

1 - April 25 2023 BOCC work session agenda

1b - ADDED AT MEETING 4.25.23 - Wild and Scenic presentation

2 - 2021 International Energy Code

3 - Grooming and Parking Permits, Commercial Operations

4a - REVISED Gunnison-CB Regional Airport Performance Report

4b - Facilities and Grounds Performance Report

GUNNISON COUNTY BOARD OF COMMISSIONERS
MEETING NOTICE

DATE: Tuesday, April 25, 2023

Page 1 of 1

PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
200 E. Virginia Avenue; Gunnison, CO 81230
(REMOTE OPTION BELOW)

GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS WORK SESSION:

- 8:30 am
 - Call to Order
 - Presentation; Wild & Scenic Designation
- 9:15
 - Discussion; 2021 International Energy Code
- 10:00
 - Discussion; Grooming and Parking Permits, Commercial Operations
- 10:15
 - **BREAK**
 - Periodic Performance Reports
 1. Gunnison-Crested Butte Regional Airport (10:25 - 10:55)
 2. Facilities and Grounds Department (10:55 - 11:25 am)
 - Adjourn

Please Note: Packet materials for the above discussions will be available on the Gunnison County website at <http://www.gunnisoncounty.org/meetings> prior to the meeting.

ZOOM MEETING DETAILS:

Join Zoom Meeting: <https://us02web.zoom.us/j/82753657556?pwd=MjNDdTZHTFNrRVdDemZjdC91aVBlZz09>

Meeting ID: 827 5365 7556

Passcode: 471302

One tap mobile

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*NOTE: This agenda is subject to change, including the addition of items up to 24 hours in advance or the deletion of items at any time. All times are approximate. The County Manager and Deputy County Manager's reports may include administrative items not listed. Regular Meetings, Public Hearings, and Special Meetings are recorded and **ACTION MAY BE TAKEN ON ANY ITEM**. Work Sessions are not recorded and formal action cannot be taken. For further information, contact the County Administration office at 641-0248. If special accommodations are necessary per ADA, contact 641-0248 or TTY 641-3061 prior to the meeting.*

**Crystal River Wild & Scenic Presentation
Gunnison County, April 25, 2023**

(Slide 1)

{Speaker introduces self} Thank you for the opportunity to speak this evening.

(Slide 2)

I am a member of the *Crystal Wild & Scenic Coalition* – one of hundreds of local citizens who support the efforts of a large group of organizations working to secure one common goal – a free-flowing future for the Crystal River.

I'm here to discuss why this effort is so urgent and important.

(Slide 3)

To begin, I ask you to consider your personal connection to the Crystal River.

(Slide 4)

Perhaps it's where your tap water comes from?

(Slide 5)

Or your irrigation water?

(Slide 6)

Or both?

(Slide 7)

Do you appreciate its wild wonders?

(Slide 8)

Explore its scenic history?

(Slide 9)

Enjoy its playful waters?

(Slide 10)

Do you live along its banks?

(Slide 11)

Full time?

(Slide 12)

Part time?

(Slide 13)

In Spirit?

(Slide 14)

All of us rely on the Crystal River in some way – and have probably made a special memory or two along its banks.

It is Wild.

It is Scenic.

It is Home.

**Crystal River Wild & Scenic Presentation
Gunnison County, April 25, 2023**

(Slide 15)

And it is Threatened... today more than ever.

(Slide 16)

Colorado currently has 24 trans-mountain diversions sending five-hundred-sixty-thousand acre feet per year from the western slope to the front range.

That's 182 billion (with a "b") gallons, or over half-a-million football fields filled one foot deep with water – EVERY year.

Our state also has an obligation to send three-million-seven-hundred-fifty-thousand acre feet (or 1.2 trillion gallons) per year downstream to lower basin states.

Allocations we are clearly struggling to meet.

(Slide 17)

Today, 40 million people depend on the Colorado River's water for agricultural, industrial, and domestic needs.

Some estimates predict it will one day be asked to support twice that population.

In Colorado, our population is projected to nearly double by 2050, suggesting a need for a lot more water – particularly for the Front Range.

Where will this water be sought?

Where the water is.

Colorado's western slope.

Our home rivers.

(Slide 18)

The water world has many powerful voices – developers, agencies, and legislators – who view new storage projects as the primary solution to the western water crisis.

They ask, *"Where can we store? What can we dam? Where can we divert?"*

The Crystal River remains one of very few large streams in our state that still has neither a dam or trans-basin diversion.

It has long been a target.

(Slide 19)

In fact, dams and trans-basin diversions have threatened the Crystal for well over a century.

As early as 1905, ranchers south of Silt considered supplementing Divide Creek's irrigation capacity with trans-basin diversions from the Crystal River.

(Slide 20)

In 1909, an engineer from Denver named Peter O'Brian filed a map with the state water court illustrating a plan to take water from the Crystal River to the Divide Creek area.

**Crystal River Wild & Scenic Presentation
Gunnison County, April 25, 2023**

O'Brian called his project *The Garfield County Ditch*.

He hoped to divert 1,000 cubic feet per second from the Crystal River for, "*irrigation, domestic, storage and power purposes*" on the dry mesa tops south of Rifle.

Thankfully, it was cost prohibitive and never built.

(Slide 21)

Then came America's age of mega-dams.

In 1956, Congress approved the *Colorado River Storage Project Act* authorizing Glen Canyon, Flaming Gorge, Navajo, Blue Mesa, Paonia and several other large dams throughout the Colorado River Basin.

On the Crystal River, the legislation prioritized planning for a major dam and trans-basin diversion project... the specter of which would haunt the Crystal for the next 55 years.

(Slide 22)

By 1957, the project developers had successfully filed for conditional water rights to build two large dams on the Crystal River.

Their names were to be *Placita* and *Osgood*.

Each was to stand 280 ft. tall with hydropower facilities and 1,000 cfs of throughput capacity.

Together holding twice the volume of Ruedi Reservoir – they would have inundated much of the Crystal River Valley under two huge reservoirs of water and mud.

The communities of Redstone and Placita would have ceased to exist.

(Slide 23)

Project plans were revised several times between the 1960's and early 1980's - yet seemed to fizzle when a 1982 planning report concluded the dams were, "*not economically justified.*"

The plans lay dormant for nearly 30 years.

Then, in 2011, project owners shocked the Crystal Valley with new maps showing Osgood and Placita Reservoirs as real possibilities once again.

Fortunately, an organized community opposition – paired with unfavorable economics – won the day.

The dams' developers, facing the prospect of an adverse water court ruling, sought a settlement.

(Slide 24)

In 2013, an agreement was reached.

It allowed the developers to preserve their water rights in exchange for abandoning most of their project rights within the Crystal River basin.

The project owners declared the decision "*was largely driven by cost concerns,*" also citing "*localized opposition.*"

**Crystal River Wild & Scenic Presentation
Gunnison County, April 25, 2023**

The last line their press release stated the settlement preserves the opportunity for the developers to, “*file new, junior water rights (both storage and direct flow rights) in the future.*”

Ominous words foretelling an unfortunate truth...

(Slide 25)

Bad ideas in water development, NEVER. GO. AWAY.

The economic and political will for damming the Crystal may be unfavorable at the moment, but with the climate crisis boiling over, and basin-level water supply drying out, it’s only a matter of time before the next major water development project comes calling.

The harder truth is... our community may not prevail against the next variant of this threat.

(Slide 26)

Whether from east or west – dam or diversion – the next evolution of river grab is likely to be forced upon us – either by billions-backed outside interests, or a new age of federally decreed dam building.

Overallocation. Over-development. Water speculation. Climate change. Drought. Economics. Politics.

Make no mistake... the deck is stacked against the Crystal River’s free flowing future.

(Slide 27)

Our community has but one card, one tool, one chance, to compete at the most formidable level of this high stakes game.

There is only one way to permanently prevent the possibility of a federally decreed dam on a river – that is a preceding Federal Act to protect it.

The *National Wild and Scenic Rivers Act* of 1968 was designed to do just that – to preserve certain rivers – those with outstanding natural, cultural, and recreational values – in a free-flowing condition for the enjoyment of present and future generations.

(Slide 28)

The pursuit of Wild & Scenic designation for the Crystal River was initiated by a group of local citizens in the late 1960’s.

This grassroots campaign has grown for over 50 years – in lock step with the threat.

(Slide 29)

There are three steps to gaining Wild & Scenic designation.

The first step, Eligibility, was originally completed by the White River National Forest in the 1980’s, then reaffirmed in 2002.

The eligibility process determines whether a river, or sections of it, meet the standard for inclusion in the Wild and Scenic River system.

That standard requires the river to be free-flowing AND exhibit outstanding natural, historic, and recreational values.

All sections of river that meet the standard are classified as either wild, scenic, or recreational.

Crystal River Wild & Scenic Presentation Gunnison County, April 25, 2023

(Slide 30)

The Forest Service found four Wild & Scenic eligible segments of the Crystal River, beginning at the headwaters, and continuing downstream to a point just above the headgate for the Sweet Jessup irrigation canal – a total distance of about 39 miles of river.

The segments were classified as follows:

- Segment 1 – Wild:
From the headwaters of the North Fork downstream to the Maroon Bells-Snowmass Wilderness boundary (about seven river miles).
- Segment 2 – Scenic:
From the wilderness boundary on the North Fork to the junction with the South Fork (about two river miles.)
- Segment 3 – Scenic:
From the headwaters of the South Fork downstream to Beaver Lake (approximately 10 river miles).

(Slide 31)

- ... and Segment 4 – Recreational:
From Beaver Lake downstream to the Sweet Jessup headgate (approximately 20 river miles).

(Slide 32)

The next step is called “Suitability.”

There is one critical thing to understand about this step...

The Wild & Scenic Act is “locally customizable” to meet the specific needs of individual rivers and their communities.

That customization occurs in this step.

(Slide 33)

Suitability is the collaborative, community driven, planning process in which we are currently engaged.

- It includes measuring local community support for protecting the Crystal River,
- determining local community needs related to the river,
- and preparing a locally customized river protection proposal specific to the Crystal.

(Slide 34)

Implementing the custom river protection proposal (the outcome of the “Suitability” stage) requires legislative action by the U.S. Congress.

This is the third and final step in the process.

It would formally designate a specific reach of the Crystal River as a protected component of the *National Wild & Scenic Rivers* system.

(Slide 35)

Here is what Wild & Scenic designation DOES for the river:

- It prohibits the construction of new dams and trans-basin diversions;

**Crystal River Wild & Scenic Presentation
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- ensures water quality is maintained or enhanced;
- authorizes federal funds to assist landowners (both private and public), states, and local governments in the planning, protection, and management of the river;
- and requires the development of a *Comprehensive River Management Plan*, with local community input, to guide management of the river.

(Slide 36)

Wild & Scenic designation DOES NOT:

- give the federal government any authority over private lands;
- restrict future development on private lands within the river corridor, including in-basin water rights;
- have any effect on existing water rights;
- affect existing irrigation systems and other water development facilities;
- or transfer any private land to the federal government.

(Slide 37)

Pursuing any type of formal protection for the Crystal River requires broad community support...

(Slide 38)

... most critically, from the communities and jurisdictions along the river.

(Slide 39)

We can't move forward without it.

(Slide 40)

I ask you to help our coalition explore this possibility.

(Slide 41)

To share your input on the needs of Gunnison County residents...

(Slide 42)

... and the needs of the river.

(Slide 43)

History shows one thing is clear for the Crystal.

(Slide 44)

Without its community, acting to protect it...

this may NOT be the future of our valley...

**Crystal River Wild & Scenic Presentation
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(Slide 45)

But...this could be.

New water interests WILL challenge the future of the river.

Next year?

Next week?

Tomorrow?

There is no way of knowing when the opportunity to protect the Crystal may be lost forever.

(Slide 46)

The time to take a stand for the river...

is now.

Thank you for your consideration.

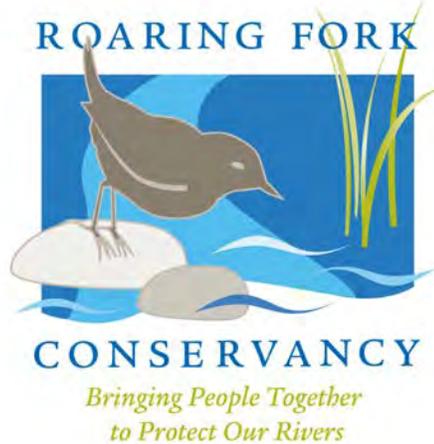
THE CRYSTAL RIVER

FLOW. FREE. FOREVER.

April 25, 2023

Presenter:
Francie Jacober

Crystal Wild & Scenic Coalition



Crystal River Caucus



... and thousands of community members!

**How is the Crystal River
important to you?**



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**Wild.
Scenic.
Home.**



Threatened.



Draws & Straws

The Pull on Western Slope Water

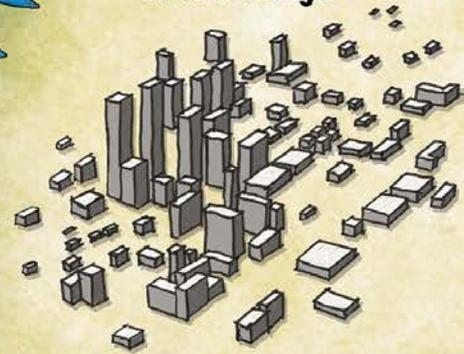
16

Lower Basin Right
7,500,000 AFY

Colorado's Obligation
3,750,000 AFY

Colorado River Basin

Colorado
Front Range



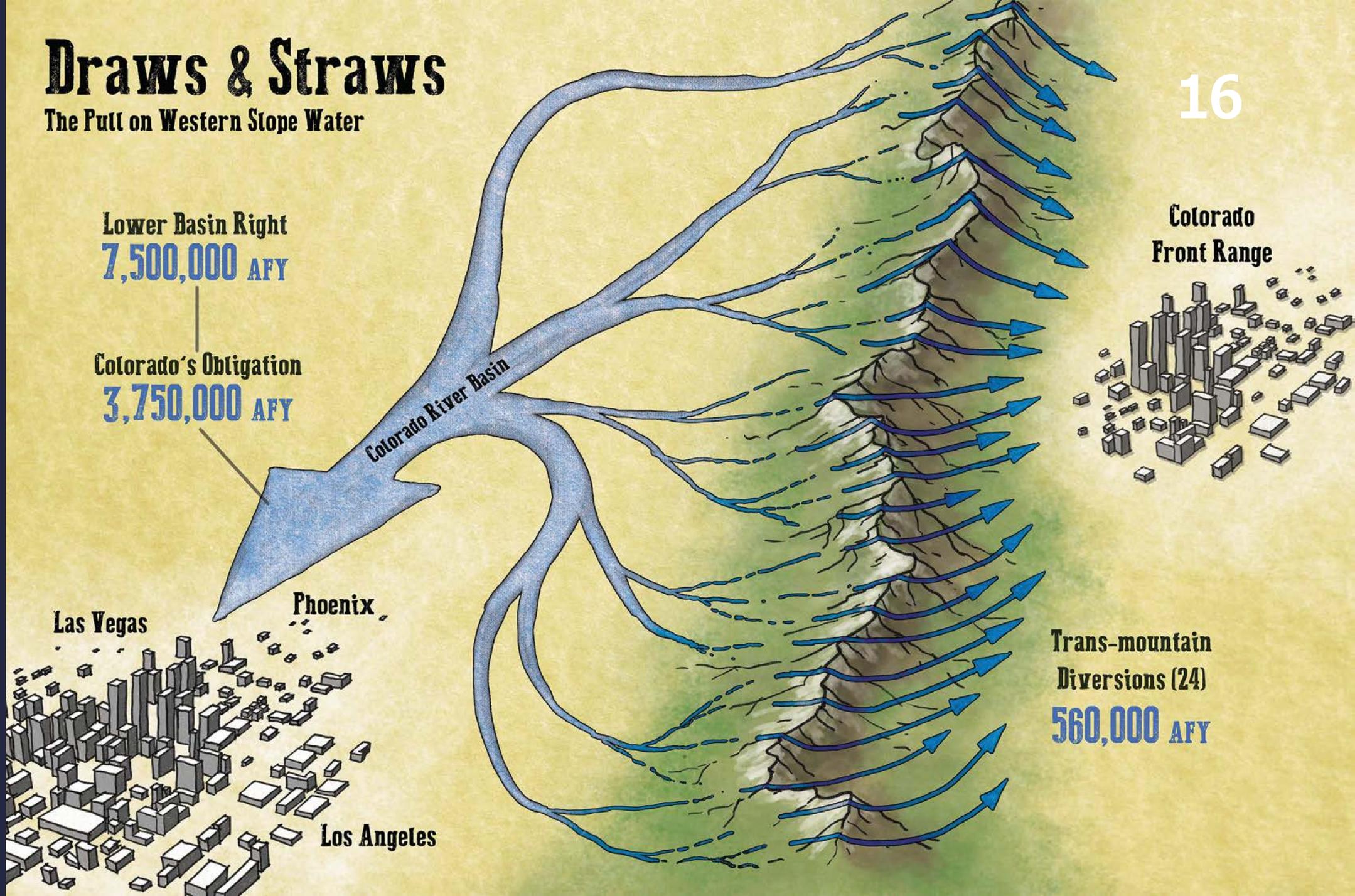
Las Vegas

Phoenix

Trans-mountain
Diversions (24)

560,000 AFY

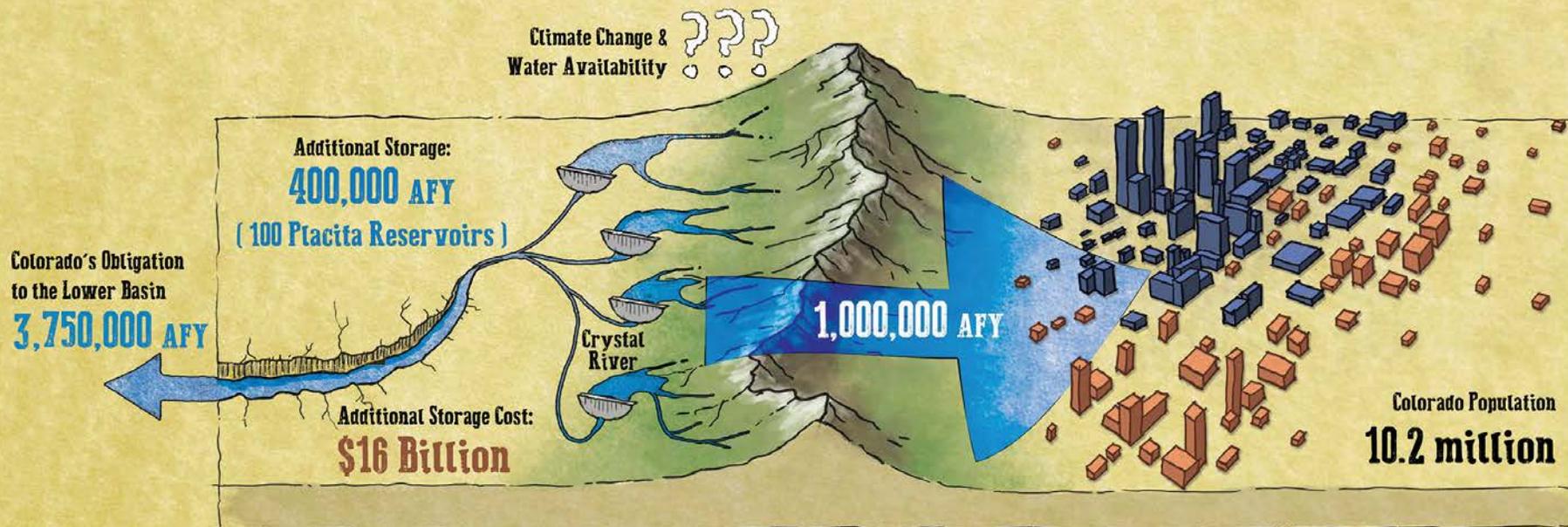
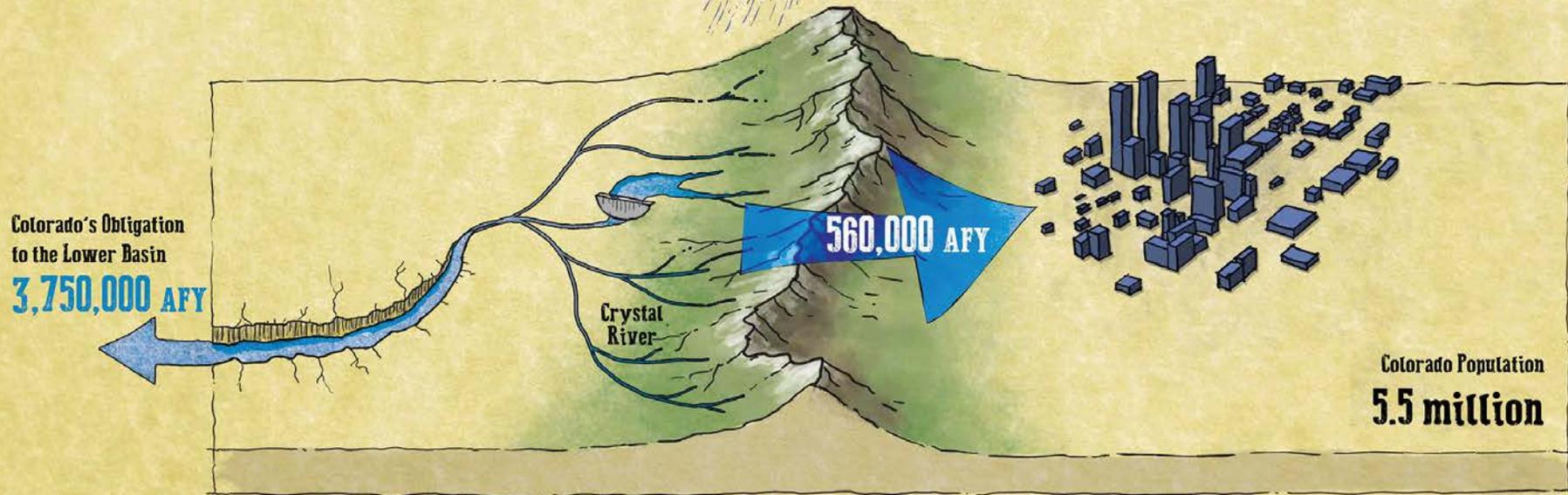
Los Angeles



Urban Undertow

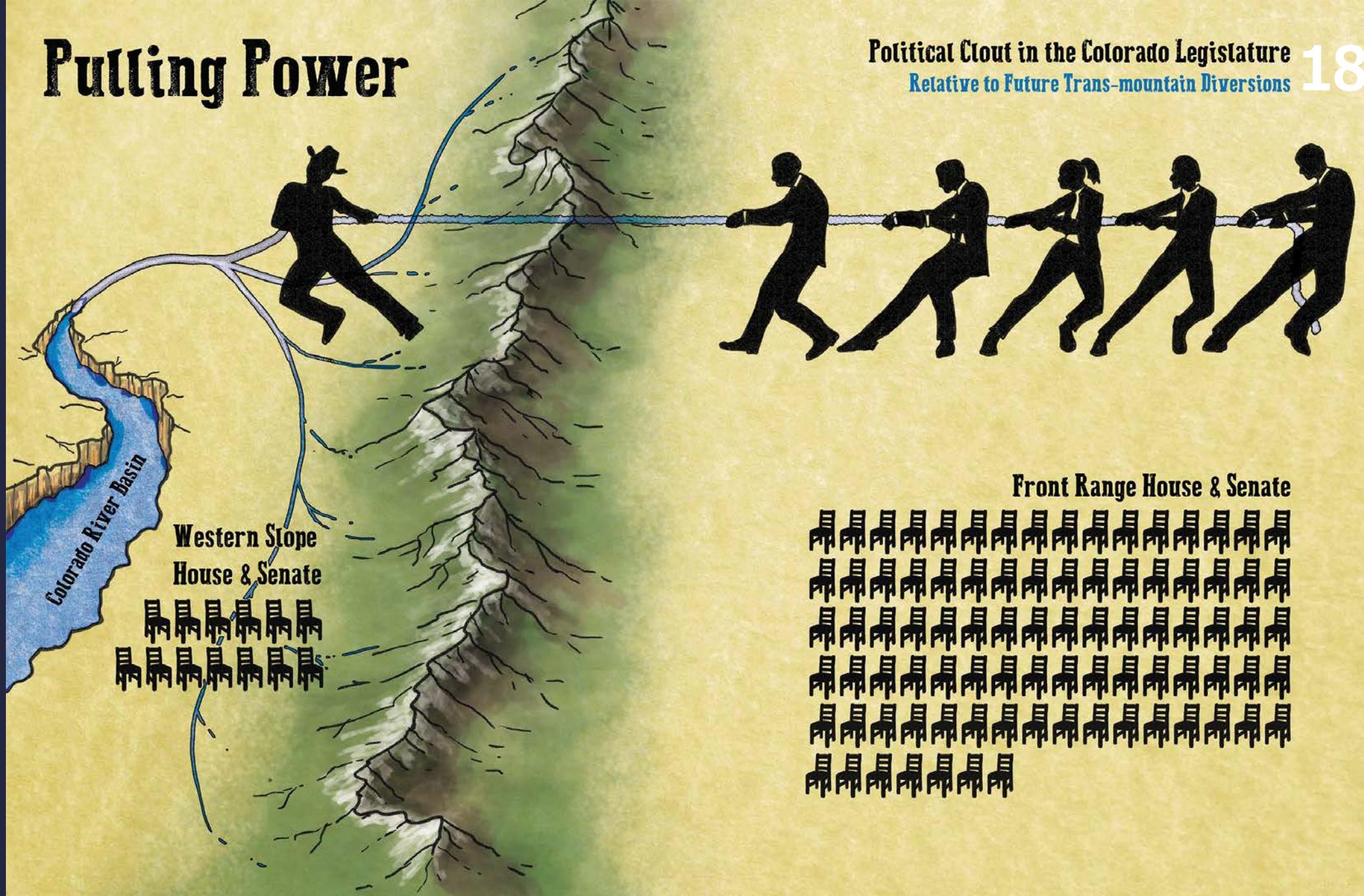
Colorado Front Range Population Growth
and Projected Water Infrastructure Needs

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Putting Power

Political Clout in the Colorado Legislature
Relative to Future Trans-mountain Diversions



Dams & Diversions

Forever a
threat to the
Crystal River



Dams & Diversions

Forever a
threat to the
Crystal River

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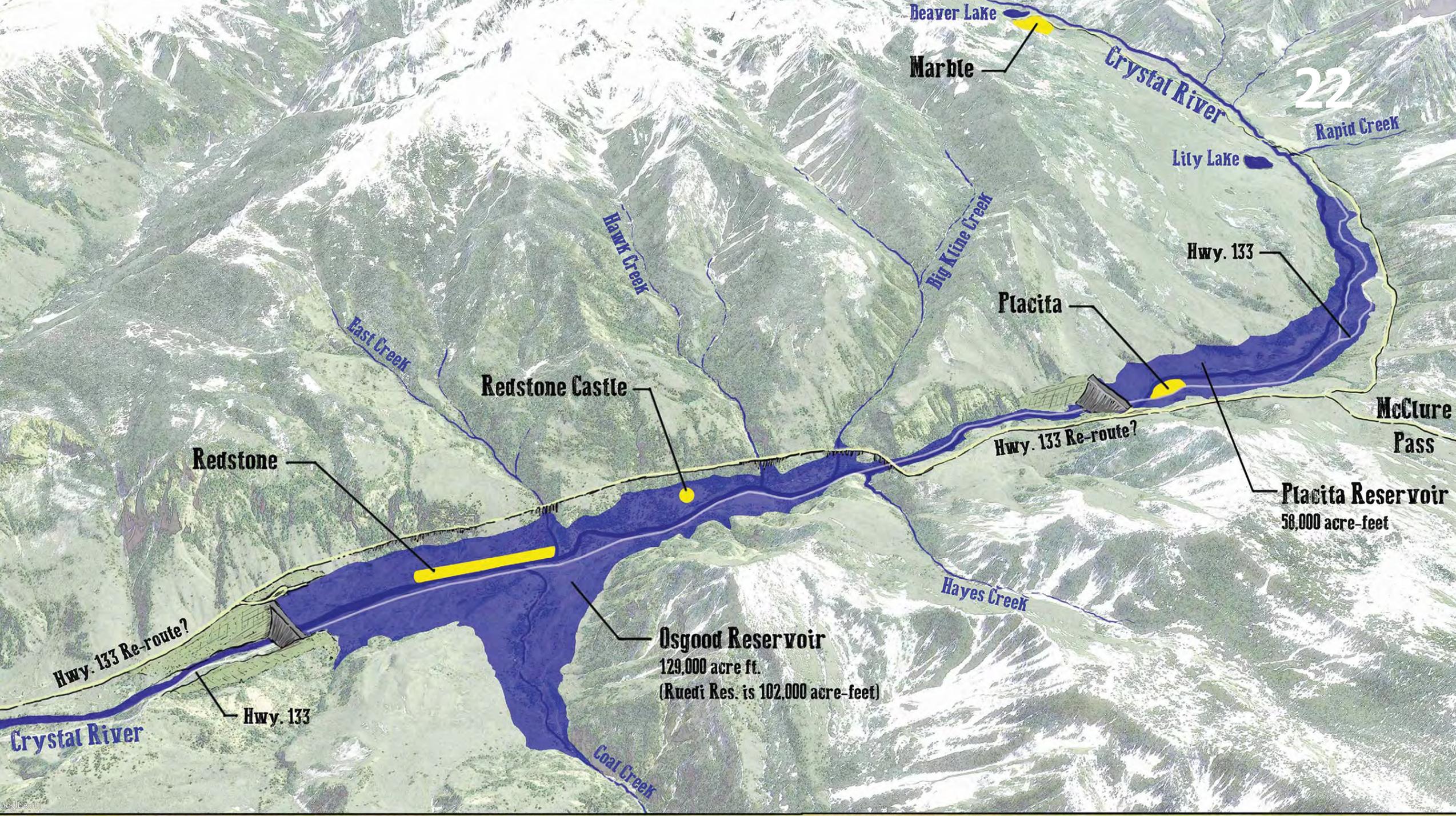


Dams & Diversions

Forever a
threat to the
Crystal River

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Beaver Lake

Marble

Crystal River

22

Rapid Creek

Lity Lake

Hwy. 133

Placita

McClure Pass

Placita Reservoir
58,000 acre-feet

Hwy. 133 Re-route?

Redstone Castle

Redstone

Osgood Reservoir
129,000 acre ft.
(Ruedi Res. is 102,000 acre-feet)

Hayes Creek

Hwy. 133 Re-route?

Hwy. 133

Crystal River

Coal Creek

East Creek

Hawk Creek

Big Kline Creek

Dams & Diversions

Forever a threat to the Crystal River

Right: Several tomes of Crystal River dam and trans-basin diversion project plans, courtesy Brent Gardner Smith, Aspen Journalism



The Crystal Valley at Redstone today.





The Crystal Valley at Redstone tomorrow?

Dams & Diversions

Forever a
threat to the
Crystal River

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WILD & SCENIC DESIGNATION

Locally customized
protection against
apex level river
predators

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WILD & SCENIC DESIGNATION

Forged in the
foundations of our
community

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WILD & SCENIC DESIGNATION

STEP 1:

Eligibility

(complete)

Wild & Scenic River Classifications:

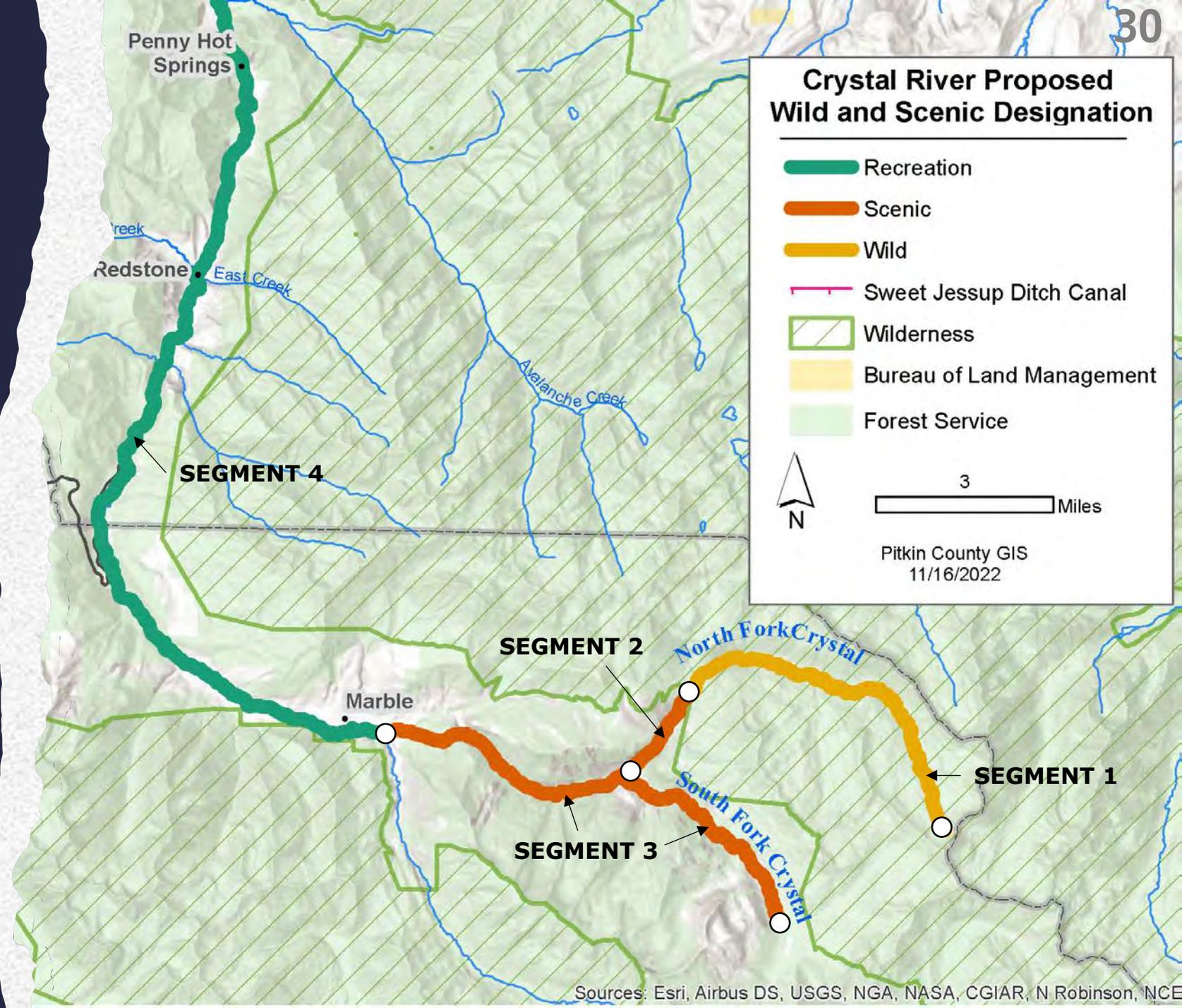
- **Wild** river areas are free of impoundments and generally inaccessible, except by trail. Their watersheds and shorelines are essentially primitive with unpolluted waters. These represent vestiges of primitive America.
- **Scenic** river areas are free of impoundments. Their watersheds and shorelines are still largely primitive and undeveloped, but accessible in places by roads.
- **Recreational** river areas are readily accessible by road or railroad. They may have some development along their shorelines and may have undergone some impoundment or diversion in the past.

WILD & SCENIC DESIGNATION

STEP 1:

Eligibility

(complete)

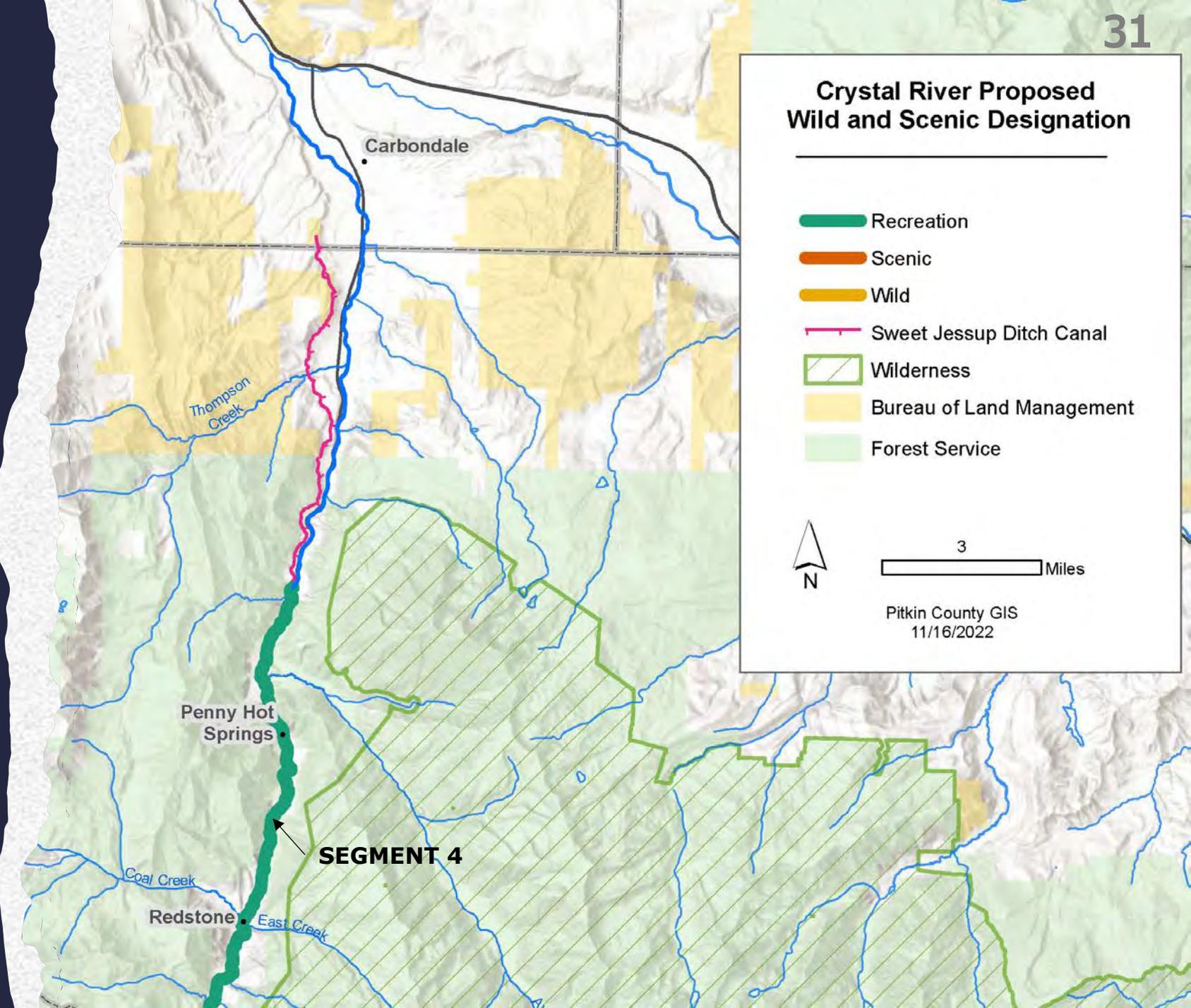


WILD & SCENIC DESIGNATION

STEP 1:

Eligibility

(complete)



WILD & SCENIC DESIGNATION

STEP 2:

Suitability

(current)

The Act is locally customizable to meet the specific needs of individual rivers and their communities.

WILD & SCENIC DESIGNATION

STEP 2:

Suitability

(current)

33



WILD & SCENIC DESIGNATION

STEP 3:

Legislation

(future)

Image by Ryan Wolfe

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WILD & SCENIC DESIGNATION

DOES

- Prohibit the construction of new dams and trans-basin diversions
- Ensure water quality is maintained or enhanced
- Authorize federal funds to assist landowners (both private and public), states, and local governments in the planning, protection, and management of the river
- Require the development of a *Comprehensive River Management Plan*, with local community input, to guide management of the river

WILD & SCENIC DESIGNATION

DOES
NOT

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- Give the federal government any authority over private lands
- Restrict future development on private lands within the river corridor, including in-basin water rights;
- Have any effect on existing water rights
- Affect existing irrigation systems and other water development facilities
- Transfer any private land to the federal government

WILD & SCENIC DESIGNATION

Community
support is
critical

Image by Ryan Wolfe

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WILD & SCENIC DESIGNATION

Community
support is
critical



WILD & SCENIC DESIGNATION

Community
support is
critical

39



WILD & SCENIC DESIGNATION

Community
support is
critical



WILD & SCENIC DESIGNATION

Community
support is
critical



WILD & SCENIC DESIGNATION

Community
support is
critical



WILD & SCENIC DESIGNATION

Community
support is
critical







THE TIME IS NOW

Stand for the Crystal

FLOW. FREE. FOREVER.

Learn more:

[#CrystalWild](#) [#FlowFreeForever](#)

PitkinCountyRivers.com/CrystalWild

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Discussion; 2021 International Energy Code

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

Discussion of staff recommendations on 2021 International Energy Code for Board consideration and direction.

Fiscal Impact:

Submitted by: Cathie Pagano

Submitter's Email Address: cpagano@gunnisoncounty.org

Finance Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

County Attorney Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes No

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 4/21/2023

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 45

Agenda Date: 4/25/2023



Gunnison County, CO
Community and Economic Development
221 N Wisconsin St. Suite D
Gunnison, CO 81230
Phone: (970) 641-0360
Website: www.gunnisoncounty.org

From: Cathie Pagano, Assistant County Manager for Community and Economic Development
Crystal Lambert, Building and Environmental Health Official
John Cattles, Assistant County Manager for Sustainable Operations
Hillary Seminick, Planning Director

To: BOCC

Date: April 20, 2023

Re: 2021 Building Code Adoption

The State of Colorado passed *HB22-1362* in May of 2022 which created the Energy Code Board and requires local adoption of the 2021 International Energy Conservation Code (IECC) by July 2026 by all jurisdictions within the state. The Energy Code Board is also required to create a Model Electric Ready Code, Solar Ready Code, and Low Energy and Carbon Code. Gunnison County staff, led by Building and Environmental Health Official Crystal Lambert, have reviewed the suite of 2021 International Building Codes, including the 2021 IECC. The Town of Crested Butte and the City of Gunnison have already adopted the 2021 Codes including the IECC. Gunnison County is able to adopt the codes with amendments that are specific to our jurisdiction. Gunnison County is required by *HB22-1362* to achieve equivalent or better energy performance than the 2021 IECC and the model electric and solar ready codes developed by the State of Colorado Energy Code Board.

County staff met with the Board of County Commissioners in early 2023 to discuss the Board's strategic climate goals and how the IECC and potential amendments might support those goals. The Board's strategic goal related to climate is:

"By December 31, 2030, Gunnison County will work to reduce energy use impacts and lower greenhouse gas emissions by 50% from 2005 levels, thereby improving air quality and addressing climate change as evidenced by:

a) Average EUI (energy use intensity) of commercial and residential buildings will continue to decrease as measured biannually in the County's Greenhouse Gas Inventory (residential EUI decreased by 7% from 2015-2020, commercial was flat).

b) By 2030 average VMT (vehicle miles travelled) will decrease by 8% per capita from 2015 levels as a result of the County's land-use policies, creation of workforce housing near jobs, support of mass transit, and creation of additional multi-modal transportation options."

At this work session, staff requests direction from the Board on possible adoption of the IECC and any

amendments. Once staff has received direction from the Board, staff will draft an overview and any amendments and schedule it for review with the Planning Commission. The Planning Commission will review the codes and any amendments and make a recommendation to the Board. The Board reviews the recommendation, holds a public hearing and then provides direction for adoption with or without amendments.

In prior code adoptions the County has had the discretion to adopt all or portions of the suite of codes. In 2022, the Colorado legislature passed *HB-22-1362* which requires that counties and municipalities:

“must adopt and enforce codes that achieve equivalent or better energy performance than the codes adopted by the board as follows:

On or after July 1, 2023, and before July 1, 2026, municipalities and counties that update a building code shall adopt and enforce an energy code that achieves equivalent or better energy performance than the 2021 international energy conservation code and the model electric and solar ready code developed by the board; and

On or after July 1, 2026, municipalities and counties that update a building code shall adopt and enforce an energy code that achieves equivalent or better energy performance than the model low energy and carbon code language developed by the board.”

The Energy Code Board has been meeting and released their draft (attached) “Colorado Model Electric Ready and Solar Ready Code DRAFT” (Model Code draft) which is slated for adoption by the Energy Code Board no later than June 1, 2023 (as required by HB 22-1362). These codes are specific to Colorado and staff recommends adopting these model codes once released and reviewed. The Energy Code Board is also tasked with developing a model low energy and carbon code but that has not yet been drafted.

The State has provided an excellent *online resource* on the 2021 IECC adoption and implementation including cost analyses and a summary of changes.

The 2021 IECC includes several paths for compliance including prescriptive (an applicant can choose variety of options that are expected to then perform at a certain level) or performance (an applicant models their energy use and demonstrates that the structure design will comply with stated levels in IECC). Almost all projects permitted in Gunnison County use a prescriptive path approach, which is simpler and can be achieved without the aid of software and an energy rater. The performance path is more complicated but can result in substantial savings when unnecessary construction materials are eliminated from the design. An Energy Rating Index is one performance option for an applicant to demonstrate a structure’s performance and compliance with the 2021 IECC. The Energy Rating Index pathway became an option for compliance starting in the 2015 edition of the IECC and IRC. An ERI Score ranges from 0 to 100, where zero represents a net zero energy home and a score of 100 represents a home built to the 2006 IECC. Each point represents a one percent change in the relative energy efficiency of the home; lower ERI scores equate to improved efficiency. The 2021 IECC maximum for our climate zone (zone 7) is 48 (which is high, as an example Blackstock’s Government Center is rated as 31).

Homes that comply with the 2021 IECC will experience energy savings of about \$1,800/year compared to the average home in Gunnison County (1,600 ft² at average efficiency of all homes in 2020 vs. 2021 IECC compliant 1,600 ft² home). The Colorado Energy Office explains that the “... in 2021, the DOE published another study, “Analysis Regarding Energy Efficiency Improvements in the 2021 International Energy Conservation Code” and determined that homes built to the 2021 IECC will save approximately 8.66% in energy cost savings when compared to the 2018 IECC.” *The State Energy Code Adoption Toolkit* shows that the average cost added to a single-family residence by moving from the 2015 IECC to the 2021 IECC is \$3,609 and the average annual energy savings for the same residence is \$200—an 18-year payback period.

The State has received funding through Inflation Reduction Act which will be allocated to the Colorado Energy Office and is expected to be used for rebate programs and training for companies or individuals to conduct ERI ratings. County staff will be watching for grant and training opportunities that may benefit our community and constituents.

Policy Options

County staff discussed a variety of options related to energy efficiency that align with the Board's Strategic Plan. There are several options that each have pros and cons and staff seeks direction from the Board on the following policy options:

1. Incentivize use of 2021 IECC Energy Rating Index through reduction in plan review fee from 30% of building permit fee to 22.5% and allow applicants that choose this path to be prioritized for review. The reduction in plan review fees corresponds with reduced amount of staff time that is required to review plans that have an ERI rating compared with plans that choose the prescriptive compliance method. The County could also investigate creating a partnership contract with a firm to perform the ERIs.

Though the ERI pathway has been an option in County building codes since the adoption of the 2015 edition, requiring use of the Energy Rating Index, and not allowing any other options, would be a learning curve for property owners, designers, and contractors to understand how to comply with this requirement. It also requires private sector capacity in the local market to conduct the performance analysis, from design phase to final building assessment. Given the recent adoption and implementation of the International Wildland Urban Interface Code (IWUIC), now may not be the right time to limit code compliance pathway options, however this option aligns with strategic goal 3. a. in the Board's Strategic Plan. The cost of a HERS rating from a local professional is approximately \$2500/residence. Residences that utilize and comply with the performance path perform better, use less energy, may cost less to build, and save the owner money over the long term.

2. Require use of the ERI approach in the 2021 IECC for residences greater than 5,000 sq. ft. This option could help normalize the use of energy ratings for new home construction in our area. Additionally, staff time to review and inspect larger homes for energy code compliance is time consuming as these structures tend to have multiple and complicated assembly types. Having an energy rater confirm compliance with the energy code will ensure the the overall performance of structures meets the energy code.
3. Create an energy budget allowance based on efficiency (ERI) multiplied by a fixed size for structures and require that new construction demonstrate compliance using the Energy Rating Index performance path as described in the IECC. The prohibition of energy consumption beyond a certain amount would effectively limit size and many luxury amenities that may be included in new residential structures such as pools, heated driveways, outside heating devices, or numerous appliances, unless other energy saving features are incorporated sufficient to maintain overall energy use at or below the energy budget. If the energy budget was set based the median home size and code minimum energy performance compliance then there would be essentially no impact on the median home. This pathway would require that all homes utilize the performance pathway for code compliance.

Staff Recommendations

In consideration of the state requirements, the Board's strategic plan, and the recent implementation of the

2021 International Wildland Urban Interface Code (IWUIC) staff recommends the following:

1. Review and adopt the Colorado Model Electric Ready and Solar Ready Codes as adopted by the State of Colorado Energy Code Board once available.
2. Amend IECC to prohibit outside heated driveways.
3. Amend IECC to allow spas with an R-12 cover. If spa is heated by separate appliance the appliance must have high level efficiency.
4. Amend IECC to prohibit gas fired heaters for pools and spas. Pools shall have heat pump only.
5. Amend IECC to require that heated gutters have controls that only activate the heater when the temperature is below 40 degrees and when water/ice is detected.
6. Adopt new building and energy codes on a regular three-year cycle, rather than the six-year cycle that the County has been doing.
7. The Board consider allocating funding to support the development of model home plans (single-family and multi-family) and detailed pre-approved assemblies for walls, roofs, and other details, that are IECC, Model code, and IWUIC compliant. These plans would then be available at no charge to the public.
8. The Board consider funding performance path review costs for income qualified home-owners up to an annual limit. For example: budget for up to ten analyses for residents earning 150% AMI or less.
9. Gunnison County maximize any funding opportunities available from the State to support adoption and or implementation of the 2021 IECC.

The above recommendations, along with the policy choices, will provide a direction for the staff and Planning Commission to further analyze and provide a final recommendation to the Board. Please feel free to contact us with any questions or concerns. Thank you.

Colorado Model Electric Ready and Solar Ready Code DRAFT

Chapter 1 Scope and Administration

101 SCOPE AND GENERAL REQUIREMENTS.

101.1 Title. This code shall be known as the Electric Ready and Solar Ready Code of [NAME OF JURISDICTION], and shall be cited as such. It is referred to herein as “this code”.

101.2 Scope. This code applies to all buildings and dwelling units, and the buildings’ sites and associated systems and equipment.

101.3 Intent. This code shall regulate the design and construction of buildings to prepare new buildings for solar photovoltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems. This code is intended to provide flexibility and to provide maximum cost effectiveness, balancing upfront construction costs with the future cost to retrofit buildings to accommodate these systems. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

101.4. Applicability. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

101.4.1. Residential buildings. *Residential buildings* must comply with the Residential Chapters of this code.

101.4.2. Commercial buildings. *Commercial buildings* must comply with the Commercial Chapters of this code.

102 WAIVER AND VARIANCE.

102.1 Scope. The following waivers shall be permitted to be requested if buildings meet the following requirements.

102.1.1 Commercial Buildings 10,000 sq ft or greater. *Commercial buildings* that have a gross floor area greater than 10,000 sq. ft. shall be eligible to request a partial waiver to the requirements of this code if they meet the requirements of Section **102.2**.

102.1.2 Buildings Impacted by a Natural Disaster. [NAME OF JURISDICTION] is permitted to authorize, upon appeal in specific cases, a waiver from the requirements of this code where, owing to a declared natural disaster that has destroyed buildings or resulted in other exceptional and extraordinary circumstances as determined by [NAME OF JURISDICTION] and [NAME OF JURISDICTION] determines enforcement of the provisions of this code will result in unnecessary hardship.

102.2 Substantial Cost Differential Waiver. [NAME OF JURISDICTION] shall be permitted to authorize, upon appeal, a waiver from the requirements of this code for an applicant that asserts that compliance with this code will result in a substantial cost differential. [NAME OF JURISDICTION], when authorizing such a waiver, shall be permitted to waive certain requirements of this code only until the cost differential for compliance with the remaining requirements reaches one percent or less. The burden of proof is upon the applicant to provide substantiation of a cost differential, such as quotes or other engineering analyses as *approved* by [NAME OF JURISDICTION].

102.2.1 Substantial Cost Differential: For the purposes of Section **102.2**, “substantial cost differential” means costs incurred as a result of compliance with the requirements of this code would exceed one percent of total mechanical, electrical, and plumbing construction costs inclusive of materials and labor.

103 CONSTRUCTION DOCUMENTS.

103.1 General. Construction documents and other supporting data shall be submitted in one or more sets, or in a digital format where allowed by the building

official, with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require necessary construction documents to be prepared by a registered design professional.

Exception: The *code official* is authorized to waive the requirements for construction documents or other supporting data if the *code official* determines they are not necessary to confirm compliance with this code.

103.2 Information on Construction Documents. Construction documents shall be drawn to scale on suitable material. Electronic media documents are permitted to be submitted where *approved* by the *code official*. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed, and show in sufficient detail pertinent data and features of the building, systems, and equipment as herein governed. Details shall include, but are not limited to, the following as applicable:

1. Location and size of *the solar-ready zone*.
2. Structural design loads of roof dead load and roof live load.
3. Pathways for routing of conduit from the *solar-ready zone* to the electrical service panel.
4. Number and location of *EV capable light spaces*.
5. Number and location of *EV capable spaces*.
6. Number and location of *EV ready spaces*.
7. Number and location of *EVSE installed spaces*.
8. Locations of conduit and termination points serving the aforementioned parking spaces.
9. Location for condensate drainage where *combustion equipment* for space heating is installed.

103.3 Examination of Documents. The *code official* shall examine or cause to be examined the accompanying documents and shall ascertain whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The *code official* is authorized to utilize a registered design professional, or other *approved* entity not affiliated with the

building design or construction, in conducting the review of the plans and specifications for compliance with the code.

103.3.1 Approval of Construction Documents. When the *code official* issues a permit where construction documents are required, the construction documents shall be endorsed in writing and stamped "Reviewed for Code Compliance." Such *approved* construction documents shall not be changed, modified, or altered without authorization from the *code official*. Work shall be done in accordance with the *approved* construction documents.

One set of "Reviewed for Code Compliance" construction documents shall be retained by the *code official*. The other set shall be returned to the applicant, kept at the site of work, and shall be open to inspection by the *code official* or a duly authorized representative.

103.3.2 Previous approvals. This code shall not require changes in the construction documents, construction, or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

103.3.3 Phased approval. The *code official* shall have the authority to issue a permit for the construction of part of a solar-ready, EV-ready, or electric-ready installation before the construction documents for the entire system have been submitted or *approved*, provided that adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holders of such permit shall proceed at their own risk without assurance that the permit for the entire solar-ready, EV-ready, or electric-ready installation will be granted.

103.4 Amended construction documents. Changes made during construction that are not in compliance with the *approved* construction documents shall be resubmitted for approval as an amended set of construction documents.

103.5 Retention of construction documents. One set of *approved* construction documents shall be retained by the *code official* for a period of not less than 180

days from the date of completion of the permitted work, or as required by state or local laws.

103.6 Building documentation and closeout submittal requirements. The construction documents shall specify that the documents described in this section be provided to the building owner or owner's authorized agent within 90 days of the date of receipt of the certificate of occupancy.

103.6.1 Record documents. Construction documents shall be updated to convey a record of the completed work. Such updates shall include mechanical, electrical, and control drawings that indicate all changes to size, type, and location of components, equipment, and assemblies.

103.6.2 Compliance documentation. Compliance documentation and supporting calculations shall be delivered in one document to the building owner as a part of the project record documents or manuals, or as a standalone document. This document shall include the specific energy code edition utilized for compliance determination for each system.

104 INSPECTIONS.

104.1 General. Construction or work for which a permit is required shall be subject to inspection by the *code official*, his or her designated agent or an *approved agency*, and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain visible and/or able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material, product, system or building component required to allow an inspection to validate compliance with this code.

104.2 Required Inspections. The *code official*, his or her designated agent or an *approved agency*, upon notification, shall make the inspections set forth in Sections **104.2.1** through **104.2.4**.

104.2.1 Solar-ready. Inspections shall verify all of the following as required by this code, *approved plans*, and specifications:

1. The location and size of the *solar-ready zone* or the capacity of an installed on-site renewable energy system.
2. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel that are properly labeled.

104.2.2 Electric vehicle-ready. Inspections shall verify all of the following as required by this code, *approved plans*, and specifications:

1. *EV* power infrastructure requirements.
2. Electrical equipment associated with each parking space type, including branch circuits, conduit and/or raceway, junction boxes, receptacles, and *EVSE* are properly labeled and installed.
3. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel that are properly labeled, if applicable.

104.2.3 Electric-ready. Inspections shall verify all of the following as required by this code, *approved plans*, and specifications:

1. Branch circuits, conduit and/or raceway, wiring, junction boxes, and receptacles for *future electric equipment* or appliances are properly labeled and installed, as applicable.
2. Reserved physical space for *future electric equipment* or appliances.
3. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel that are properly labeled.

104.2.4 Final inspection. The final inspection shall include verification of the installation and proper labeling of all requirements of this code.

104.3 Reinspection. A building shall be reinspected where determined necessary by the *code official*.

104.4 Approved inspection agencies. The *code official* is authorized to accept reports of third-party inspection agencies not affiliated with the building design or construction, provided that such agencies are *approved* as to qualifications and reliability relevant to the building components and systems that they are inspecting.

104.5 Inspection requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

104.6 Reinspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

105 NOTICE OF APPROVAL.

105.1 Approval. After the prescribed inspections indicate that the work complies in all respects with this code, a notice of approval shall be issued by the *code official*.

105.2 Revocation. The *code official* is authorized to suspend or revoke, in writing, a notice of approval issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure, premise, or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

106 VALIDITY.

106.1 General. If a portion of this code is held to be illegal or void, such a decision shall not affect the validity of the remainder of this code.

107 REFERENCED STANDARDS.

107.1 General. The codes and standards referenced in this code shall be listed in Section **107.2**, and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference.

107.2 Referenced Codes and Standards. The codes and standards referenced in this code are as follows:

1. International Building Code
 - a. Chapter 3

- b. Chapter 11
- 2. International Energy Conservation Code
- 3. International Fire Code
- 4. International Residential Code
- 5. National Electrical Code Article 625
- 6. UL2202 and 2594

107.2.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

107.2.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

107.3 Applications of References. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section, or provision of this code.

107.4 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

108 STOP WORK ORDER.

108.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

108.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent, or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

108.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

108.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

109 BOARD OF APPEALS.

109.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The *code official* shall be an ex officio member of said board but shall not have a vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

109.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have the authority to waive the requirements of this code.

109.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training and are not employees of the jurisdiction.

Chapter 2 Definitions

201 GENERAL.

201.1 Scope. Unless stated otherwise, the following words and terms in this code shall have the meanings indicated in this chapter.

201.2 Interchangeability. Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural includes the singular.

201.3 Terms defined in other codes. Terms that are not defined in this code but are defined in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Energy Conservation Code, or International Residential Code shall have the meanings ascribed to them in those codes.

201.4 Terms not defined. Terms not defined by this chapter shall have ordinarily accepted meanings such as the context implies.

202 GENERAL DEFINITIONS.

APPROVED. Acceptable to the *code official*.

APPROVED AGENCY. An established and recognized agency that is regularly engaged in conducting tests or furnishing inspection services, or furnishing product certification, where such agency has been approved by the *code official*.

CODE OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.

COMBUSTION EQUIPMENT. For this code, any equipment or appliance used for space-heating, service water heating, cooking, clothes drying or lighting that uses *fuel gas or fuel oil*.

COMMERCIAL BUILDING. Commercial buildings are defined, for this code, as all commercial buildings and R-Occupancies that are covered by the International Building Code.

CORE AND SHELL. The first phase of a commercial project that has the outer building envelope constructed and may contain interior lighting and heating and has not received a permanent Certificate of Occupancy.

DIRECT CURRENT FAST CHARGER (DCFC) EVSE. Equipment capable of fast charging on a 100A or higher 480VAC three-phase branch circuit. AC power is converted into a controlled DC voltage and current within the *EVSE* that will then directly charge the *electric vehicle*.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, including but not limited to, passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, and electric motorcycles, primarily powered by an electric motor that draws current from a building electrical service, *EVSE*, a rechargeable storage battery, a fuel cell, a photovoltaic array, or another source of electric current. Off-road, self-propelled electric mobile equipment, including but not limited to, industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, and boats are not considered electric vehicles.

ELECTRIC VEHICLE CAPABLE SPACE (EV CAPABLE SPACE). A designated vehicle parking space that has the electric panel capacity and conduit and/or raceway installed to support future implementation of *electric vehicle* charging.

ELECTRIC VEHICLE CAPABLE LIGHT SPACE (EV CAPABLE LIGHT SPACE). A designated vehicle parking space that has conduit and/or raceway installed to support future implementation of *electric vehicle* charging installation, and has sufficient physical space adjacent to the existing electrical equipment for future electric upgrades.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). A designated vehicle parking space that has the electric panel capacity, raceway wiring, receptacle or junction box, and circuit overprotection devices installed to support future implementation of *electrical vehicle* charging.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). An *electric vehicle* charging system or device that is used to provide electricity to a plug-in *electric vehicle* or *plug-in hybrid electric vehicle*, is designed to ensure that a safe connection has been made between the electrical grid and the vehicle, and is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level.

ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACE (EVSE INSTALLED SPACE). A vehicle parking space that is provided with a dedicated *EVSE* connection.

FIRST TENANT FINISH. The first tenant finish(es) in a new structure or *core and shell* building that is credited towards meeting the requirements of this Chapter.

FUEL GAS. A natural gas, manufactured gas, liquefied petroleum gas, or mixtures of these gasses.

FUEL OIL. Kerosene or any hydrocarbon oil having a flash point of not less than 100°F (38°C).

FUTURE ELECTRIC EQUIPMENT. Equipment necessary to support future all-electric space and water heating equipment or appliances.

PLUG-IN HYBRID ELECTRIC VEHICLE. An *electric vehicle* having a second source of motive power.

RESIDENTIAL BUILDING. Residential buildings are defined, for this code, as one- and two-family dwellings and townhouses as defined in the International Residential Code.

SOLAR-READY ZONE. A section or sections of the roof or building overhang designated and reserved for future installation of a solar photovoltaic system or solar thermal system.

Chapter 3 Electric Ready

PART 1 RESIDENTIAL ELECTRIC READY

SECTION RE301 – SCOPE

RE301.1 General. These provisions shall be applicable for all new construction.

SECTION RE302 Additional Electric Infrastructure

RE302.1 Additional Electric Infrastructure. *Combustion equipment in residential buildings* must meet the requirements of Sections **RE302.2** through **RE302.6**.

Exception: Interior and exterior fireplaces and fire pits.

RE302.2 Combustion Equipment. *Combustion equipment* shall be provided with all of the following:

1. A dedicated, appropriately phased branch circuit sized to accommodate future electric equipment or appliances to serve a comparable capacity to meet the heating load.
2. An electric receptacle or junction box that meets the requirements of Section **RE302.5**, and is connected to the electrical panel through the branch circuit. Each electrical receptacle or junction box shall have reasonable access to the *combustion equipment* or dedicated physical space for *future electric equipment* with no obstructions other than the current *combustion equipment*.
3. Where *combustion equipment* is used for space or water heating, dedicated physical space shall be provided for *future electric equipment*, including an electric resistance backup coil for ducted systems, if applicable.

Exception: Dwelling units with installed air conditioning systems are not required to provide additional dedicated physical space for an outdoor heat pump.

RE302.3 Electrical Panel Space. The electrical panel shall have a reserved space for a minimum two-pole circuit breaker for each branch circuit provided for *future electric equipment* or appliances.

RE302.4 Labeling. The junction box or receptacle and the dedicated circuit breaker space serving *future electric equipment* or appliances in the electrical panel shall be labeled for their intended use.

RE302.5 Adjacency. The electrical receptacle or junction box must be provided within 3 feet of the *combustion equipment* or appliances, or within 3 feet of the dedicated physical space for *future electric equipment* or appliances.

Exception: For *combustion equipment* dedicated to space or water heating, the electrical receptacle or junction box shall be located not more than 6 feet from the *combustion equipment* or the dedicated physical space for *future electric equipment*.

RE302.6 Condensate Drain. Where *combustion equipment* for space heating is installed, a location shall be provided for condensate drainage.

PART 2 COMMERCIAL ELECTRIC READY

SECTION CE301 – SCOPE

CE301.1 General. These provisions shall be applicable for all new buildings, additions, and *first tenant finish* permits.

CE301.1.1 First Tenant Finishes. In the case that a *first tenant finish* to a commercial *core and shell* building or unfinished space is credited towards meeting the requirements of this Chapter, the *code official* shall not issue a Certificate of Occupancy to the tenant until the requirements of Section **CE302** are met.

SECTION CE302 – Additional Electric Infrastructure

CE302.1 Additional Electric Infrastructure. *Combustion equipment* in commercial buildings shall meet the electric infrastructure requirements of Sections **CE302.2** or **CE302.3**.

Exceptions:

1. Interior and exterior fireplaces and fire pits.
2. Additions to buildings that do not provide new space-heating equipment and connect to existing space-heating equipment and ductwork will not be required to provide additional electrical infrastructure to the existing space-heating equipment.

CE302.2 Commercial buildings less than 10,000 sq. ft. *Commercial buildings*, excluding R-occupancies, that have a gross floor area of less than 10,000 sq. ft., and all R-occupancies of any size, shall comply with Sections **CE302.2.1** through **CE302.2.6**.

CE302.2.1 Combustion Equipment. *Combustion equipment* shall be provided with all of the following:

1. A dedicated, appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances to serve a comparable capacity to meet the heating load.
2. An electric receptacle or junction box that meets the requirements of Section **CE302.2.5**, and is connected to the electrical panel through the branch circuit. Each electrical receptacle or junction box shall have reasonable access to the *combustion equipment* or dedicated physical space for *future electric equipment* with no obstructions other than the current *combustion equipment*.
3. Where *combustion equipment* is used for space or water heating, dedicated space shall be provided for all *future electric equipment*, including an electric resistance backup coil for ducted systems if applicable.

Exception: Buildings with installed air conditioning systems are not required to provide additional dedicated physical space for an outdoor heat pump.

CE302.2.3 Electrical Panel Space. The electrical panel shall have reserved physical space for a minimum two-pole or three-pole circuit breaker for each branch circuit provided for *future electric equipment* or appliances. The physical space in the electrical panel for each circuit breaker shall be sized with sufficient breaker capacity to meet the electrical demand of the *future electric equipment* or appliance that is sized to serve a comparable capacity to meet the heating load.

CE302.2.4 Labeling. The junction box or receptacle and the dedicated circuit breaker space serving *future electric equipment* or appliances in the electrical panel shall be labeled for their intended use.

CE302.2.5 Adjacency. The electrical receptacle or junction box must be provided within 3 feet of the *combustion equipment* or appliances or within 3 feet of the dedicated physical space for *future electric equipment* or appliances.

Exception: For *combustion equipment* dedicated to space or water heating, the electrical receptacle or junction box shall be located not more than 6 feet from the *combustion equipment* or the dedicated physical space for *future electric equipment*.

CE302.2.6 Condensate Drain. Where *combustion equipment* for space-heating is installed, a location shall be provided for condensate drainage.

CE302.3 Commercial Buildings 10,000 sq. ft. or Greater. All *commercial buildings* that have a gross floor area of 10,000 sq. ft. or greater shall comply with the following requirements.

Exception: R-occupancies.

CE302.3.1 Combustion Equipment or Appliances. All *combustion equipment* shall be provided with the following:

1. A dedicated, appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances to serve a comparable capacity to meet the heating load.
2. Where *combustion equipment* is used for space and water heating, dedicated physical space shall be provided for all *future electric equipment*.

CE302.3.2 Electrical Panel Space. The electrical panel shall have reserved physical space for a minimum two-pole or three-pole circuit breaker for each branch circuit provided for *future electric equipment* or appliances. The physical space in the electrical panel for each circuit breaker shall be sized with sufficient breaker capacity to meet the electrical demand of the *future electric equipment* or appliance that is sized to serve a comparable capacity to meet the heating load.

CE302.3.3 Labeling. The dedicated circuit breaker space serving *future electric equipment* or appliances in the electrical panel shall be labeled "For future electric equipment".

CE302.3.4 Physical Space. Dedicated physical space shall be provided for additional electric equipment, including but not limited to transformers and cabinets, necessary for electrical service to *future electric equipment* or appliances.

Chapter 4 Solar Ready

PART 1 RESIDENTIAL SOLAR READY.

SECTION RS401 – SCOPE.

RS401.1 General. These provisions shall be applicable for new construction.

SECTION RS402 – SOLAR READY ZONE.

RS402.1 General. New *residential buildings* with not less than 600 square feet of roof area oriented between 110 degrees and 270 degrees of true north or that is a low-sloped roof, shall comply with Sections **RS402.2** through **RS402.8**.

Exceptions:

1. New residential dwelling units with a permanently installed on-site renewable energy system that provides electricity to the dwelling unit's electrical system.
2. A building where all areas of the roof that would otherwise meet the requirements of Section **RS402** are in full or partial shade for more than 70 percent of daylight hours annually.

RS402.2 Construction document requirements for solar-ready zone. Construction documents shall indicate the *solar-ready zone*.

RS402.3 Solar-ready zone areas. The total *solar-ready zone* area for each dwelling unit shall be not less than 300 square feet exclusive of mandatory access or setback

areas as required by the International Fire Code. The *solar-ready zone* shall be composed of areas not less than 5 feet in width and not less than 80 square feet exclusive of access or setback areas as required by the International Fire Code.

Exception: New townhouses three stories or less in height above grade plane and with a total floor area less than or equal to 2,000 square feet of conditioned space per townhouse unit shall have a *solar-ready zone* area of not less than 150 square feet.

RS402.4 Obstructions. *Solar-ready zones* shall be free from obstructions, including but not limited to vents, chimneys, and roof-mounted equipment.

RS402.5 Shading. The *solar-ready zone* shall be set back from any existing or new permanently affixed object on the building or site that is located south, east, or west of the *solar-ready zone* a distance not less than two times the object's height above the nearest point on the roof surface. Such objects include, but are not limited to, taller portions of the building itself, parapets, chimneys, antennas, signage, rooftop equipment, trees, and roof plantings.

RS402.6 Roof load documentation. The structural design loads of roof dead load and roof live load shall be clearly indicated on the construction documents.

RS402.7 Interconnection pathway. Construction documents shall indicate pathways for routing of conduit and/or raceway from the *solar-ready zone* to the electrical service panel.

RS402.8 Electrical service reserved space. The main electrical service panel shall have sufficient reserved space to allow the installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

PART 2 COMMERCIAL SOLAR READY

SECTION CS401 – SCOPE

CS401.1 General. These provisions shall be applicable for new construction.

SECTION CS402 – SOLAR-READY ZONE

CS402.1 General. A *solar-ready zone* shall be located on the roof of all new *commercial buildings* and are oriented between 110 and 270 degrees of true north or have low-slope roofs. *Solar-ready zones* shall comply with Sections **CS402.2** through **CS402.7**.

Exceptions:

1. A building with a permanently-installed, on-site renewable energy system that meets the following criteria.
 1. The system produces the energy output equivalent to covering 40 percent of the net roof area with solar photovoltaic calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or set back areas as required by the International Fire Code.
 2. The system is located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building, on the building premise, on covered parking, or another *approved* location installed with the building project and under the same property ownership.
2. A building with a *solar-ready zone* that is shaded for more than 70 percent of daylight hours annually.
3. A building where the licensed design professional certifies that the incident solar radiation available to the building is not suitable for a *solar-ready zone*.

4. A building where the licensed design professional certifies that the *solar-ready zone* area required by Section **CS402.3** cannot be met because of extensive rooftop equipment, skylights, vegetative roof areas, or other obstructions.

CS402.2 Construction document requirements for a solar-ready zone. Construction documents shall indicate the *solar-ready zone*.

CS402.3 Solar-ready zone area. The total *solar-ready zone* area shall not be less than 40 percent of the roof area calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or set back areas as required by the International Fire Code. The *solar-ready zone* shall be a single area or smaller, separated sub-zone areas. Each sub-zone area shall be not less than 5 feet in width in the narrowest dimension.

This zone shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building, on the building premise, on covered parking, or another *approved* location installed with the building project and under the same property ownership .

CS402.4 Obstructions. *Solar-ready zones* shall be free from obstructions, including pipes, vents, ducts, HVAC equipment, skylights, and roof-mounted equipment.

CS402.5 Roof loads and documentation. A collateral dead load of not less than 5 pounds per square foot shall be included in the gravity and lateral design calculations of the *solar-ready zone*. The structural design loads for roof dead load and roof live load shall be indicated on the construction documents.

CS402.6 Interconnection pathway. Construction documents shall indicate pathways for routing of conduit and/or raceway from the *solar-ready zone* to the electrical service panel.

CS402.7 Electrical service reserved space. The main electrical service panel shall have a minimum bus bar rating of not less than 200 amps. The main electrical service panel shall have a reserved space to allow installation of a dual-pole circuit breaker for future solar electric. These spaces shall be labeled "For Future Solar

Electric.” The reserved spaces shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.

PART 3 RESIDENTIAL SOLAR PANEL CAPACITY

SECTION RS410 – SCOPE

RS410.1 General. These provisions shall be applicable for all new construction.

RS410.2 Electric Service Reserved Space. The main electrical service panel shall have sufficient reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled “For Future Solar Electric.” The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

Exception: A dwelling unit that already must comply with the solar-ready provisions in Chapter 4.

PART 4 COMMERCIAL SOLAR PANEL CAPACITY

SECTION CS410 – SCOPE

CS410.1 General. These provisions shall be applicable for new construction.

CS410.2 Electric Service Reserved Space. The main electrical service panel shall have a minimum bus bar rating of not less than 200 amps. The main electrical service panel shall have sufficient reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled “For Future Solar Electric.” The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

Exception: A building that already must comply with the solar-ready provisions in Chapter 4.

PART 5 JURISDICTIONAL OPTIONS

CS403.X Electrical energy storage system-ready area. The floor area of the electrical energy storage system-ready area shall be not less than 2 feet in one dimension and 4 feet in another dimension, and located in accordance with Section 1207 of the International Fire Code. The location and layout diagram of the electrical energy storage system-ready area, including the conduit and/or raceway or plumbing running to the energy storage system-ready area, shall be indicated on the construction documents. The main electrical service panel shall have a reserved space to allow installation of a dual-pole circuit breaker for future electrical energy storage system installation.

RS403.X / CS403.X Construction documentation certificate. A permanent certificate, indicating the *solar-ready zone* and other requirements of Chapter 1/Chapter 2, shall be posted near the electrical distribution panel, water heater, or other conspicuous location by the builder or registered design professional.

Chapter 5 Electric Vehicle Ready

PART 1 RESIDENTIAL ELECTRIC VEHICLE READY

SECTION RV501 – SCOPE

RV501.1 General. These provisions shall be applicable for all new construction.

SECTION RV502 Electric Vehicle Power Transfer Infrastructure

RV502 Electric Vehicle Power Transfer Infrastructure. New vehicle parking spaces for *residential buildings* shall be provided in accordance with Sections **RV502.1** and **RV502.3**.

RV502.1 One- and Two-family dwellings and townhouses. Each dwelling unit with a dedicated attached or detached garage or other onsite designated parking provided for the dwelling unit shall be provided with one *EV ready space* per dwelling unit.

RV502.2 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all of the following:

1. Terminate at a receptacle, located within 3 feet of each *EV ready space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle for the electrical facilities of this section is installed adjacent to and between both parking spaces.
2. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment".

RV502.3 Identification. Construction documents shall designate the *EV ready spaces* and indicate the locations of raceway and/or conduit and the termination points serving them. The circuits or spaces reserved for *EV ready spaces* shall be clearly identified in the panel or subpanel directory.

PART 2 COMMERCIAL ELECTRIC VEHICLE READY

SECTION CV501 – SCOPE

CV501.1 General. These provisions shall be applicable for all new construction.

SECTION CV502 Electric Vehicle Power Transfer Infrastructure

CV502 Electric Vehicle Power Transfer Infrastructure. Where new parking is provided for *commercial buildings* it shall be provided with *electric vehicle* power transfer infrastructure in compliance with Sections **CV502.1** through **CV502.9**.

CV502.1 Quantity. The number of required *EVSE installed spaces*, *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces* shall be determined in accordance with this Section and **Table CV502.1** based on the total number of provided vehicle parking spaces and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

CV102.1.1. Where more than one parking lot is provided on a building site, the number of provided vehicle parking spaces required to have *EV* power transfer infrastructure shall be calculated separately for each parking lot.

CV102.1.1.1. R-2 Occupancies, as defined in Chapter 3 of the International Building Code, shall use the total parking requirement for the entire development to determine the *EV* power transfer infrastructure requirements using **Table CV502.1**.

CV102.1.2. All *commercial buildings* that install a *DCFC EVSE installed space* are permitted to substitute for up to five spaces of any type, when the building provides a minimum of 20 percent parking spaces as *EV capable, EV ready, or EVSE installed for commercial buildings* other than R-2 occupancies, or 60 percent for R-2 occupancies.

CV102.1.3. *EVSE installed spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV ready spaces, EV capable spaces, and EV capable light spaces*.

CV102.1.4. *EV ready spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable spaces and EV capable light spaces*.

CV103.1.5. *EV capable spaces* that exceed the minimum requirements of this section are permitted to be used to meet the minimum requirements for *EV capable light spaces*.

CV103.1.6 All attached garages with direct connection to an apartment will be required to have one *EV ready space*.

Table CV502.1: EV power transfer infrastructure requirements

Building Type / Space Type	EVSE Installed Space	EV Ready Space	EV Capable Space	EV Capable Light Space
All commercial buildings with 10 or	0	2 spaces	0	0

less parking spaces.				
Commercial buildings, except for R-2 occupancies, with greater than 10 parking spaces.	2% of spaces	8% of spaces	10% of spaces	10% of spaces
R-2 occupancies with greater than 10 parking spaces.	5% of spaces	15% of spaces	10% of spaces	30% of spaces

CV502.2 EV Capable Light Spaces. Each *EV capable light space* shall comply with all of the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable light space* and shall be capped. *EV capable light* includes two adjacent parking spaces if the raceway and/or conduit for the electrical facilities terminates adjacent to and between both parking spaces.
2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.
3. Dedicated physical space to accommodate all equipment necessary for electrical service to future *EV* supply equipment.
4. The routing of the raceway and/or conduit must be noted on the construction documents and the raceway shall be permanently and visibly marked "EV CAPABLE" at the load center and termination point locations.

CV502.3 EV Capable Spaces. Each *EV capable space* shall comply with all of the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within

3 feet of the *EV capable space* and shall be capped. *EV capable* includes two adjacent parking spaces if the raceway and/or conduit for the electrical facilities terminates adjacent to and between both parking spaces.

2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.

3. The electrical panel or other electrical distribution equipment to which the raceway and/or conduit connects shall have sufficient dedicated space and spare electrical capacity to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.

4. The termination point of the conduit and/or raceway and the electrical distribution equipment directory shall be marked: "For future electric vehicle supply equipment (EVSE)."

5. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each *EV capable space*.

CV502.4 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all of the following:

1. Terminate at a receptacle or junction box, located within 3 feet of each *EV ready space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle for the electrical facilities of this section is installed adjacent to and between both parking spaces.

2. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).

3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment (EVSE)."

CV502.5 Electric Vehicle Supply Equipment (EVSE). All *EVSE* shall meet all of the following requirements:

1. The installed *EVSE* shall meet one of the following requirements:

1. A power capacity of at least 6.2 kilowatts and has the ability to connect to the internet.

2. An inductive charging system for battery-powered electric vehicles that:

- 2.1. Is ENERGY STAR certified; and

- 2.2. Has the ability to connect to the internet.

2. An *electric vehicle* charging system shall be wall-mounted or pedestal style and may provide multiple cords to connect with *electric vehicles*.

3. An *electric vehicle* charging system shall be listed and labeled for *EV* charging and must comply with the current version of Article 625 of the National Electrical Code.

CV502.6 EVSE Installed Spaces. An installed *EVSE* with multiple output connections shall be permitted to serve multiple *EVSE installed spaces*. Each *EVSE* installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces*, shall comply with all of the following:

1. Have a minimum charging rate in accordance with Section **CV502.7**.
2. Be located within 3 feet of each *EVSE installed space* it serves.
3. Be installed in accordance with Section **CV502.8**.
4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
5. Must meet the requirements of Section **CV502.5**.

CV502.7 EVSE Minimum Charging Rate. Each installed *EVSE* shall comply with one of the following:

1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
2. When serving multiple *EVSE spaces* and controlled by an energy management system providing load management, be capable of

simultaneously sharing each *EVSE space* at a minimum charging rate of no less than 3.3 kVA.

CV502.8 EVSE Installation. *EVSE* shall be installed in accordance with NFPA 70 and shall be listed and labeled in accordance with UL 2202 or UL 2594. When serving an accessible parking space, *EVSE* shall be accessible in accordance with the International Building Code Chapter 11.

CV502.9 Identification. Construction documents shall designate all *EVSE installed spaces, EV ready spaces, EV capable spaces, and EV capable light spaces* and indicate the locations of raceway and/or conduit and termination points serving them. The circuits or spaces reserved for *EVSE installed spaces, EV ready spaces, and EV capable spaces* shall be clearly identified in the panel or subpanel directory. The raceway and/or conduit for *EV ready spaces, EV capable spaces and EV capable light spaces* shall be clearly identified at both the panel or subpanel and the termination point at the parking space.

JURISDICTIONAL OPTIONS

RV / CV Disbursement. Required *EVSE installed spaces, EV ready spaces, EV capable spaces, and EV capable light spaces* shall be dispersed throughout parking areas in R-2 occupancies that contain multiple buildings so that each building has access to roughly the same number of spaces.

RV / CV Service Fees. The property owner is not restricted from collecting a service fee for the use of an *EV* charger utilized at a required *EVSE* made available to residents, employees, and visitors to the property.

The property owner may limit the use of *EV* charging spaces to ensure that it remains available for employees and customers.

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Discussion; Grooming and Parking Permits, Commerci

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

These are revised permits for grooming and parking related to commercial operations. The proposed documents are intended to substantially comply with and mimic the federal permits currently in place on Kebler pass. The proposed MEMC land exchange would require forms like these to be

Fiscal Impact:

Submitted by: MARTIN SCHMIDT

Submitter's Email Address: mschmidt@gunnisoncounty.org

Finance Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

County Attorney Review:

Required

Not Required

Comments:

Legally sufficient. SO 4/13/23

Reviewed by: GUNCOUNTY1\sobaid

Discharge Date: 4/13/2023

Certificate of Insurance Required

Yes No

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 4/13/2023

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 15

Agenda Date: 4/25/2023

GUNNISON COUNTY GROOMING PERMIT
FOR WINTER ON KEBLER PASS ROAD

[Name] of [address] CRESTED BUTTE, CO 81224 (“holder” or “permittee”), pursuant to this Grooming Permit with Gunnison County (“County”), is permitted to groom snow on all or part of County Road #12, Kebler Pass Road, from the Kebler Pass Winter Trailhead to the Gunnison National Forest boundary, further described as _____ [or as displayed in map/legal description attached as “Exhibit A” (the “permit area”) subject to the following terms.

1. GENERAL TERMS

A. TERM. This permit commences on the date when signed in full and shall expire at midnight on 05/31/2030. Expiration of this permit shall not require notice, a decision document, or any environmental analysis or other documentation. For the avoidance of doubt, no fee is required of holder for the issuance of this permit.

Commented [A1]: The term will reflect the current agreement and will be negotiated after the current agreement expires.

B. RENEWAL. This permit may be renewed upon expiration, provided the use is consistent with applicable Federal, State of Colorado and County laws and regulations, and the terms of this permit and the holder has performed satisfactorily under this permit, as determined by the County in its sole discretion. If the holder wants this permit to be renewed, the holder must notify the County in writing at least three(3) months before this permit expires. The decision whether to issue a new permit to the holder is at the sole discretion of the County. The County may prescribe new terms and conditions when a new permit is issued in its sole discretion. Renewal will occur by written addendum to this permit.

Commented [A2]: The responsibility of renewal falls on the permittee. The initial application will go to the Board. Does the board want to consider all renewals or let the Public Works department make the renewal decision?

C. AMENDMENT. This permit may be amended in whole or in part by the County when, in its discretion, such action is deemed necessary or desirable to incorporate new terms that may be required by law, regulation, directive, or otherwise.

D. COMPLIANCE WITH LAWS, REGULATIONS, AND OTHER LEGAL REQUIREMENTS. In exercising the rights and privileges granted by this permit, the holder shall comply with all present and future laws and regulations, including present and future federal, state, county, and municipal laws, regulations, and other legal requirements that apply to the permit area, to the extent they do not conflict with state or County law, regulation, or policy. The County assumes no responsibility for enforcing laws, regulations, and other legal requirements that fall under the jurisdiction of other governmental entities.

E. NON-EXCLUSIVE USE. The use and occupancy authorized by this permit are not exclusive. The County reserves the right of access to the permit area, including a continuing right of physical entry to the permit area for inspection, monitoring, or any other purpose consistent with any of its right or obligation under any law or regulation. The County reserves the right to allow others to use the permit area in any way that is not inconsistent with the holder's rights and privileges under this permit, after consultation with all parties involved. Except for any restrictions that the holder and the authorized officer agree are necessary to protect the installation and operation of authorized temporary improvements, the lands and waters covered

Commented [A3]: The areas groomed remain open to the public at large and are not for the sole use of the permittee.

by this permit shall remain open to the public for all lawful purposes and as approved by the County.

F. CHANGE IN CONTROL

1. Notification. The holder shall notify the authorized officer when a change in control of the business entity that holds this permit is planned. The holder may not assign all or part of the authorized use to others.

- (a) In the case of a corporation, control is an interest, beneficial or otherwise, of sufficient outstanding voting securities or capital of the business so as to permit the exercise of managerial authority over the actions and operations of the corporation or election of a majority of the board of directors of the corporation.
- (b) In the case of a partnership, limited partnership, joint venture, or individual entrepreneurship, control is a beneficial ownership of or interest in the entity or its capital so as to permit the exercise of managerial authority over the actions and operations of the entity.
- (c) In other circumstances, control is any arrangement under which a third party has the ability to exercise management authority over the actions or operations of the business.

2. Termination. This permit is not transferable. Any change in control of the business entity as defined in clause I.F.1 shall cause this permit to terminate. The party who acquires control of the business entity must submit an application for a permit for the type of use and occupancy authorized by this permit. Issuance of a new permit to the party acquiring control shall be at the sole discretion of the County.

G. LIMITATIONS. Nothing in this permit gives or implies permission to build or maintain any structure or facility or to conduct any activity, unless specifically provided for in this permit. Any use not specifically identified in this permit must be proposed in writing. Approval of such a proposal through issuance of a new permit or permit amendment is at the sole discretion of the County.

I. GROOMING OPERATIONS.

PERMITTEE MUST NOTIFY AND RECEIVE WRITTEN NOTICE TO PROCEED FROM THE PUBLIC WORKS DIRECTOR BEFORE GROOMING COMMENCES.

Grooming shall be done in a manner to preserve and protect roads during the term of the agreement and to the extent necessary to insure safe and efficient transportation and to prevent excessive erosion damage to roads or streams.

Grooming work shall include: (1) Grooming of a trail, which will provide for safe and efficient use, and (2) leaving culvert inlets in a natural condition without snow or other material pushed

Commented [A4]: The permit is issued to the current business and owners. Change in ownership requires that the Board be approached to re-issue a permit. This allows Board consideration of any change in mission or operation with the change in ownership/control.

Commented [A5]: This spells out general expectations and best practices for the grooming permit. It sets expectations for reaching compliance with the permit.

into them so that the drainage system will function normally, and (3) all grooming must be done so that signs and delineators are not damaged.

Permittee shall perform grooming as follows:

1. Transportation and loading or unloading or storage of Grooming equipment shall not create a hazard to users or inhibit use of the roadway or trailhead.
2. Grooming of the trail should not create long-term negative effects to any users.
3. Operators shall reasonably coordinate with County staff to accommodate all uses of the trail and trailhead.
4. All debris, except snow and ice, that is removed from the road surface and ditches shall be deposited away from stream channels at agreed upon locations.
5. The banks shall not be undercut nor shall gravel or other surfacing material be pushed off the road.
6. Ditches and culverts shall be kept functional during and upon completion of grooming operations. Any damage done to drainage infrastructure which impair their proper use shall be repaired or replaced by the permittee at the sole cost and expense of the permittee.
7. The Permittee must give the Gunnison County Public Works Department at least two working days advance notice before grooming ceases.
8. Vehicles and equipment used to groom must be licensed and insured pursuant to Colorado law.

An inspection will be conducted at the end of the winter season when the snow is off the road and drainage infrastructure.

II. RIGHTS AND LIABILITIES

A. LEGAL EFFECT OF THE PERMIT. This permit, which is revocable and terminable, is not a contract or a lease, but rather a license. The permit is not real property, does not convey any interest in real property, and may not be used as collateral for a loan. The decision of the County to not renew or to amend this permit or to issue a new permit does not create any cause of action in law or in equity.

B. VALID EXISTING RIGHTS. This permit is subject to all valid existing rights. Valid existing rights include those derived under mining and mineral leasing laws. The County is not liable to the holder for the exercise of any such right.

C. ABSENCE OF THIRD-PARTY BENEFICIARY RIGHTS. The parties to this permit do not intend to confer any rights on any third party as a beneficiary under this permit.

D. WATER RIGHTS. This permit does not confer any water rights on the holder. Water rights are not required by state law and may not be acquired to exercise the minor water uses authorized by this permit.

E. SERVICES NOT PROVIDED. This permit does not provide for the furnishing of road or trail maintenance, water, fire protection, search and rescue, or any other service by a government agency, utility, association, or individual.

F. RISK OF LOSS. The holder assumes all risk of loss associated with use and occupancy of the permit area, including but not limited to theft, vandalism, fire and any fire-fighting activities (including prescribed burns), avalanches, rising waters, winds, falling limbs or trees, and other forces of nature.

G. DAMAGE TO COUNTY PROPERTY. The holder has an affirmative duty to protect from damage the land, property, and other interests of the County that are associated with the use and occupancy authorized by this permit. Damage includes but is not limited to destruction of or damage to County and or forest lands covered by this permit, fire suppression costs, and destruction of or damage to government-owned improvements covered by this permit.

Commented [A6]: This allows for protection of public infrastructure and sets expectations for the permittee to endeavor to not cause damage and to be an advocate for responsible use. The action of grooming will increase use by all users and the permittee holds the responsibility for that consequence.

1. The holder shall be liable for all injury, loss, or damage, including fire suppression, or other costs resulting from rehabilitation or restoration of natural resources associated with the use and occupancy authorized by this permit. Compensation shall include but not be limited to the value of resources damaged or destroyed, the costs of restoration, cleanup, or other mitigation, fire suppression or other types of abatement costs, and all administrative, legal (including attorney's fees), and other costs in connection therewith.

2. The holder shall be liable for damage to all County roads and trails caused by use of the holder or the holder's heirs, assigns, agents, employees, contractors, or lessees, except that liability shall not include reasonable and ordinary wear and tear.

H. HEALTH AND SAFETY. The holder shall address the health and safety of its employees, agents, and clients by having trained and qualified staff, utilizing properly maintained equipment, and providing supervision appropriate for the level of risk associated with the authorized activity. The holder shall avoid situations or conditions that cause or threaten to cause a hazard to public health or the safety of the holder's employees, agents, customers or clients. The holder shall as soon as practicable notify the County of all accidents that occur in connection with such activities. The County has no duty under the terms of this permit to inspect the permit area or operations and activities of the holder for hazardous conditions or compliance with health and safety standards.

I. ENVIRONMENTAL PROTECTION. The holder shall avoid damaging or contaminating the environment, including but not limited to the soil, vegetation (such as trees, shrubs, and grass), surface water, and groundwater, during the holder's use and occupancy of the permit area.

Environmental damage includes but is not limited to all costs and damages associated with or resulting from the release or threatened release of a hazardous material occurring during or as a result of activities of the holder or the holder's heirs, assigns, agents, employees, contractors, or lessees on, or related to, the lands, property, and other interests covered by this permit. If the environment or any government property covered by this permit becomes damaged in connection with the holder's use and occupancy, the holder shall as soon as practicable repair the damage or replace the damaged items to the satisfaction of the authorized officer and at no expense to the County.

J. INDEMNIFICATION OF THE COUNTY. The holder shall indemnify, defend, and hold harmless the County for any costs, damages, claims, liabilities, and judgments arising from past, present, and future acts or omissions of the holder in connection with the use and occupancy authorized by this permit. This indemnification and hold harmless provision includes but is not limited to acts and omissions of the holder or the holder's heirs, assigns, agents, employees, contractors, or lessees in connection with the use and occupancy authorized by this permit which result in (1) violations of any laws and regulations which are now or which may in the future become applicable; (2) judgments, claims, demands, penalties, or fees assessed against the County; (3) costs, expenses, and damages incurred by the County; or (4) the release or threatened release of any solid waste, hazardous waste, hazardous substance, pollutant, contaminant, oil in any form, or petroleum product into the environment. The County may prescribe terms that allow the holder to replace, repair, restore, or otherwise undertake necessary curative actions to mitigate damages in addition to or as an alternative to monetary indemnification.

K. INSURANCE. Holder agrees that at all times during the term of this permit and for three (3) years after the date the term of this permit expires or the date this permit is terminated, or any applicable warranty period, holder shall maintain, in full force and effect and at its sole cost and expense, the following insurance policies. Within thirty (30) days of the execution of this permit, holder will provide insurance certificates to County, listing Gunnison County as an additional insured, for the coverages required by this paragraph, which shall state that such policies shall not be materially changed or cancelled without thirty (30) days prior notice to Gunnison County. Written notice shall be sent to the County and sent thirty (30) days prior to any cancellation or non-renewal unless due to non-payment of premiums, in which case, notice shall be sent ten (10) days prior. If written notice is unavailable from the insurer, holder shall provide written notice of cancellation, non-renewal and any reduction in coverage to the County by certified mail, return receipt requested within three (3) business days of such notice by its insurer(s).

- a. Worker's Compensation Insurance in accordance with Colorado and Federal law which adequately protects all labor employed by holder during the term of this permit.
- b. Comprehensive General Liability Insurance or the equivalent in an amount no less than Four Hundred Twenty-Four Thousand and No/100 U.S. Dollars (\$424,000.00) for injury to one person in any single occurrence; and no less than One Million One Hundred Ninety-Five Thousand and No/100 U.S. Dollars (\$1,195,000.00) for injur(ies) to two or more persons in any single occurrence (i.e., in the aggregate).

c. Comprehensive automobile liability insurance on all vehicles taken to permit area, in an amount no less than Four Hundred Twenty-Four Thousand and No/100 U.S. Dollars (\$424,000.00) for injury to one person in any single occurrence; and no less than One Million One Hundred Ninety-Five Thousand and No/100 U.S. Dollars (\$1,195,000.00) for injur(ies) to two or more persons in any single occurrence (i.e., in the aggregate).

The required insurance shall be underwritten by an insurer licensed or authorized to do business in Colorado. Combinations of primary and excess coverage may be used to achieve minimum coverage limits. Excess/umbrella policy(ies) must follow form of the primary policy(ies) with which they are related to provide the minimum limits and be verified as such on any submitted Certificate of Insurance. The County's acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements set forth in this permit shall not act as a waiver of holder's breach of this permit or of any of the County's rights or remedies under this permit.

If excluded from any policy coverage, this permit shall be specifically named an insured contract. If any policy is in excess of a deductible or self-insured retention, the County must be notified by the holder. Holder shall be responsible for the payment of any deductible or self-insured retention. Defense costs shall be in addition to the limits of liability. If this provision is unavailable that limitation must be evidenced on the Certificate of Insurance. A severability of interests or separation of insureds provision (no insured vs. insured exclusion) must be included. A provision that coverage is primary and non-contributory with other coverage or self-insurance maintained by the County, excluding Workers Compensation policies, if required. For all coverages required under this permit, holder's insurer(s) shall waive subrogation rights against the County by policy endorsement.

The insurance coverages specified in this permit are the minimum requirements, and these requirements do not lessen or limit the liability of the holder to the County under this permit. The holder shall maintain, at its own expense, any additional kinds or amounts of insurance that it may deem necessary to cover its obligations and liabilities under this permit. The insurance provisions of this permit shall survive expiration or termination of this permit.

V. REVOCATION, SUSPENSION AND TERMINATION

A. REVOCATION AND SUSPENSION. The County may revoke or suspend this permit in whole or in part:

1. For noncompliance with federal, state, or local laws and regulations;
2. For noncompliance with the terms of this permit;
3. For failure of the holder to exercise the privileges granted by this permit;
4. With the consent of the holder; or
5. At the discretion of the County.

B. NOTICE AND OPPORTUNITY TO TAKE CORRECTIVE ACTION. Prior to revocation or suspension under clause V.A., the County may give the holder written notice of

the grounds for the action to be taken and a reasonable opportunity to complete corrective action prescribed by the County.

C. IMMEDIATE SUSPENSION. The County may immediately suspend this permit in whole or in part when necessary to protect public health or safety or the environment. The suspension decision shall be in writing. The holder may request an on-site review with the County of the adverse conditions prompting the suspension. The County shall grant this request within three (3) business days. Following the onsite review, the County shall promptly affirm, modify, or cancel the suspension.

D. TERMINATION. This permit shall terminate when by its terms a fixed or agreed upon condition, event, or time occurs without any action by the County. Examples include but are not limited to expiration of the permit by its terms on a specified date and termination upon change of control of the business entity. Termination of this permit is not subject to administrative appeal and shall not give rise to any claim for damages by the holder against the County.

Obligations Binding:

The undersigned holder agrees:

That the permittee has read and understands all of the foregoing requirements, restrictions and conditions;

That, for valuable and sufficient consideration, the holder is contractually obligated to the Board of County Commissioners of the County of Gunnison, Colorado to fully and faithfully abide by and perform all of the foregoing requirements, restrictions and conditions; and

That the Board of County Commissioners of the County of Gunnison, Colorado may legally and specifically enforce each of the foregoing requirements, restrictions and conditions by informal action (e.g., suspending this permit) or by formal action (e.g., litigation).

Signed by the parties hereto on the day and year first set forth below.

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

PERMITTEE/HOLDER

BY _____

BY _____

TITLE _____

ADDRESS: 195 Basin Park Drive

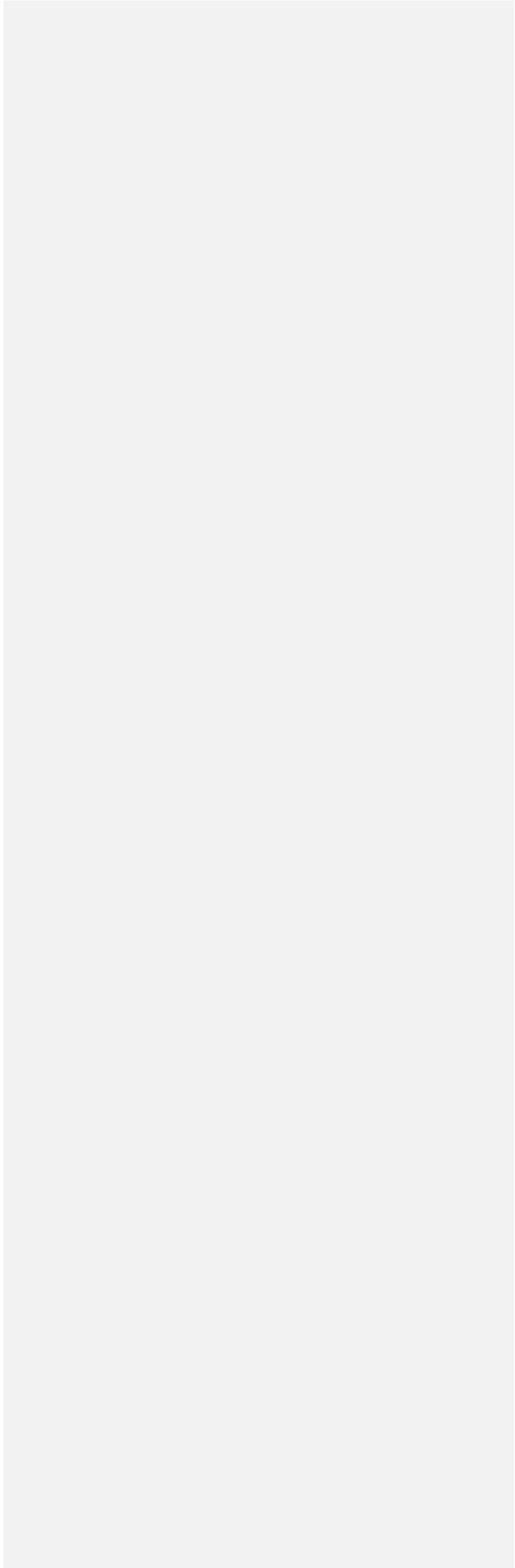
Gunnison, CO 81230

Date _____

TITLE _____

ADDRESS: _____

Date _____



GUNNISON COUNTY COMMERCIAL PARKING PERMIT
FOR WINTER AT KEBLER TRAILHEAD

[Name] of [address] CRESTED BUTTE, CO 81224 (“holder” or “permittee”), pursuant to this Parking Permit with Gunnison County (“County”), is permitted to use and occupancy of one assigned parking site at the Kebler Pass Winter Trailhead on County Road #12, Kebler Pass Road, further described as displayed in map/legal description attached as “Exhibit A” (the “parking area”) subject to the following terms.

1. GENERAL TERMS

A. **TERM.** This permit commences on the date when signed in full and shall expire at midnight on 05/31/2030. Expiration of this permit shall not require notice, a decision document, or any environmental analysis or other documentation.

Commented [A1]: This term will reflect the current commercial permit issued by the USFS. The term will be renegotiated after the current USFS permit term expires.

B. **RENEWAL.** This permit may be renewed upon expiration, provided the use is consistent with applicable Federal, State of Colorado and County laws and regulations, and the terms of this permit and the holder has performed satisfactorily under this permit, as determined by the County in its sole discretion. If the holder wants this permit to be renewed, the holder must notify the County in writing at least three (3) months before this permit expires. The decision whether to issue a new permit to the holder is at the sole discretion of the County. The County may prescribe new terms and conditions when a new permit is issued in its sole discretion.

Commented [A2]: The responsibility of renewal falls on the permittee. The initial application will go to the Board. Does the board want to consider all renewals or let the Public Works department make the renewal decision?

C. **AMENDMENT.** This permit may be amended in whole or in part by the County when, in its discretion, such action is deemed necessary or desirable to incorporate new terms that may be required by law, regulation, directive, or otherwise.

D. COMPLIANCE WITH LAWS, REGULATIONS, AND OTHER LEGAL REQUIREMENTS. In exercising the rights and privileges granted by this permit, the holder shall comply with all present and future laws and regulations, including present and future federal, state, county, and municipal laws, regulations, and other legal requirements that apply to the permit area, to the extent they do not conflict with state or County law, regulation, or policy. The County assumes no responsibility for enforcing laws, regulations, and other legal requirements that fall under the jurisdiction of other governmental entities.

E. **NON-EXCLUSIVE USE.** The use and occupancy authorized by this permit are not exclusive. The County reserves the right of access to the permit area, including a continuing right of physical entry to the permit area for inspection, monitoring, or any other purpose consistent with any of its right or obligation under any law or regulation. The County reserves the right to allow others to use the permit area in any way that is not inconsistent with the holder's rights and privileges under this permit, after consultation with all parties involved. Except for any restrictions that the holder and the authorized officer agree are necessary to protect the installation and operation of authorized temporary improvements, the lands and waters covered by this permit shall remain open to the public for all lawful purposes.

Commented [A3]: While the permittee has parking spots, the parking lots are not for their exclusive use.

F. CHANGE IN CONTROL

1. Notification. The holder shall notify the authorized officer when a change in control of the business entity that holds this permit is planned. The holder may not assign all or part of the authorized use to others.

- (a) In the case of a corporation, control is an interest, beneficial or otherwise, of sufficient outstanding voting securities or capital of the business so as to permit the exercise of managerial authority over the actions and operations of the corporation or election of a majority of the board of directors of the corporation.
- (b) In the case of a partnership, limited partnership, joint venture, or individual entrepreneurship, control is a beneficial ownership of or interest in the entity or its capital so as to permit the exercise of managerial authority over the actions and operations of the entity.
- (c) In other circumstances, control is any arrangement under which a third party has the ability to exercise management authority over the actions or operations of the business.

2. Termination. This permit is not transferable. Any change in control of the business entity as defined in clause I.F.1 shall cause this permit to terminate. The party who acquires control of the business entity must submit an application for a permit for the type of use and occupancy authorized by this permit. Issuance of a new permit to the party acquiring control shall be at the sole discretion of the County.

G. LIMITATIONS. Nothing in this permit gives or implies permission to build or maintain any structure or facility or to conduct any activity, unless specifically provided for in this permit. Any use not specifically identified in this permit must be proposed in writing. Approval of such a proposal through issuance of a new permit or permit amendment is at the sole discretion of the County.

I. COMMERCIAL PARKING ONLY

The size, location, operation, and intent of the permitted parking area will be described by the permittee in exhibit A and define the scope of this agreement. The permit shall be for commercial parking only and the permittee shall supply any other permits required to operate on federal, state, county, or municipal land.

II. ACKNOWLEDGEMENT BY PERMITTEE

As a condition of this Permit, Permittee hereby affirms and acknowledges that:

- 1. Permittee has read and understands all of the requirements, restrictions and conditions of this Permit;

Commented [A4]: The permit is issued to the current business and owners. Change in ownership requires that the Board be approached to re-issue a permit. This allows Board consideration of any change in mission or operation with the change in ownership/control.

Commented [A5]: The needs of each permittee will be defined by the USFS permit until the end of the current term, then the terms will be re-negotiated.

2. For valuable and sufficient consideration, Permittee is contractually and otherwise legally obligated to the Board of County Commissioners of the County of Gunnison, Colorado to fully and faithfully abide by and perform all of the foregoing requirements, restrictions and conditions of this Permit and applicable law; and
3. The Board of County Commissioners of the County of Gunnison, Colorado may enforce the requirements, restrictions and conditions of this Permit by all methods available by regulation or in law or equity, including but not limited to suspension or revocation of this permit;

III. RIGHTS AND LIABILITIES

A. LEGAL EFFECT OF THE PERMIT. This permit, which is revocable and terminable, is not a contract or a lease, but rather a license. The permit is not real property, does not convey any interest in real property, and may not be used as collateral for a loan. The decision of the County to not renew or to amend this permit or to issue a new permit does not create any cause of action in law or in equity.

B. VALID EXISTING RIGHTS. This permit is subject to all valid existing rights. Valid existing rights include those derived under mining and mineral leasing laws. The County is not liable to the holder for the exercise of any such right.

C. ABSENCE OF THIRD-PARTY BENEFICIARY RIGHTS. The parties to this permit do not intend to confer any rights on any third party as a beneficiary under this permit.

D. WATER RIGHTS. This permit does not confer any water rights on the holder. Water rights are not required by state law and may not be acquired to exercise the minor water uses authorized by this permit.

E. SERVICES NOT PROVIDED. This permit does not provide for the furnishing of road or trail maintenance, water, fire protection, search and rescue, or any other service by a government agency, utility, association, or individual.

F. RISK OF LOSS. The holder assumes all risk of loss associated with use and occupancy of the permit area, including but not limited to theft, vandalism, fire and any fire-fighting activities (including prescribed burns), avalanches, rising waters, winds, falling limbs or trees, and other forces of nature.

G. DAMAGE TO COUNTY PROPERTY. The holder has an affirmative duty to protect from damage the land, property, and other interests of the County that are associated with the use and occupancy authorized by this permit. Damage includes but is not limited to destruction of or damage to County and or forest lands covered by this permit, fire suppression costs, and destruction of or damage to government-owned improvements covered by this permit.

Commented [A6]: This allows for protection of public infrastructure and sets expectations for the permittee to endeavor to not cause damage and to be an advocate for responsible use. Commercial use inherently bring in additional users by design, so there is a responsibility related to that use.

1. The holder shall be liable for all injury, loss, or damage, including fire suppression, or other costs resulting from rehabilitation or restoration of natural resources associated with the use and occupancy authorized by this permit. Compensation shall include but not be

limited to the value of resources damaged or destroyed, the costs of restoration, cleanup, or other mitigation, fire suppression or other types of abatement costs, and all administrative, legal (including attorney's fees), and other costs in connection therewith.

2. The holder shall be liable for damage to all County roads and trails open to public use caused by use of the holder or the holder's heirs, assigns, agents, employees, contractors, or lessees, except that liability shall not include reasonable and ordinary wear and tear.

H. HEALTH AND SAFETY. The holder shall address the health and safety of its employees, agents, and clients by having trained and qualified staff, utilizing properly maintained equipment, and providing supervision appropriate for the level of risk associated with the authorized activity. The holder shall avoid situations or conditions that cause or threaten to cause a hazard to public health or the safety of the holder's employees, agents, customers or clients. The holder shall as soon as practicable notify the County of all accidents that occur in connection with such activities. The County has no duty under the terms of this permit to inspect the permit area or operations and activities of the holder for hazardous conditions or compliance with health and safety standards.

I. ENVIRONMENTAL PROTECTION. The holder shall avoid damaging or contaminating the environment, including but not limited to the soil, vegetation (such as trees, shrubs, and grass), surface water, and groundwater, during the holder's use and occupancy of the permit area. Environmental damage includes but is not limited to all costs and damages associated with or resulting from the release or threatened release of a hazardous material occurring during or as a result of activities of the holder or the holder's heirs, assigns, agents, employees, contractors, or lessees on, or related to, the lands, property, and other interests covered by this permit. If the environment or any government property covered by this permit becomes damaged in connection with the holder's use and occupancy, the holder shall as soon as practicable repair the damage or replace the damaged items to the satisfaction of the authorized officer and at no expense to the County.

J. INDEMNIFICATION OF THE COUNTY. The holder shall indemnify, defend, and hold harmless the County for any costs, damages, claims, liabilities, and judgments arising from past, present, and future acts or omissions of the holder in connection with the use and occupancy authorized by this permit. This indemnification and hold harmless provision includes but is not limited to acts and omissions of the holder or the holder's heirs, assigns, agents, employees, contractors, or lessees in connection with the use and occupancy authorized by this permit which result in (1) violations of any laws and regulations which are now or which may in the future become applicable; (2) judgments, claims, demands, penalties, or fees assessed against the County; (3) costs, expenses, and damages incurred by the County; or (4) the release or threatened release of any solid waste, hazardous waste, hazardous substance, pollutant, contaminant, oil in any form, or petroleum product into the environment. The County may prescribe terms that allow the holder to replace, repair, restore, or otherwise undertake necessary curative actions to mitigate damages in addition to or as an alternative to monetary indemnification.

K. INSURANCE. Holder agrees that at all times during the term of this permit and for three (3) years after the date the term of this permit expires or the date this permit is terminated, or any applicable warranty period, holder shall maintain, in full force and effect and at its sole cost and expense, the following insurance policies. Within thirty (30) days of the execution of this permit, holder will provide insurance certificates to County, listing Gunnison County as an additional insured, for the coverages required by this paragraph, which shall state that such policies shall not be materially changed or cancelled without thirty (30) days prior notice to Gunnison County. Written notice shall be sent to the County and sent thirty (30) days prior to any cancellation or non-renewal unless due to non-payment of premiums, in which case, notice shall be sent ten (10) days prior. If written notice is unavailable from the insurer, holder shall provide written notice of cancellation, non-renewal and any reduction in coverage to the County by certified mail, return receipt requested within three (3) business days of such notice by its insurer(s).

a. Worker's Compensation Insurance in accordance with Colorado and Federal law which adequately protects all labor employed by holder during the term of this permit.

b. Comprehensive General Liability Insurance or the equivalent in an amount no less than Four Hundred Twenty-Four Thousand and No/100 U.S. Dollars (\$424,000.00) for injury to one person in any single occurrence; and no less than One Million One Hundred Ninety-Five Thousand and No/100 U.S. Dollars (\$1,195,000.00) for injur(ies) to two or more persons in any single occurrence (i.e., in the aggregate).

c. Comprehensive automobile liability insurance on all vehicles taken to permit area, in an amount no less than Four Hundred Twenty-Four Thousand and No/100 U.S. Dollars (\$424,000.00) for injury to one person in any single occurrence; and no less than One Million One Hundred Ninety-Five Thousand and No/100 U.S. Dollars (\$1,195,000.00) for injur(ies) to two or more persons in any single occurrence (i.e., in the aggregate).

The required insurance shall be underwritten by an insurer licensed or authorized to do business in Colorado. Combinations of primary and excess coverage may be used to achieve minimum coverage limits. Excess/umbrella policy(ies) must follow form of the primary policy(ies) with which they are related to provide the minimum limits and be verified as such on any submitted Certificate of Insurance. The County's acceptance of a certificate of insurance or other proof of insurance that does not comply with all insurance requirements set forth in this permit shall not act as a waiver of holder's breach of this permit or of any of the County's rights or remedies under this permit.

If excluded from any policy coverage, this permit shall be specifically named an insured contract. If any policy is in excess of a deductible or self-insured retention, the County must be notified by the holder. Holder shall be responsible for the payment of any deductible or self-insured retention. Defense costs shall be in addition to the limits of liability. If this provision is unavailable that limitation must be evidenced on the Certificate of Insurance. A severability of interests or separation of insureds provision (no insured vs. insured exclusion) must be included. A provision that coverage is primary and non-contributory with other coverage or self-insurance maintained by the County, excluding Workers Compensation policies, if required. For all

coverages required under this permit, holder's insurer(s) shall waive subrogation rights against the County by policy endorsement.

The insurance coverages specified in this permit are the minimum requirements, and these requirements do not lessen or limit the liability of the holder to the County under this permit. The holder shall maintain, at its own expense, any additional kinds or amounts of insurance that it may deem necessary to cover its obligations and liabilities under this permit. The insurance provisions of this permit shall survive expiration or termination of this permit.

V. REVOCATION, SUSPENSION AND TERMINATION

A. REVOCATION AND SUSPENSION. The County may revoke or suspend this permit in whole or in part:

1. For noncompliance with federal, state, or local laws and regulations;
2. For noncompliance with the terms of this permit;
3. For failure of the holder to exercise the privileges granted by this permit;
4. With the consent of the holder; or
5. At the discretion of the County.

B. NOTICE AND OPPORTUNITY TO TAKE CORRECTIVE ACTION. Prior to revocation or suspension under clause V.A., the County may give the holder written notice of the grounds for the action to be taken and a reasonable opportunity to complete corrective action prescribed by the County.

C. IMMEDIATE SUSPENSION. The County may immediately suspend this permit in whole or in part when necessary to protect public health or safety or the environment. The suspension decision shall be in writing. The holder may request an on-site review with the County of the adverse conditions prompting the suspension. The County shall grant this request within three (3) business days. Following the onsite review, the County shall promptly affirm, modify, or cancel the suspension.

D. TERMINATION. This permit shall terminate when by its terms a fixed or agreed upon condition, event, or time occurs without any action by the County. Examples include but are not limited to expiration of the permit by its terms on a specified date and termination upon change of control of the business entity. Termination of this permit is not subject to administrative appeal and shall not give rise to any claim for damages by the holder against the County.

Signed by the parties hereto on the day and year first set forth below.

BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO

PERMITEE/HOLDER

BY _____

BY _____

TITLE _____

TITLE _____

ADDRESS: 195 Basin Park Drive

ADDRESS: _____

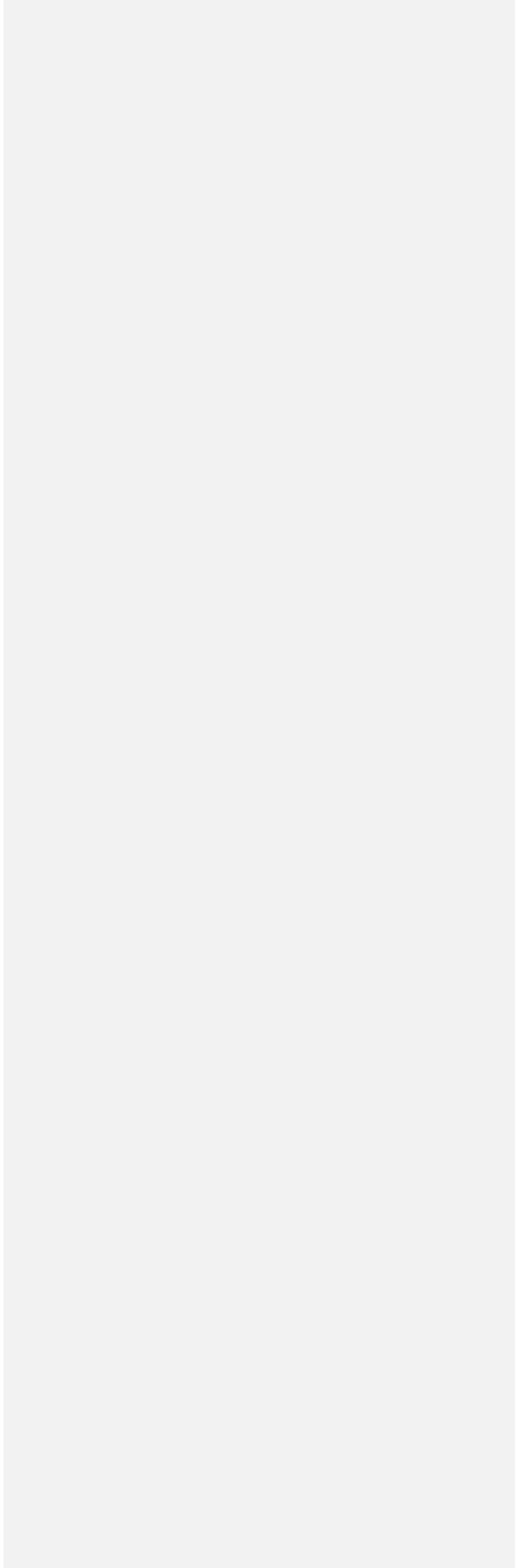
Gunnison, CO 81230

Date _____

Date _____

EXHIBIT A

DESCRIPTION OF USE AND SITE LOCATION MAP



AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Periodic Performance Reports: Gunnison-Crested Bu

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

Please see the attached report for discussion.

Fiscal Impact: N/A

Submitted by: Katherine Haase for Rick Lamport

Submitter's Email Address: rlamport@gunnisoncounty.org

Finance Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

County Attorney Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes No

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 4/20/2023

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 30

Agenda Date: 4/25/2023

Memo

To: Gunnison County Board of County Commissioners

From: Rick Lamport, Airport Director

cc: Matthew Birnie, Country Manager

Date: 4/10/2023

Re: Performance Report Gunnison-Crested Butte Regional Airport

The current strategic goal for the Gunnison-Crested Butte Regional Airport (GUC) states:-

By December 31, 2025, Gunnison County will capitalize on the extensive airport facility investments by increasing the airport's economic impact to the community by 20% over the results of the 2020 Colorado Department of Transportation (CDOT) study to \$145M, increasing enplanements to 50,000 primarily by reducing passenger leakage, and increasing corporate and general aviation activity.

Lead: Airport Director Rick Lamport
Team: CM Birnie, ACM Pagano and CA Hoyt.

The 2020 Colorado Department of Transportation (CDOT) sponsored state's airports economic impact study determined the economic impact to the Gunnison region, based on aeronautical activities at Gunnison-Crested Butte Regional Airport (GUC), was \$121m a year.

This result was based on scheduled airline service and other general aviation aeronautical activity covering a 4-year data study period 2015 through 2018. The average annual passenger enplanements during the 4-year study period was 34,998.

Through other airport sponsored specific GUC air service market studies over the last 8 years, it has been established that GUC's total (inbound and outbound) passenger market size is around 240,000 passengers a year. This figure is derived from US Department of Transport (DOT) data chronicled by airline ticket purchases by zip code. The same market studies also determined that approximately 70% plus of these total 240,000 passengers, that would typically use GUC as a first choice from a geographical perspective, are for various reasons using other airports for their travels...i.e. known as "**passenger leakage**".

The reasons for airport leakage are varied and change over time but may include cheaper airfares, frequency of flights, more airlines choices and airport location convenience.

Last year, 2022, GUC produced **52,589** enplanements thereby exceeding the enplanement strategic goal of "50,000 by December 2025..." and so essentially proclaiming a 100% Completion rate for the Strategic Goal result 3 years ahead of the goal result timeline.

The specific reasons for this notable gain in enplanements during 2022 are not fully determined at this early point in 2023. The constantly changing dynamics of the aviation industry as a whole and the fact that airlines possess moveable assets are factors that can play a part in short notice changes in aviation generated economic performance particularly at small non-hub airports.

Possible causes of the enplanement surge seen in 2022 thus resulting in reduced passenger leakage include an increase in frequency in Denver flights to/from GUC during the 2022 peak seasons, competitive air fares, road travel disruptions due construction at the Little Blue Canyon on Highway 50 causing inconvenience in using Montrose Airport and obviously the increased desirability of our region post COVID-19. It is interesting to take note that neither United Airlines nor American Airlines expanded IAH and DFW service during 2022. In-fact United Airlines actually reduced IAH service from summer daily in 2021 to only twice weekly in summer 2022.

During the period March 2021 thru January 2023 the County completed an extensive \$30m passenger terminal renovation which had been on the County's airport Master Plan since 2015 and approved by the Federal Aviation Administration. While the current strategic goal suggests that we will capitalize on such investment going forward and thus increase the economic benefit to the region, it is important to note that the increased number of enplanements seen in 2022 occurred when the terminal renovation was still deep in progress and therefore its direct contribution to the increase in enplanements as a finished investment initiative is essentially undetermined at the beginning of 2023.

There is no doubt that the initiative undertaken will certainly will make GUC more desirable and help economic benefit going forward but only perhaps another year or two of steady and increasing enplanement numbers can substantiate the true impact of the infrastructure and facilities improvement initiative...??

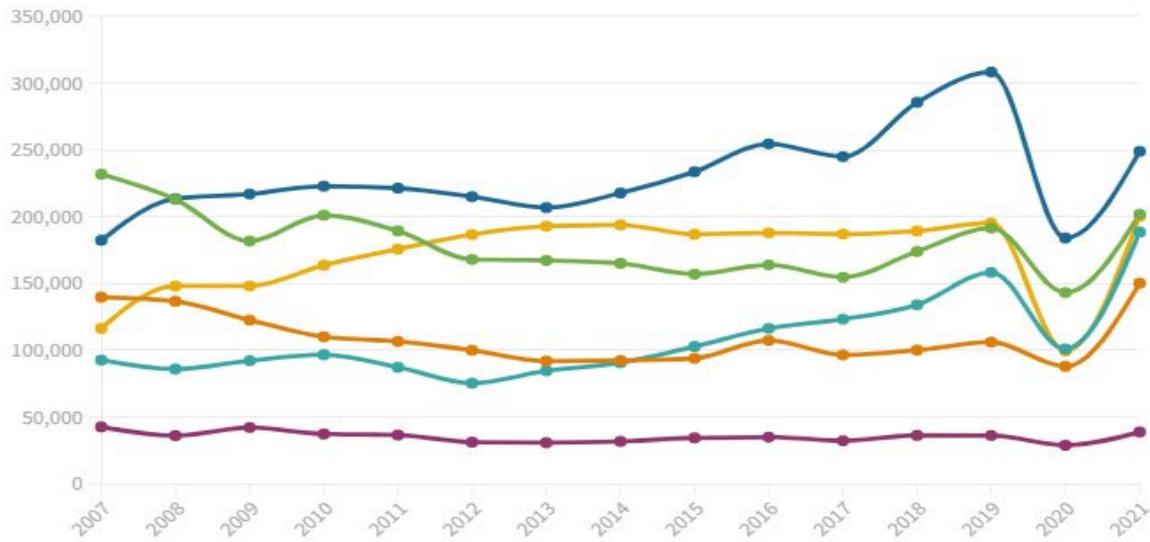
The rehabilitation design work in progress of the current general aviation ramp is the first phase of improvements to infrastructure serving general aviation. Expansion of the ramp and construction of a new FBO terminal for County operations incorporating enhanced hangar space are projects under consideration for future development over the next 6 years or so.

By improving the quality of overall air travel infrastructures, services and experiences at GUC the potential to grow aeronautical based activity and increase passenger enplanements will directly result in strengthening the economic impact to the region and enhance our global connectivity. At the same time, a robust and aggressive "air service development" program that not only retains and grows current air service but also aggressively seeks new and additional service must be ensued...!! It is important to recognize that since 1999 our current air service growth performance indicators have remained relatively flat when compared to other ski resort destination airports as illustrated in the follow graph.

Passenger traffic at six Western Slope airports neared record levels in 2021

While airlines slash routes and service to smaller communities, Colorado's mountain airports remain busy

■ Aspen - Pitkin County Airport
 ■ Durango La Plata County
 ■ Eagle County Regional Airport
■ Gunnison - Crested Butte Regional Airport
 ■ Montrose Regional Airport
 ■ Yampa Valley Regional Airport



Source: [Federal Aviation Administration](#), [The Colorado Sun](#)



While the current strategic goal is reasonable and realistic and noting that 100% completion rate had already been achieved by the end 2022, we must be cautious in our celebration by appreciating at this early point in 2023, that it is perhaps not apparent that the current results are stable and what caused them as only a few years of sustained improved performance can help in validating the goal results.

PERFORMANCE REPORT

for the

Gunnison-Crested Butte

Regional Airport



Gunnison County

Element	Summary Views	Detail Views
Strategic Results		<ul style="list-style-type: none"> 2022 PLAN: C5 (Airport Economic Impact)

Airport

Element	Summary Views	Detail Views
Scorecards	<ul style="list-style-type: none"> Department Structure & Strategic Results 	

Airport Administration Program

Element	Summary Views	Detail Views
Scorecards	<ul style="list-style-type: none"> Airport Administration Program 	
Measures		<ul style="list-style-type: none"> Percentage of customer complaints that result in customer satisfaction with response and no desire for next-level management review or action. Minimum percentage increase in enplanements (over CY 2014), as a consequence of additional flight departure/arrival options, additional seats on current commercial flight offerings, and/or additional airline contracts. Percentage of the Master Plan milestones that are due are completed.

Airport Operations Program

Element	Summary Views	Detail Views
Scorecards	<ul style="list-style-type: none"> Airport Operations Program 	
Measures		<ul style="list-style-type: none"> Maximum percentage of flights that are denied runway availability due to airfield operational issues. Percent compliance with all FAA Part 139 regulations. Percent compliance with all TSA security regulations as per annual inspection. Maximum number of deficiencies cited as per CFR Part 139 compliance standards annual inspection. Percentage of customer complaints are resolved to satisfaction.

2022 PLAN: C5 (Airport Economic Impact)

Gunnison County

Home

Strategic R...

Description

By December 31, 2025, Gunnison County will capitalize on the extensive airport facility investments by increasing the airport's economic impact to the community by 20% over the results of the 2020 Colorado Department of Transportation (CDOT) study to \$145M, increasing enplanements to 50,000 primarily by reducing passenger leakage, and increasing corporate and general aviation activity.

Owner



Rick Lamport (Airport)

Start Date

6/7/22

Collaborators



Matthew Birnie (County Manager's Office)



Matthew Hoyt (Attorney's Office)



Cathie Pagano (Community & Economic Development)

Due Date

12/31/25

Analysis

Mar-23

The 2020 Colorado Department of Transportation (CDOT) sponsored state's airports economic impact study determined the economic impact to the Gunnison region based on aeronautical activities at Gunnison-Crested Butte Regional Airport (GUC) was \$121m a year.

This result was based on scheduled airline services that produced an average of approximately 34,500 enplanements a year during the five-year data study period, 2014 to 2018, together with general aviation activity during the same period.

Through other specific GUC air service market studies over the last 8 years, it has been established that GUC's total (inbound and outbound) passenger market size is around 240,000 passengers a year based on US Department of Transport (DOT) data which chronicles airline ticket purchases by zip code. The same market studies also determined that approximately 70% plus of these total passengers, that would typically use GUC as a first choice from a geographical perspective, are for various reasons using other airports for their travels...i.e. passenger leakage. These reasons may include cheaper fares, frequency of flights and more airlines choices.

In 2022, GUC produced approximately 52,500 enplanements thereby exceeding the enplanement strategic goal of 50,000 by December 2025. The specific reasons for this notable increase during 2022 are not fully determined at this early point in 2023. However, an increase in frequency in Denver flights to/from GUC during the 2022 peak seasons together with road travel disruptions due construction at the Little Blue Canyon on Highway 50, causing inconvenience in using Montrose, may be factors in reducing passenger leakage. Certainly, the increased desirability of our region is no doubt relevant and playing its part.

During the period March 2021 thru January 2023 the County completed an extensive \$30m passenger terminal renovation which had been on the County's airport Master Plan since 2015 and approved by the Federal Aviation Administration. Going forward, the first phase improvements to infrastructure serving general aviation are in progress with an ultimate goal of replacing the current general aviation terminal, construction more hangar space and expanding the ramp.

By improving the quality of overall air travel infrastructures, services and experiences at GUC the potential to grow aeronautical based activity and increase passenger enplanements utilizing robust and aggressive air service development practices to reduce leakage will directly result in strengthening the economic impact to the region and enhance our global connectivity.

Department Structure & Strategic Results

Airport

 Home

 Scorecards

Department Mission

The mission of the Gunnison/Crested Butte Regional Airport is to provide strategic partnerships and commercial, corporate and general aviation air services to the Gunnison/Crested Butte community so they can offer a broad range of air transportation service options to residents, visitors and corporate customers and contribute to the economic growth and vitality of the region.

Program / Activity Structure

Airport Administration Program

- Operational Support
- Strategic Development

Airport Operations Program

- Airside Operations
- Landside Operations

Strategic Results

Strategic Partnerships Supporting Commercial and General Aviation:

1. Annually, the Gunnison/Crested Butte community, commercial aviation and corporate general aviation partners will recognize the Gunnison-Crested Butte Regional Airport brand and its value to their interests, as indicated by:
 - By December 31, 2024, increase the airport's economic impact to the community by 15% over the results of the 2020 CODOT study to \$140M as a consequence of reversing identified passenger leakage, increasing enplanements to 45,000, and increasing corporate and general aviation activity.
 - By December 31, 2024, corporate and general aviation services will be enhanced to grow Gunnison-Crested Butte Regional Airport's position in the market, as evidenced by a minimum of \$100,000 in annual fuel-flowage fees and ramp-parking fees collected annually.
 - By December 31, 2025, FAA-funded infrastructure projects as identified within the 2016 GUC airport Master Plan supporting corporate and general aviation growth services will be completed.
 - By December 31, 2024, new infrastructure projects and opportunities for the purpose of offering enhanced corporate and general aviation services will be identified.

Airport Master Plan:

1. By December 2025, key 2015-2025 Airport Master Plan development and implementation milestones that were identified will be achieved.
2. By December 2024, a new airport Master Plan Process would have commenced identifying key growth strategies for the airport through 2035.

Certification Compliance:

1. The Gunnison/Crested Butte Regional Airport will continue serving the community as a certified Part 139 Airport providing commercial aviation service that satisfies all federal regulations, as evidenced by:
 - Full compliance with all FAA Part 139 regulations;
 - Full compliance with all TSA security regulations; and
 - A maximum of three deficiencies cited as per CFR Part 139 compliance standards annual inspections.

Program Purpose Statement

The purpose of the Airport Administration Program is to provide high quality support services to aviation entities, airport operations personnel, and the Gunnison/Crested Butte community so that they can benefit from an airport that is self-funded, contributes to community economic development, and is safe, secure and efficient.

Performance Narrative

Program Key Results

	Percentage of customer complaints that result in customer satisfaction with response and no desire for next-level management review or action.
	Percentage of the Master Plan milestones that are due are completed.
	Dollar value of aeronautical-based revenue collected
	Dollar value of non-aeronautical-based revenue collected

Percentage of customer complaints that result in customer satisfaction with response and no desire for next-level management review or action.
 Airport Administration Program

Description

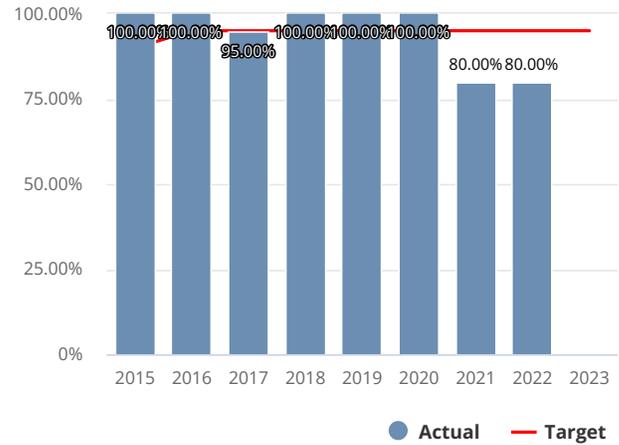
Owner

 Rick Lamport (Airport)

Collaborators

 Stephanie Petsch (Airport)

Percentage of customer complaints that result in customer satisfaction with response and no desire for next-level management review or action.



Analysis 2022



Minimum percentage increase in enplanements (over CY 2014), as a consequence of additional flight departure/arrival options, additional seats on current commercial flight offerings, and/or additional airline contracts.

Airport Administration Program



Description

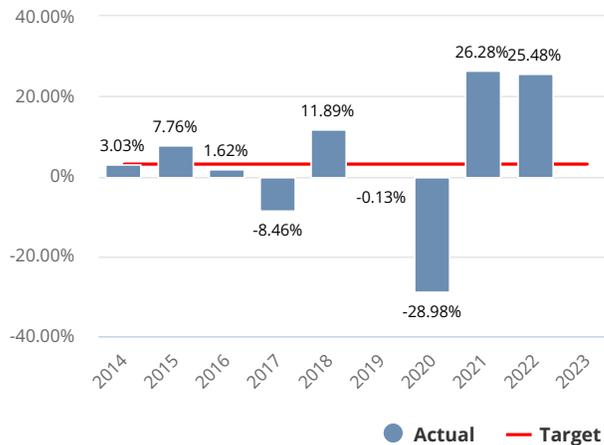
Owner

 Rick Lamport (Airport)

Collaborators

 Stephanie Petsch (Airport)

Minimum percentage increase in enplanements (over CY 2014), as a consequence of additional flight departure/arrival options, additional seats on current commercial flight offerings, and/or additional airline contracts.



Analysis 2022



Percentage of the Master Plan milestones that are due are completed.

Airport Administration Program

[Home](#)

[Scorecards](#)

[Measures](#)

Description

Owner



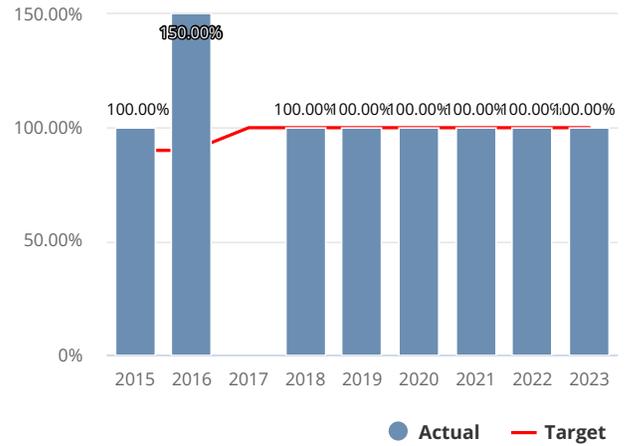
Rick Lamport (Airport)

Collaborators



Stephanie Petsch (Airport)

Percentage of the Master Plan milestones that are due are completed.



Analysis 2022

Airport Operations Program

Airport Operations Program

 Home

 Scorecards

 Measures

Program Purpose Statement

The purpose of the Airport Operations Program is to provide high quality airport operations and maintenance services in accordance with FAA Part 139 to the community and airport users so that they can benefit from a safe and efficient aeronautical facility.

Performance Narrative

Program Key Results

-  Percent compliance with all FAA Part 139 regulations.
-  Percent compliance with all TSA security regulations as per annual inspection.
-  Maximum number of deficiencies cited as per CFR Part 139 compliance standards annual inspection.
-  Percentage of customer complaints are resolved to satisfaction.



Maximum percentage of flights that are denied runway availability due to airfield operational issues.

Airport Operations Program

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[Measures](#)

Description

Owner



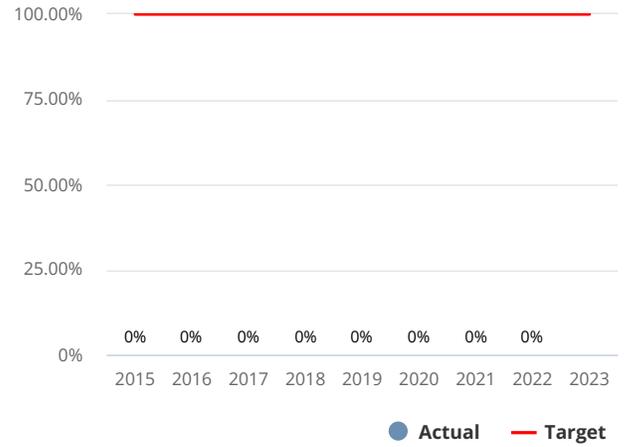
Rick Lamport (Airport)

Collaborators



Stephanie Petsch (Airport)

Maximum percentage of flights that are denied runway availability due to airfield operational issues.



Analysis

2022

 **Percent compliance with all FAA Part 139 regulations.**
Airport Operations Program

Description

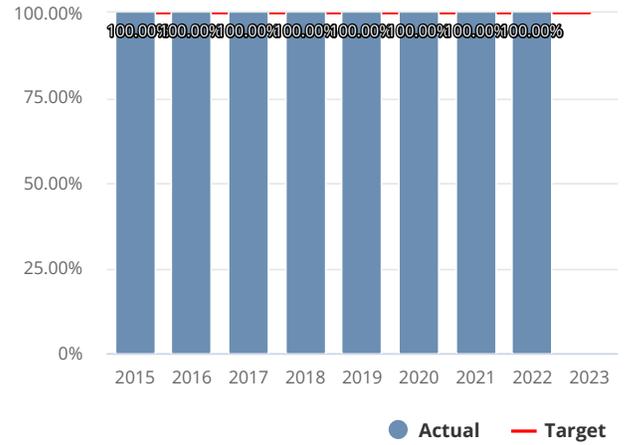
Owner

 Rick Lamport (Airport)

Collaborators

 Stephanie Petsch (Airport)

Percent compliance with all FAA Part 139 regulations.



Analysis 2022



Percent compliance with all TSA security regulations as per annual inspection.

Airport Operations Program

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Description

Owner



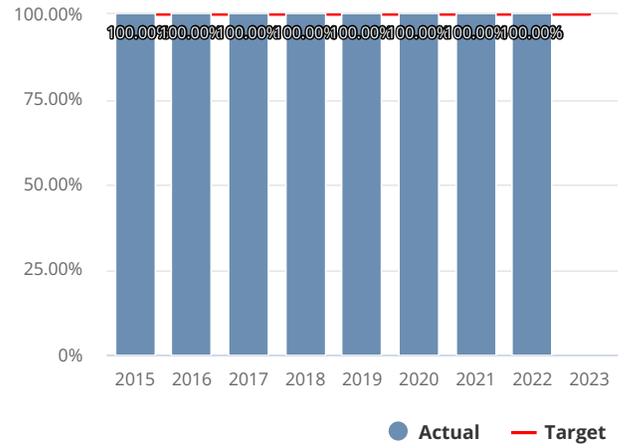
Rick Lamport (Airport)

Collaborators



Stephanie Petsch (Airport)

Percent compliance with all TSA security regulations as per annual inspection.



Analysis 2022



Maximum number of deficiencies cited as per CFR Part 139 compliance standards annual inspection.

Airport Operations Program

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Description

Owner



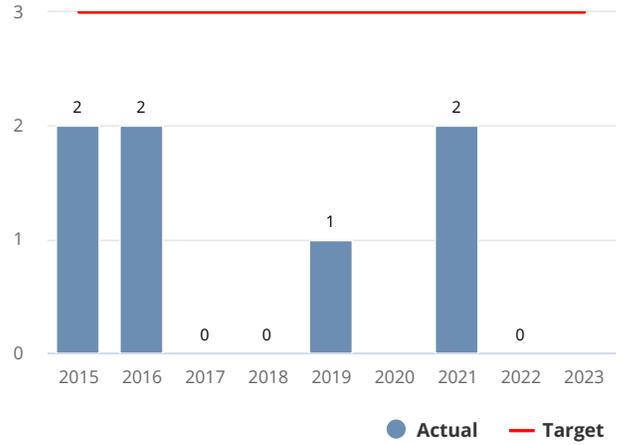
Rick Lamport (Airport)

Collaborators



Stephanie Petsch (Airport)

Maximum number of deficiencies cited as per CFR Part 139 compliance standards annual inspection.



Analysis

2022

Percentage of customer complaints are resolved to satisfaction.
Airport Operations Program

Description

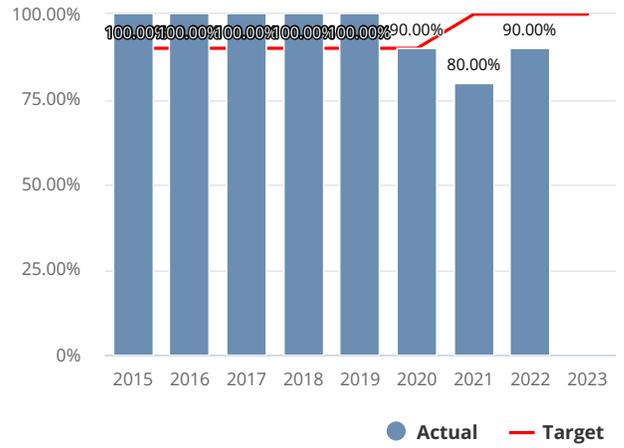
Owner

 Rick Lamport (Airport)

Collaborators

 Stephanie Petsch (Airport)

Percentage of customer complaints are resolved to satisfaction.



Analysis 2022

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Periodic Performance Reports: Facilities and Grou

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

Please see the attached plan, which was updated and approved in April 2023.

Fiscal Impact: N/A

Submitted by: Katherine Haase for Jim Hoock

Submitter's Email Address: jhoock@gunnisoncounty.org

Finance Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

County Attorney Review:

Required

Not Required

Comments:

Reviewed by:

Discharge Date:

Certificate of Insurance Required

Yes No

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\mbirmie

Discharge Date: 4/21/2023

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 30

Agenda Date: 4/25/2023



Gunnison County, CO
Facilities and Grounds Department
275 S. Spruce St.
Gunnison, CO 81230
Phone: (970) 641-8560
Website: www.gunnisoncounty.org

From: John Cattles, Assistant County Manager for Sustainable Operations
Jim Hoock, Facilities Manager

To: BOCC

Date: April 21, 2023

Re: Departmental Performance Update

Facilities is pleased to provide the following update in brief for the department from the past year.

The Facilities and Grounds Department has been experiencing consistent growth in demand for services over the past year. However, our software that provides the data for our plan is being phased out and stopped reporting data for use in ClearPoint about 8 months ago. Up to the point we have data the department averaged 77% of work orders completed within 10 business days. The target is 95%. 100% of emergency work orders were resolved so that business could continue without interruption. 75% of respondents to the employee survey responded positively regarding the cleanliness of buildings. The target is 80%. Targets for on-time completion may need to be adjusted due to the lead time to get parts and the demand for services.

The Courthouse, Blackstock, and HHS buildings all have achieved the energy star standards and all are in the top 90% of energy efficiency compared to like buildings across the country. All of these buildings are operating very efficiently with little downtime. The Library and Airport are also working very efficiently. Some adjustments are underway to optimize the systems at the Airport to increase efficiency further. We experience few disruptions in any of our buildings but the complexity of the systems used does represent a risk when we do have failures. The geothermal systems utilize distributed heating and cooling equipment so failure of one unit rarely causes enough disruption that occupants notice. Our traditional systems are less resilient and have resulted in some failures that have affected comfort to occupants before problems were resolved. Facilities intends to shore up our ability to meet needs with more staff training and contracts for on-call services with contractors capable of working on complex systems.

Facilities is taking a more active role in the maintenance and management of the Airport Terminal. We have hired an additional staff member to conduct daily cleaning during busy seasons who will support facilities with grounds work during summer months.

Facilities has a goal of replacing 100% of components and systems in buildings before the end of their useful life. In order to measure this; conducts annual inspections of all buildings and produces a life-cycle report which forecasts capital needs and energy saving opportunities vs. costs in 5-, 10-, and 20-year increments. This report is utilized to inform the capital investment plan during each budget year. According the life-cycle report the County's main campus facilities, which include: the Airport terminal, ARFF building, Public Works, Public Safety Center, Fairgrounds Multi-Purpose building, HHS, Blackstock, and the Courthouse, have no major systems or

components in need of replacement at this time. Outlying Road and Bridge shop and storage buildings have the greatest replacement needs. The Crested Butte shop is the most urgent and have a renovation begin this year. Plans are underway to assess and plan for capital replacement needs at the Doyleville, Sommerset, and Marble shops.

Finally, the old library location is vacant at this time and plans are underway for a renovation which will allow for some County departments to relocate and make space for growth. Facilities is conducting a needs survey of County departments and will utilize that to recommend a re-organization of current buildings for some departments and design the new space at the library site. Plans for the renovation and reorganization will be completed over the summer.

Gunnison County – Managing Results

Strategic Business Plan Facilities and Grounds Department Revised April 21, 2023

Gunnison County Vision Statement	Gunnison County cherishes its sense of community and place. We strive to preserve and promote the well-being of the County's citizens, natural environment and rural character. We will deliver services and set standards that reflect our values and preserve our unique quality of life for present and future generations to enjoy.
Department Mission	The mission of the Facilities and Grounds Department is to provide stewardship of public facilities, and facilities management, maintenance and construction services to County officials and departments so they can provide services in a safe, healthy, clean and comfortable physical environment for staff and the public.
Department Strategic Goals	<ol style="list-style-type: none"> 1. <u>Customer Satisfaction:</u> <ol style="list-style-type: none"> a. By 2024, 95% of respondents to the annual employee survey will rate the quality of services provided by the Department as good or excellent. 2. <u>Health & Safety:</u> The health and safety of County employees and the public using our buildings is paramount and will continue to be a priority as evidenced by: <ol style="list-style-type: none"> a. On an ongoing basis, all County facilities will meet or exceed all requirements included in emergency health orders; b. By July 2023, the Department will implement a Safety Program for its staff; c. By 2023 and every year thereafter, 100% of County facilities will meet or exceed Environmental Air Protection (EPA) air quality standards; d. By 2023 and every year thereafter, main entrances to Gunnison County Main Campus facilities will be treated for snow and ice 30 minutes prior to the start of regular business hours; e. By 2024, 87% of respondents to the annual employee survey will rate the quality of custodial cleaning services as good or excellent; and f. By 2024, 90% of respondents to the annual employee survey will state that they strongly or somewhat agree that they feel safe from the threat of violence in County facilities. 3. <u>Staff Training and Certification:</u> <ol style="list-style-type: none"> a. By January 1, 2025, 25% of Department staff will be trained in climate-control systems operation and service. 4. <u>Strategic Partnerships:</u> The Department seeks to be a strategic partner with all other County departments and form highly productive work relationships, as evidenced by: <ol style="list-style-type: none"> a. By August 2023, the Department will engage in collaborative building-use planning; b. By December 31, 2023, maintenance software logins will be limited to department designees in order to organize work orders at the department level, eliminate assumed priorities by the Facilities staff, and reduce duplicates and unnecessary requests; c. By December 31, 2023, in collaboration with departments located within the Blackstock Government Center, the Department will seek the expertise of space planners with the goal of updating and standardizing workspaces and workflows; and d. By January 2024, each department will designate one or more persons through which all work orders will be submitted. 5. <u>Energy Efficiency:</u> <ol style="list-style-type: none"> a. By 2025, a process will be in place to measure life-cycle planning effectiveness to measure the ratio between the net costs of replacements and energy savings will balance over their life expectancy and result in

	<p>lower carbon emissions to align with the Board of County Commissioners' strategic energy goals;</p> <p>b. By 2028, the County Courthouse, Blackstock Government Center, O'Leary Building and Gunnison-Crested Butte Regional Airport will qualify for Energy Star ratings; and</p> <p>c. By 2030, 100% of Gunnison County buildings will be electrified, and Main Campus buildings will have onsite energy generation.</p>
Department Manager	Facilities Manager Jim Hoock
Department Performance Management Point of Contact	Facilities Manager Jim Hoock
Program / Activity Structure	<p>Facilities and Grounds / Gunnison County Airport Campus</p> <p>Facilities and Grounds / Gunnison County Public Works Campus</p> <p>Facilities and Grounds / Gunnison County Main Campus</p> <p>Facilities and Grounds / Gunnison County Housing</p>

Program	Facilities and Grounds
Program Purpose Statement	The mission of the Facilities and Grounds Program is to provide stewardship of public facilities, and facilities management, maintenance and construction services to County officials and departments so they can provide services in a safe, healthy, clean and comfortable physical environment for staff and the public.
Program Key Results	<ul style="list-style-type: none"> 🔑 100% of air quality samples taken from inside the Airport Campus buildings meet or exceed Environmental Air Protection (EPA) air quality standards; 🔑 60% of Gunnison County Public Works Campus non-emergency, high-priority work orders receive an on-site response within two business days; 🔑 100% of main entrances to Gunnison County Main Campus facilities are treated for snow and ice 30 minutes prior to the start of regular business hours; 🔑 100% of business days, the Gunnison County Main Campus buildings are cleaned; and 🔑 100% of emergency Gunnison County Housing work orders receive a response within one hour.
Program Manager	Facilities Manager Jim Hoock
Activity	Gunnison County Airport Campus
Activity Purpose Statement	The purpose of the Gunnison County Airport Campus Activity is to provide facility and grounds maintenance, contractor oversight and facility planning services to the Gunnison-Crested Butte Regional Airport and its partners so they can deliver a quality experience to their customers in a safe, healthy, clean and comfortable environment.
Services that Comprise the Activity	<ul style="list-style-type: none"> • Air Quality Samples • Campus-use Plan • Contract Oversight Services • Daily Building Cleanings • Emergency (has impacts to life, safety, health) Work Order Responses • General Maintenance Unplanned Repairs • Landscape Upkeep Visits • Life-cycle Plans • Planned Maintenance Visits • Semi-annual Deep Building Cleanings • Snow Removal Assists
Activity Performance Measures (Measure & Target)	<p><u>Result Measures:</u></p> <ul style="list-style-type: none"> 🔑 100% of air quality samples taken from inside the Airport Campus buildings meet or exceed Environmental Air Protection (EPA) air quality standards; • 100% of critical systems and components are identified for replacement prior to their end of life; • 100% of the time, the airport security equipment and systems are functioning; • 100% of emergency work orders receive a response within one hour; • 100% of days, the buildings are cleaned; and

	<ul style="list-style-type: none"> • 95% of the time, interior building temperatures are within designed set points. <p><u>Output Measures:</u></p> <ul style="list-style-type: none"> • 365 daily building cleanings provided; • 8 planned maintenance visits provided; • 2 emergency work order responses provided; • 6 general maintenance unplanned repairs provided; • 365 air quality samples taken; and • # gallons of water used per square foot of landscaping. <p><u>Demand Measures:</u></p> <ul style="list-style-type: none"> • 8 general maintenance unplanned repairs expected to be required. <p><u>Efficiency Measures:</u></p> <ul style="list-style-type: none"> • \$ spent on unplanned repairs.
Activity	Gunnison County Public Works Campus
Activity Purpose Statement	The purpose of the Gunnison County Public Works Campus Activity is to provide facility and grounds maintenance, contractor oversight and facility planning services to the Gunnison County Public Works Department so it can fulfill its own mission in safe, healthy, clean and comfortable buildings.
Services that Comprise the Activity	<ul style="list-style-type: none"> • Air Quality Samples • Backflow Certifications • Campus-use Plan • Contract Oversight Services • Daily Building Cleanings (District 1 offices and bathrooms) • Emergency (has impacts to life, safety, health) Work Order Responses • General Maintenance Unplanned Repairs • Landscape Upkeep Visits • Life-cycle Plans • Planned Maintenance Visits • Roof Snow Removals • Semi-annual Deep Building Cleanings • Sites: <ul style="list-style-type: none"> ○ District 1 Main Offices and Shop ○ Four Remote Road & Bridge Shops ○ Landfill ○ Somerset Park ○ Water Treatment Plant ○ Whitewater Park Restrooms
Activity Performance Measures (Measure & Target)	<p><u>Result Measures:</u></p> <ul style="list-style-type: none"> • 60% of Gunnison County Public Works Campus non-emergency, high-priority work orders receive an on-site response within two business days; • 100% of air quality samples taken from inside the Public Works campus buildings meet or exceed Environmental Air Protection (EPA) air quality standards; • 100% of critical systems and components are identified for replacement prior to their end of life; • 100% of days, the District 1 offices and bathrooms are cleaned; • 100% of emergency work orders receive a response within one hour; and • 95% of the time, interior District 1 office building temperatures are within designed set points. <p><u>Output Measures:</u></p> <ul style="list-style-type: none"> • 248 business-day District 1 office building cleanings provided; • 6 planned maintenance visits provided; • 4 emergency work order responses provided; • 6 general maintenance unplanned repairs provided; • 12 air quality samples taken; and • # gallons of water used per square foot of landscaping. <p><u>Demand Measures:</u></p> <ul style="list-style-type: none"> • 6 general maintenance unplanned repairs expected to be required.

	<u>Efficiency Measures:</u> <ul style="list-style-type: none"> • \$ spent on unplanned repairs.
Activity	Gunnison County Main Campus
Activity Purpose Statement	The purpose of the Gunnison County Main Campus Activity is to provide preventative maintenance, emergency standby maintenance, ground maintenance and management services to departments located within main campus buildings so they can so they can deliver a quality experience to their customers in a safe, healthy, clean and comfortable environment.
Services that Comprise the Activity	<ul style="list-style-type: none"> • Air Quality Samples • Campus-use Plans • Construction Projects • Contract Oversight Services • Daily Building Cleanings • Emergency (has impacts to life, safety, health) Work Order Responses • General Maintenance Unplanned Repairs • Landscape Upkeep Visits • Life-cycle Plans • Planned Maintenance Visits • Remodeling Projects • Seasonal Decoration Designs and Installations • Semi-annual Deep Building Cleanings • Sites: <ul style="list-style-type: none"> ○ Blackstock Government Center (221 N. Wisconsin Street) ○ County Courthouse (200 E. Virginia Avenue) ○ Facilities Shop (275 S. Spruce Street) ○ Fairgrounds (275 S. Spruce Street) ○ Former Library (307 N. Wisconsin Street) ○ Public Safety Center (510 W. Bidwell Avenue) ○ O’Leary Building (220 N. Spruce Street) ○ Satellite Building (202 E. Georgia Avenue) • Snow Removals • Workspace Plans
Activity Performance Measures (Measure & Target)	<u>Result Measures:</u> <ul style="list-style-type: none"> 🔑 100% of main entrances to Gunnison County Main Campus facilities are treated for snow and ice 30 minutes prior to the start of regular business hours; 🔑 100% of business days, the Gunnison County Main Campus buildings are cleaned; • 100% of critical systems and components are identified for replacement prior to their end of life; • 100% of air quality samples taken from inside the Main County Campus buildings meet or exceed Environmental Air Protection (EPA) air quality standards; • 100% of the time, the security equipment and systems are operational; • 100% of business days, the buildings are cleaned; • 100% of emergency work orders receive a response within one hour; • 90% of non-emergency, high-priority work orders receive an on-site response within one business day; and • 95% of the time, interior building temperatures are within temperature recommendations of 68-76 degrees. <u>Output Measures:</u> <ul style="list-style-type: none"> • 248 business-day office building cleanings provided; • # planned maintenance visits provided; • 6 emergency work order responses provided; • 24 general maintenance unplanned repairs provided; • 96 air quality samples taken; and • # gallons of water used per square foot of landscaping per site. <u>Demand Measures:</u>

	<ul style="list-style-type: none"> • 24 general maintenance unplanned repairs expected to be required; and • # gallons of water expected to be needed per square foot of landscaping per site. <p><u>Efficiency Measures:</u></p> <ul style="list-style-type: none"> • \$ spent on unplanned repairs.
Activity	Gunnison County Housing
Activity Purpose Statement	The purpose of the Gunnison County Housing Activity is to provide emergency response, capital planning and asset maintenance services to the Gunnison County Housing Authority so it can make their investments last and ensure they are well managed to minimize cost and maintain quality.
Services that Comprise the Activity	<ul style="list-style-type: none"> • Annual Inspections • Capital Plans • Emergency (has impacts to life, safety, health) Work Order Responses • Landscape Design and Management Services • Sites: <ul style="list-style-type: none"> ○ Elk Valley Townhomes ○ Mountain View Apartments ○ Sawtooth
Activity Performance Measures (Measure & Target)	<p><u>Result Measures:</u></p> <ul style="list-style-type: none"> •  100% of emergency Gunnison County Housing work orders receive a response within one hour. <p><u>Output Measures:</u></p> <ul style="list-style-type: none"> • 3 emergency work order responses provided. <p><u>Demand Measures:</u></p> <ul style="list-style-type: none"> • N/A <p><u>Efficiency Measures:</u></p> <ul style="list-style-type: none"> • \$ expenditure per emergency work order response provided.