashers may be too distracting because of the close spacing of the crosswalks, and drivers may not be able to discern which crosswalk is being used.
- Push-buttons should be installed so that drivers do not “tune out” devices that constantly flash and decrease their effectiveness. However, there is concern that pedestrians may choose not to use the buttons.
- Pedestrians may put too much dependence on the flashers and step in front of oncoming vehicles.
- The installation of flashers is not a complete solution, and conflicts will still exist with turning traffic at the intersections. Extension of the medians and prohibition of turning movements at the intersections could be the next step in reducing conflicts.

With these concerns in mind, staff generated the following engineering alternatives. The assumption of an on-going educational program as well as enforcement is implicit.

1. Continue to monitor the improvements currently in place to evaluate the effectiveness. The evaluation will include observations of compliance by both pedestrians and motorists, speed measurements, and assessment of accidents.
2. Install push-button actuated in-pavement flashers on the center crosswalk only and evaluate.
3. Install push-button actuated in-pavement flashers on all three crosswalks and evaluate.
4. Install a combination of an overhead flasher above the sign in the median at each crosswalk and the in-pavement flashers, push-button actuated, on all three crosswalks and evaluate.
5. Extend medians through intersections to prohibit left turns and further restrict jaywalking by pedestrians.

Action Requested/Recommendation: Staff and Mesa State propose alternative number 1 for the remainder of this school year. If further solutions are necessary, staff recommends implementing alternative number 4. The cost of the installation of in-pavement flashers with an overhead flasher above the median sign at all three crosswalks, is estimated at $39,969.

Budget: No funds are currently budgeted for these projects.

Citizen Presentation: X Yes No. If yes,
Name John Fitzgibbon-Mesa State College, Robert Montoya-President of Assoc. Student Government
Purpose Respond to questions.

Report results back to Council? __ No _X_ Yes, When Summer, 2000 for 12th Street evaluations

Placement on agenda: ___Consent ___Individual Consideration __X__ Workshop

Attach W-4

CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION

City Council **Date Prepared: January 25, 2000**
__X__ Workshop **Author: Ron Lappi**
___ Formal Agenda **Title: Downtown Parking Experiment**
Meeting Date: 1/31/00 **Presenter Name: Ron Lappi**
Title: Director of Admin Services

Subject:
Report on the Downtown Parking Experiment

Summary:
Background, results, and conclusions of the free downtown parking experiment.

Background Information:
A four-week moratorium on parking enforcement during this past Christmas shopping season was instituted at the request of the Downtown Development Authority and the Downtown Association. The major purpose of the test period was to evaluate parking habits and the feasibility of permanently eliminating all timed parking enforcement and metering. See attached report.

Budget:
The budget impact of the experiment was a loss of $7,000 in revenue to the Parking Fund.

Action Requested/Recommendation:
Accept and study the report.

Citizen Presentation: Yes X No. If yes, Name:

Purpose:

Report results back to Council? _X_ No __Yes, When_____

Placement on agenda:	**__ Consent**	**__Individual Consideration**	**_X__ Workshop**

ADMINISTRATIVE SERVICES DEPARTMENT

MEMORANDUM

January 24, 2000

TO: **The Honorable Mayor and City Council Members**
Mark Achen, City Manager
Dan Wilson, City Attorney
David Varley, Assistant City Manager
John Shaver, Assistant City Attorney
Kristin Winn, Public Information Coordinator
All Department Directors
Mark Hermundstad, DDA President

FROM: **Ron Lappi, Admin. Srvs. & Finance Director**

SUBJECT: **Report on Downtown Parking Experiment**

With the support of the City Council and at the request of the Downtown Development Authority and the Downtown Business Association we instituted a four-week moratorium on parking enforcement during this past Christmas shopping season. We are now back to regular enforcement of meters and time limits. The major purpose of the test period was to evaluate parking habits and the feasibility of permanently eliminating all timed parking enforcement and metering. Both the Parking Enforcement Officer and the Parking Meter Collection/Maintenance person gathered data on usage both morning and afternoon in the area from 2nd to 7th and one block north and south of Main. The DDA and several downtown merchants also did surveys of parking usage and possible non-shopper vehicles on Main Street only. Attached is a memo from Barbara Creasman on their observations and conclusions. They noted as our full time staff did that there was some employee or business owner parking on Main Street that was corrected somewhat by a windshield flyer used by DDA. I agree with DDA that it was an interesting exercise, but I would also say that we were able to gather some definitive information and data that all would find helpful.

During the four weeks, meter revenue generated was approximately 70% of the normal meter revenues. The cost to the Parking Fund of the experiment was $7,000 instead of the original estimate of $13,000, including lost fine revenue. Apparently the moratorium on enforcement of

the parking meters was not very well publicized by the downtown merchants, but was probably well known to Downtown workers and business owners.

The second attachment to this memo is the statistical summary of results from the daily review of all 392 spaces during the four-week test period. The information is in a database and can be sorted various ways if we find it useful. As one would expect, the use of downtown parking during this period varies block by block, but I believe the aggregate observations are quite interesting. Usage overall in the test area was 84% with an average of 16% vacancies or available spaces. Repeats, meaning morning and afternoon of the same day, which we believe is a sign of business and employee parking was 28% overall. Past, current and on going efforts by the DDA and the Downtown Association may have some impact on parking habits of downtown workers, as the Main street as a whole had the lowest level of repeats at 15% overall.

Conclusions of the Study:

- All enforcement of parking limits could be discontinued and all meters removed from the downtown area, if the DDA and its business owners could keep workers out of the downtown area especially Main Street and a block north and south. However the small amount of revenue currently generated for lot maintenance and expansion or a possible garage expansion would be lost.

- Parking in the downtown area with a totally open system (first come first serve) would not be much different that it has been with meters and enforcement. For the most part meters and tickets pay the cost of enforcement. We would have to increase parking fees and fines significantly to change parking habits downtown.

- The moratorium probably didn't change where workers and business owners parked. They may have been able to spend more time on the job, since they did not have to move their cars or plug meters frequently to avoid tickets like they usually do.

- Even during this very busy holiday shopping season there appears to be adequate parking in and around the one block core area of Main Street. Not everyone gets to park in front of their business or in front of the specific store they want to shop at, but if they are willing and able to walk a block or two parking was readily available.

- Parking meters and time enforcement efforts could be viewed as a failed attempt to help the downtown business community police themselves.

This item is scheduled for discussion at the upcoming City Council Workshop meeting on Monday, January 31, 2000, and I will be available then to answer any questions.

Thank you,

Cc: Barbara Creasman, Executive Director DDA
Ron Maupin, Downtown Association
Jodi Romero, Customer Service Manager
Tim Moore, Public Works Manager

DOWNTOWN DEVELOPMENT AUTHORITY
P.O. Box 296, Grand Junction, CO 81502
970-245-2926 / 970-243-1865 *fax*

MEMORANDUM

To: Jody Romero

From: Barbar Creasman

Date: January 11, 2000

Re: Parking Survey

Attached is our info for the parking surveys between Thanksgiving and Christmas. Unfortunately there are a few gaps most notably the east half of the 500 block. There was a misunderstanding between a couple of retailers so we didn't get this info. We didn't discover it until we picked up the end result.

Those of us surveying thought it was an interesting exercise. I did develop a letter (copy attached) to put on any cars identified as potential abusers. In the 400 block there was one and after receiving a letter, he did not park on Main again (at least for any length of time). In the 300 block, I distributed about 4-5 letters and those cars did not come back. One lady called the office after she got the letter. She is a new business downtown, recently moved here from Washington and she just didn't know. In the 600 block there was a black BMW and he did not respond to the letter.

Some of us kept track of the turn outs just to see. All in all I think it went well, especially since we didn't have a lot of lead time to discuss with the merchants.

Let me know if you have any questions.

Thanks.

Sent via: (X) Fax ( ) Mail ( ) Internal Mail ( ) Messenger

No. of pages, including this page: 2

Grand Junction
Downtown Development Authority
350 Main Street P.O. Box 296
Grand Junction, Colorado 81502
Phone (970) 245-2926 Fax (970) 243-1865
Email: dda@gj.net

December 10, 1999

Dear Downtown Parker,

It has been brought to our attention that this car has been parking on Main Street long-term. If you are a customer/shopper we really appreciate your business.

If you are a business owner or employee parking on Main Street most of the day it is an abuse of a hard earned privilege. Main Street parking is prime customer/client parking. If employers/employees do not support this, free parking on Main Street could be lost.

If you have any questions, please feel free to call the office at 245-2926.

Thank you for your cooperation.

Sincerely,

Barbara Creasman
Executive Director

CITY OF GRAND JUNCTION
ADMINISTRATIVE SERVICES-CUSTOMER SERVICE DIVISION
PARKING STUDY 11/29/99-12/23/99
SUMMARY OF RESULTS

AREA	SPACES	POSS	VACANTS	REPEATS	VACANTS	REPEATS	OTHERWISE USED	TOTAL USAGE
WEST *(2ND TO W 5TH-COLORADO TO ROOD)*								
200 BLOCK MAIN	17	646	155	171	23.99%	26.47%	49.54%	76.01%
N 3RD STREET	18	684	99	194	14.47%	28.36%	57.16%	85.53%
S 3RD STREET	18	684	95	199	13.89%	29.09%	57.02%	86.11%
300 BLOCK MAIN	17	646	17	120	2.63%	18.58%	78.79%	97.37%
300 BLOCK ROOD	14	532	137	72	25.75%	13.53%	60.71%	74.25%
N 4TH STREET	14	532	25	197	4.70%	37.03%	58.27%	95.30%
S 4TH STREET	12	456	110	41	24.12%	8.99%	66.89%	75.88%
S 400 BLOCK COLORADO	22	836	434	87	51.91%	10.41%	37.68%	48.09%
400 BLOCK COLORADO LOT	25	950	353	123	37.16%	12.95%	49.89%	62.84%
400 BLOCK MAIN	19	722	32	54	4.43%	7.48%	88.09%	95.57%
400 BLOCK ROOD	26	988	72	651	7.29%	65.89%	26.82%	92.71%
5TH STREET (WEST SIDE)	10	380	52	72	13.68%	18.95%	67.37%	86.32%
SUBTOTALS	212	8056	1581	1981	19.63%	24.59%	55.78%	80.37%
EAST *(E 5TH TO 7TH-COLORADO TO ROOD)*								
5TH STREET (EAST SIDE)	13	489	52	78	10.63%	15.95%	73.42%	89.37%
500 BLOCK COLORADO LOT	24	912	85	358	9.32%	39.25%	51.43%	90.68%
500 BLOCK MAIN	17	646	11	76	1.70%	11.76%	86.53%	98.30%
500 BLOCK ROOD	14	522	120	241	22.99%	46.17%	30.84%	77.01%
N 6TH STREET	15	555	20	240	3.60%	43.24%	53.15%	96.40%
S 6TH STREET	15	555	39	99	7.03%	17.84%	75.14%	92.97%
600 BLOCK COLORADO LOT	11	408	150	129	36.76%	31.62%	31.62%	63.24%
600 BLOCK MAIN	16	592	15	70	2.53%	11.82%	85.64%	97.47%
600 BLOCK ROOD	16	592	66	186	11.15%	31.42%	57.43%	88.85%
600 BLOCK ROOD LOT	24	912	24	495	2.63%	54.28%	43.09%	97.37%
N 7TH STREET	12	444	112	143	25.23%	32.21%	42.57%	74.77%
S 7TH STREET	3	114	84	0	73.68%	0.00%	26.32%	26.32%
SUBTOTALS	180	6741	778	2115	11.54%	31.38%	57.08%	88.46%
GRAND TOTALS	**392**	**14797**	**2359**	**4096**	**15.94%**	**27.68%**	**56.38%**	**84.06%**

CITY OF GRAND JUNCTION
ADMINISTRATIVE SERVICES-CUSTOMER SERVICE DIVISION
PARKING STUDY 11/29/99-12/23/99
SUMMARY OF RESULTS

AREA	SPACES	POSS	VACANTS	REPEATS	VACANTS	REPEATS	OTHERWISE USED	TOTAL USAGE
COLORADO AVENUE	22	836	434	87	51.91%	10.41%	37.68%	48.09%
COLORADO LOTS	60	2270	588	610	25.90%	26.87%	47.22%	74.10%
MAIN STREET	86	3252	230	491	7.07%	15.10%	77.83%	92.93%
ROOD AVENUE	70	2634	395	1150	15.00%	43.66%	41.34%	85.00%
3RD STREET	36	1368	194	393	14.18%	28.73%	57.09%	85.82%
4TH STREET	26	988	135	238	13.66%	24.09%	62.25%	86.34%
5TH STREET	23	869	104	150	11.97%	17.26%	70.77%	88.03%
6TH STREET	30	1110	59	339	5.32%	30.54%	64.14%	94.68%
7TH STREET	15	558	196	143	35.13%	25.63%	39.25%	64.87%
SOUTH OF MAIN	130	4915	1350	1036	27.47%	21.08%	51.45%	72.53%
NORTH OF MAIN	153	5761	675	2419	11.72%	41.99%	46.29%	88.28%