

GUNNISON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MEETING AGENDA

DATE: Tuesday, July 8, 2025

Page 1 of 1

PLACE: Board of County Commissioners' Meeting Room at the Gunnison County Courthouse
(REMOTE OPTION BELOW)

8:30 am

- Southwest Colorado Opioid Regional Council 2025-2026 Grant Report Discussion

9:00 am

- Gunnison Fire Station, Needs & Feasibility Assessment Discussion
- 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://gunnisoncounty-org.zoom.us/j/89798905619>

One tap mobile

+12532158782,,82753657556#,,,,*471302# US (Tacoma)

+13462487799,,82753657556#,,,,*471302# US (Houston)

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Southwest Colorado Opioid Regional Council 2025-20

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

Opioid Presentation

Fiscal Impact:

Submitted by: Holly Perry

Submitter's Email Address: hperry@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\jcattles

Discharge Date: 6/26/2025

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 30

Agenda Date: 7/8/2025



SOUTHWEST COLORADO OPIOID REGIONAL COUNCIL

2025-2026 Investment Report



Introduction

The Southwest Colorado Opioid Regional Council is committed to addressing the opioid crisis across Montrose, Delta, Gunnison, Hinsdale, Ouray, and San Miguel Counties.

This report provides an overview of the funded programs, highlighting their goals, target populations, and the impact they are expected to have on their communities. It also reflects the council's commitment to building healthier, more resilient communities through collaborative, community-driven solutions. Over the next two years, the council has awarded \$1.5 million in opioid settlement funds to support innovative programs that address the opioid epidemic at its roots. These funds are aimed at prevention & education, treatment, recovery, harm reduction and criminal justice to create lasting change.

Program Highlights by County

Delta County

River Valley Family Health Centers - Increasing Access to Medication for Opioid Assisted Disorder (MOUD) (\$155,210): Expanding MOUD services for uninsured patients, including Narcan distribution and support for social determinants of health. With this funding River Valley will cover a portion of a clinician's time spent on unbillable MOUD services. This program will provides mentoring for new medical providers, expand Narcan kiosks to Ouray and Norwood, provide one-time support for needs such as food, clothing and transportation, and host an annual Community Sober Living Event.

Western Colorado Area Health Education Center (WCAHEC) - (\$120,000): This funding will support the facilitation of community opioid response groups, outreach materials for schools and community events, training resources, resources fairs, maintain Naloxone kiosks and coordination efforts. Educational efforts include school-based Opioid Awareness weeks and health profession training initiatives.

Gunnison and Hinsdale Counties

Crested Butte State of Mind - Therapy Scholarship Program (\$40,000): Providing 20 therapy scholarships annually to uninsured residents, reducing barriers to behavioral health care focused on OUD/SUD. This program offers up to 10 free counseling sessions per person and provides behavioral health navigation to connect individuals to appropriate care.

Gunnison Sanctuary Housing - Sober Living Home for Women and Children (\$140,000): Creating a safe, structured living environment for women in recovery, including mothers with children. This program will purchase a 4+ bedroom home for long-term sobriety support and will partner with Oxford House to provide experienced management and support. Funds will be used to cover a portion of the down payment to purchase the home.



Gunnison Valley Mentors - Rite of Passage Project (\$100,000): Serving at-risk youth through the evidence-based "rite of passage" program, focusing on behavioral change and personal growth. The program includes weekly one-on-one mentoring, bi-weekly group sessions, and monthly therapeutic groups led by licensed psychologists.

Western Colorado University - Harm Reduction Workforce Development (\$215,600): Funding harm reduction for eight fellowships for graduate students to expand behavioral health workforce capacity. Fellows will work with local organizations within the region to provide education, harm reduction services, and professional training.

Montrose County

River Valley Family Health Centers - Increasing Access to Medication Assisted Treatment (MAT) (\$155,210): (see Delta County section).

Advantage Treatment Centers - ENACT Program (\$292,740): Expanding treatment services for justice-involved individuals, including residential and outpatient care. Housed in Montrose, this program will add 12 Intensive Residential Treatment (IRT) beds to their facility that serves clients from San Miguel, Ouray, Montrose, Delta, Hinsdale, and Gunnison counties, creating a community corrections and treatment hub for justice-involved clients.

San Miguel and Ouray Counties

San Miguel and Ouray Counties Juvenile Services - Prevention and Education Expansion (\$200,000): Supporting youth and family programs to reduce substance use through prevention education and community engagement. Funding will expand the delivery of existing programs, add peer mentoring groups, social media security, and monthly parent support groups in San Miguel and Ouray counties.

Tri-County Health Network - Recovery Access Fund (\$185,434): Providing financial support for vouchers for OUD/SUD treatment and care coordination. This program includes individualized care coordination, financial vouchers for treatment sessions, and ongoing client assessments for community members in San Miguel and Ouray counties.

Telluride Regional Medical Center - Medically Assisted Treatment (\$48,877): Offering low-cost MAT services and Narcan distribution to low-income residents. This program provides sliding-scale MAT services, patient education, and support for 7 to 12 patients annually.





Funding by Service Area 2025-2026



Prevention & Education

- WCAHEC
 - \$120,000
- Gunnison Valley Mentors
 - \$100,000
- San Miguel & Ouray Counties Juvenile Services
 - \$200,000



Treatment

- Crested Butte State of Mind
 - \$40,000
- River Valley Family Health
 - \$155,210
- Tri-County Health Network
 - \$185,433
- Telluride Regional Med Center
 - \$48,877



Recovery

- Gunnison Sanctuary Housing
 - \$140,000



Harm Reduction

- WCU Workforce Development
 - \$215,600
- WCAHEC
 - \$120,000



Criminal Justice

- Advantage Treatment Centers
 - \$492,790

Conclusion

The Southwest Colorado Opioid Regional Council's investment in these 10 innovative programs represents a big step toward reversing the devastating impact of the opioid crisis in our communities. By focusing on prevention, treatment, recovery, workforce development, criminal justice and harm reduction, these initiatives are not just treating the symptoms of the crisis but addressing its root causes.

Over the next two years, this funding will create lasting change by expanding access to critical services, building a more resilient behavioral health workforce, and fostering collaboration among community partners. From training the next generation of behavioral health professionals to supporting youth at risk, these programs are creating pathways to recovery and providing hope for a healthier future.

As we move forward, we remain committed to listening to the needs of our communities, leveraging local partnerships, and adapting our strategies to meet the evolving challenges of the opioid crisis. Together, we can build a stronger, healthier Southwest Colorado, where every individual has the opportunity to thrive.

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: ADDED IN MEETING - SWCORC Powerpoint

Action Requested:

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

Fiscal Impact:

Submitted by:

Submitter's Email Address:

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:

Discharge Date:

Consent Agenda

Regular Agenda

Worksession

Time Allotted:

Agenda Date:

REGION 14 INVESTMENT REPORT

SOUTHWEST REGIONAL
OPIOID ABATEMENT COUNCIL

2025 - 2026



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Colorado Opioid Settlement Funds



**\$868
Million**

Total amount
of anticipated
funds



312

Participating
Colorado local
government
entities

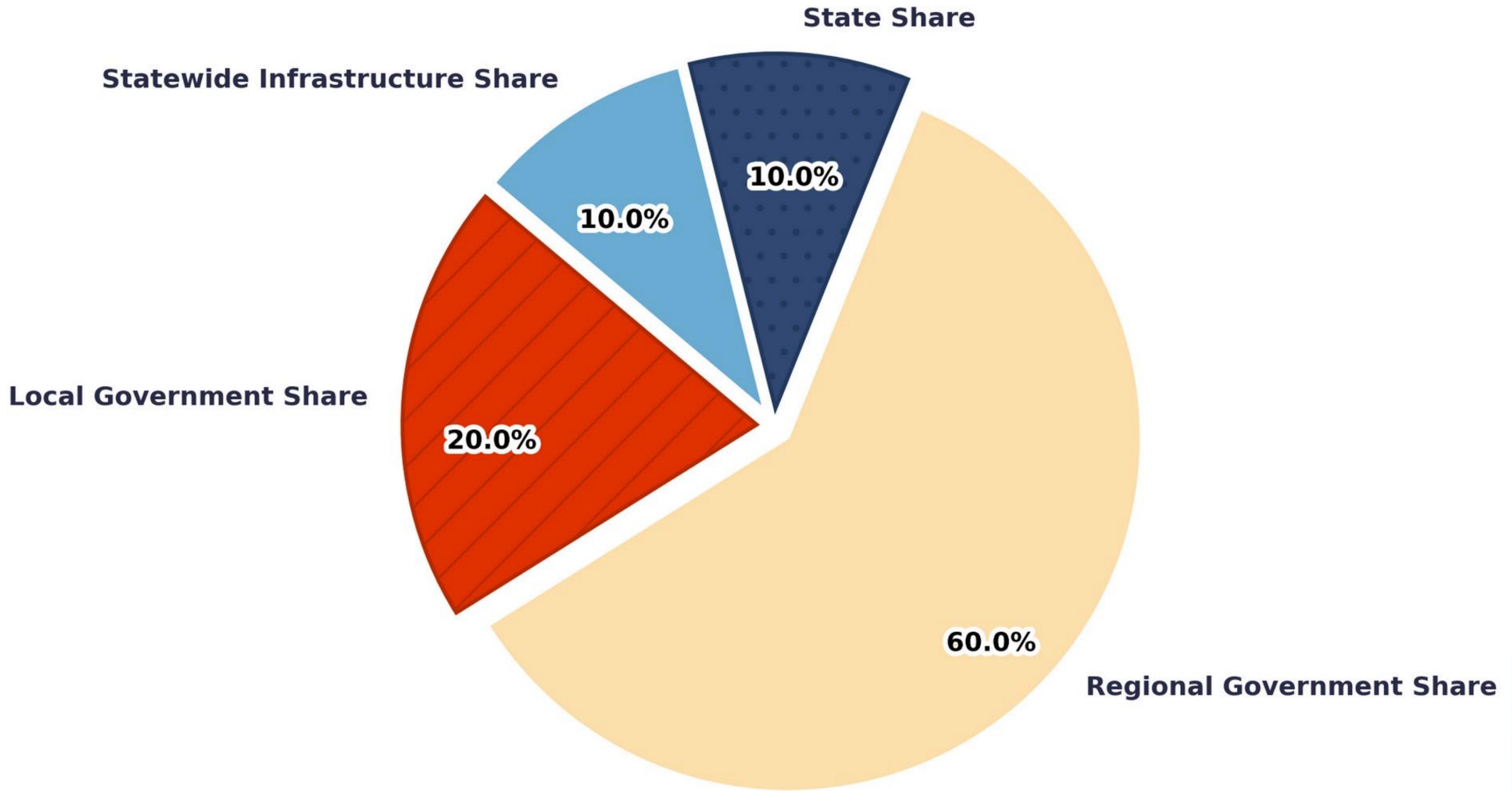


**\$132.6
Million**

Total funds
received as of
12/31/2024



Distribution Framework



Distribution Framework

60 % Regional Share

- 19 regional councils determine how to distribute & manage funds



Distribution Framework

60 % Regional Share

- 19 regional councils determine how to distribute & manage funds

20 % Local Government Share

- May direct funds to region or manage them according to same requirements



Distribution Framework

60 % Regional Share

- 19 regional councils determine how to distribute & manage funds

20 % Local Government Share

- May direct funds to region or Manage them according to same requirements
- Delta County - \$150,000 (2022 - 2024)

10% State Infrastructure

- Managed by Colorado Opioid Abatement Council (COAC)
- \$9.4 Million 2023 - 2025





Distribution Framework

60 % Regional Share

- 19 regional councils determine how to distribute & manage funds

20 % Local Government Share

- May direct funds to region or Manage them according to same requirements

10% State Infrastructure

- Managed by Colorado Opioid Abatement Council
- \$9.4 Million 2023 - 2025

10% State Share

- \$12Million in 2023 and 2024



Region 14



\$8.5 Million - Anticipated revenue over 18 years



\$1.5 Million – Budgeted for 2025 - 26 Grant Cycle to Cover 2 - Years

- 39 applications received for \$9.5 Million
- 10 agencies awarded funding for \$1.5 Million





SIX CORE SERVICE AREAS



Prevention
& Education



Treatment



Harm
Reduction



Recovery



Law
Enforcement



Planning &
Coordination





Prevention & Education



GOAL: Develop and implement programs to prevent opioid disorder and reduce stigma

WCAHEC.....	\$.60,000
Gunnison Valley Mentors	\$100,000
San Miguel & Ouray Juvenile Services. . .	\$200,000
TOTAL.....	\$360,000





Treatment



GOAL: Expand and increase treatment options and infrastructure across the region.

Crested Butte State of Mind	\$ 40,000	
River Valley Family Health	\$ 155,210	
Tri- County Health Network	\$185,433	
Telluride Regional Med Center	\$ 48,877	
Advantage Treatment Center	\$292,739	

 **TOTAL**

	\$7.22,260
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Recovery



GOAL: Expand recovery options and reduce stigma associated with substance use disorder.

Gunnison Sanctuary Housing \$140,000





Harm Reduction



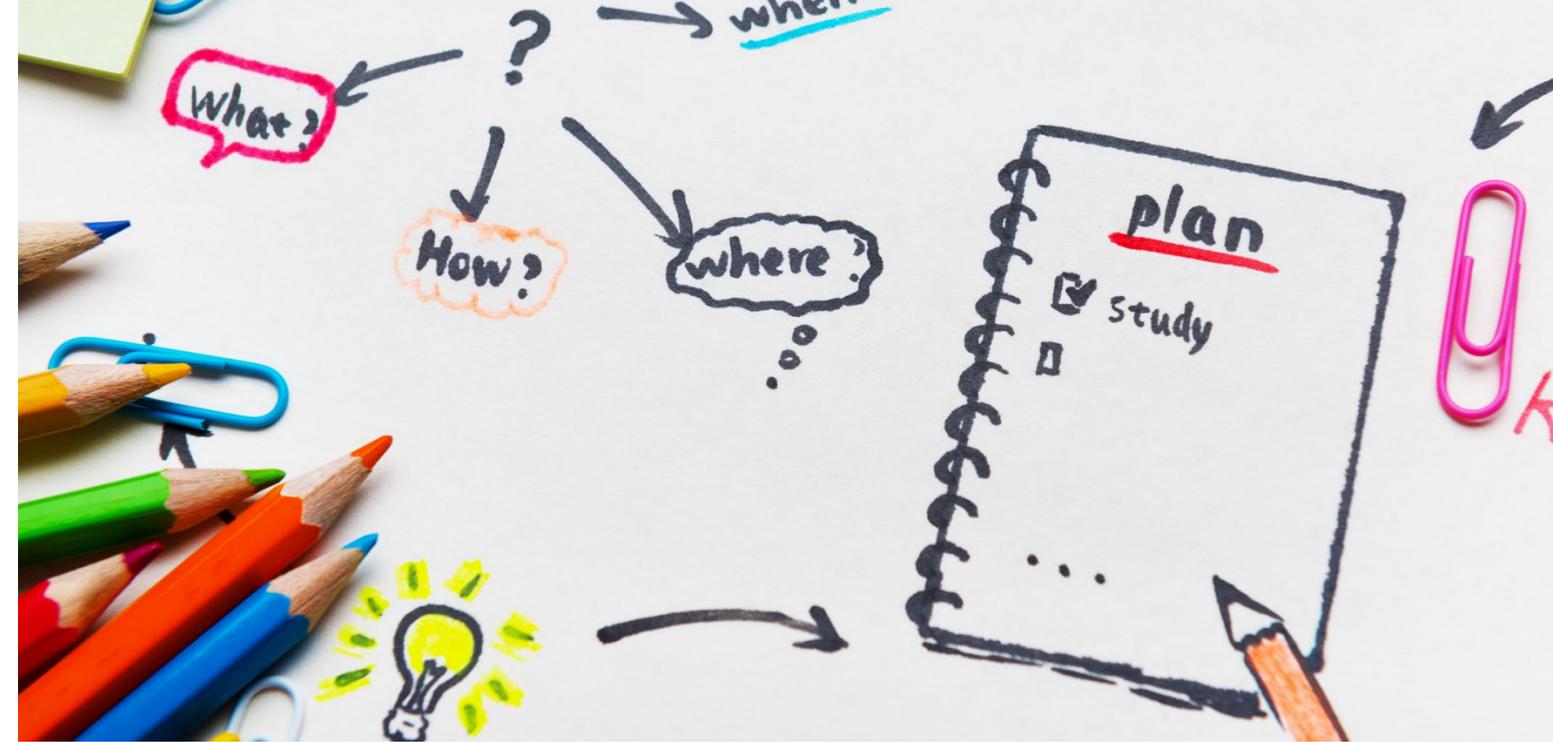
GOAL: Increase access to harm reduction resources and develop surveillance and family support systems

WCU Workforce Development	\$215,600
WCAHEC	\$.60,000
TOTAL	\$275,600





Planning & Admin



Admin

United Way/Montrose County . . . \$ 178,022

Planning

Facilitation \$ 121,883





Gunnison County Programs



- Crested Butte State of Mind
- Gunnison Sanctuary Housing
- Gunnison Valley Mentors
- Western Colorado University





QUESTIONS?



AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Gunnison Fire Station, Needs & Feasibility Assessm

Action Requested: Discussion

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

Gunnison Fire Station Discussion

Fiscal Impact:

Submitted by: Holly Perry for Matthew Birnie

Submitter's Email Address: hperry@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\Hperry

Discharge Date: 7/3/2025

Consent Agenda

Regular Agenda

Worksession

Time Allotted: 60

Agenda Date: 7/8/2025

Agenda Report

Date: July 3, 2025
To: Gunnison, Board of County Commissioners
From: Hugo Ferchau, Fire Chief, Gunnison County Fire Protection District
Amanda Wilson, City Manager, City of Gunnison
Subject: Work Session: Gunnison Fire Station, Needs & Feasibility Assessment

Background:

The existing firehouse at 217 W. New York Avenue in Gunnison, Colorado was constructed in 1974 and is no longer adequate to meet the health, safety, and operational needs of the volunteer firefighters that serve an area of approximately 2,700 square miles. In recognition of these challenges, the City of Gunnison and the Gunnison County Fire Protection District (GCFPD) recently executed two Intergovernmental Agreement (IGA)'s with the following purposes:

1. City of Gunnison formally contracted fire protection services to the Gunnison County Fire Protection District; and
2. Replace Fire Station with specifics on shared objectives, roles, and responsibilities.

In 2024, the City and GCFPD secured a Department of Local Affairs (DOLA) grant to conduct a comprehensive Needs and Feasibility Assessment. Completed in June 2025 by Neenan Architecture, the assessment (Attachment No. 1) considered:

- Do nothing.
- Act now to pursue building a functional, safe, and durable firehouse that can be used to serve the community for many years.
- Delay action and reassess the firehouse situation in the future.

Ultimately, the assessment validates critical deficiencies and outlines three conceptual options for a new facility, each with associated costs, timelines, and site implications. On June 24, 2025, City Council and the GCFPD Board participated in a joint work session to discuss the results of the assessment. Subsequently, the entities unanimously acted as follows:

Approved the Fire Station, Needs & Feasibility Assessment, electing to replace the firehouse and its existing location (Option 2) based upon the programming and cost estimates, as presented, and accepted the split facility (Option 3) as the secondary preference. Directed staff to proceed with exploring funding mechanisms for City Council's discussion and to proceed with requesting Gunnison County transfer ownership of land to the City and GCFPD to accommodate the new facility.

The basis of these decisions considered the acquisition uncertainty and potential long-term economic impact of Option 1 (Dollar Store site), and the costliness of Option 3 (split operations across New York Avenue). Additionally, the governing bodies recognized the

need to pursue funding mechanism(s) in 2025 to address the significant health and safety risks of continuing operations at the existing facility. Lastly, the entities considered their confidence in the cost estimates and “shovel-ready” nature of project provided the executed and active design-build contract with Neenan Archistruction.

Future implementation will require significant capital investment, including potential voter-approved funding. No actions or decisions regarding the funding strategy have occurred to date. Next steps include the following:

- July – October: public information; needs campaign
- July – August: engage with Gunnison County regarding conveyance of property
- July 17, 2025: Joint Work Session, Review Funding Options
- August 19, 2025: Joint Work Session with GCFPD, Funding Strategy
- August 26, 2025: Set Ballot Measure, if/as applicable

Attachments:

1. Gunnison Fire Station – Needs & Feasibility Assessment, Neenan Archistruction



Gunnison Fire Station NEEDS + FEASIBILITY ASSESSMENT

06. 24. 2025

NEENAN
ARCHITECTURE®

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08	Conditions of Satisfaction
09	Building Program
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16	Concept Designs
27	Cost Estimates and Schedules
28	Appendix

Executive Summary

The Gunnison Volunteer Fire Department (GVFD) operates out of a firehouse built in 1974 and covers a fire district area of approximately 2,700 square miles. That is an area larger than the state of Delaware (2,489 sq mi) with diverse alpine, forest and shrubland environments. The current firehouse no longer meets the functional, safety, or health needs of the firefighters. A 2017 building assessment rated the facility as poor and nearing or beyond its useful life. Conditions have since deteriorated further. Critical issues include aging infrastructure, lack of proper ventilation, inadequate safety systems, and insufficient space for operations, posing significant risks to firefighter health, equipment security, and emergency response capabilities.

Firefighters face elevated health risks due to prolonged exposure to carcinogens and contaminants that remain present in the current facility. The apparatus bays lack physical separation from common areas, and there is no effective ventilation or filtration system. Existing exhaust mitigation systems are outdated and no longer serviceable. Furthermore, equipment valued at over \$17 million is housed in a building without fire suppression or a monitored alarm system—placing both the department and the community at risk.

The current site lacks sufficient space for safe apparatus maneuvering, training, decontamination, or expansion. The facility is overcrowded, with volunteers forced to operate in cramped quarters and unsafe proximities. With volunteer members living increasingly farther from town due to housing challenges, the absence of on-site sleeping quarters limits GVFD's ability to maintain optimal response times.

The City of Gunnison and Gunnison County Fire Protection District have three options in front of them; One, do nothing and continue to put the volunteer's health and safety at risk. Two, act now to pursue building a functional, safe, and durable firehouse that can be used to serve the community for many years. Three, delay action and reassess the firehouse situation in the future. Inherently, delaying will continue to put the volunteer's health and safety at risk and millions of dollars' worth of equipment. Delaying also means that taxpayers will be burdened by increased costs of replacement in the future and on-going maintenance.

To address these urgent concerns, Gunnison County Fire Protection District and the City of Gunnison, set out to create this Needs and Feasibility Assessment to validate the issues above and create a project plan (concept design & estimate) for a replacement firehouse. The assessment was funded by a DOLA grant, and Neenan Archistruction, an integrated design-build firm, was engaged to create the assessment report and to be the design-builder for a replacement firehouse. Since 1966, Neenan has been creating community spaces for small towns across Colorado. With Neenan, there is one team, providing guarantees for design, scope, cost, and schedule. The team conducted a program analysis, site evaluation, studied comparable fire stations, defined operational goals through a series of collaborative workshops, and established a set of guiding Conditions of Satisfaction. Financial stewardship was the most important condition for the volunteer firefighters followed by operational safety, durability, neighborhood compatibility, flexibility, and community connection.

Following an extensive review of site locations three project options were explored:

Option 1 – ‘Dollar Tree’ Site: Build a new, full-service firehouse with 5 pull-through bays on a new site, allowing continued use of the existing station during construction. This option offers the least operational disruption and aligns with the desired building program but requires property acquisition.

Option 2 – Expand South of Existing Site: Acquire land south of the current station to construct a phased project—first building temporary operations across the street, followed by demolition and replacement of the current station with a 6-bay firehouse. This option maximizes the use of owned property but extends the construction timeline.

Option 3 – Build on Current Owned Properties: Utilize existing parcels on both sides of W. New York Avenue without acquiring new land. This approach is the most space-constrained and operationally complex, requiring phased construction extending the project timeline.

Each option incorporates energy-efficient systems, durable materials, and anticipates future community growth and increased service demands. The community also benefits in that a modern functional firehouse can contribute to acquiring insurance and controlling premium increases.

After evaluation of site constraints, development feasibility, and alignment with GVFD priorities, city and fire department staff aligned on the following recommendation:

Functionally, the preferred site for the new firehouse is the “Dollar Store” lot and the District-owned lot immediately south of it (“Option 1”). This location is more cost-effective in the short term. However, the Dollar Store lot, currently appraised at \$1.47 million, is owned by Gunnison County and controlled by Gunnison Valley Health. It is not for sale currently, introducing uncertainty to the project timeline. Further, the Dollar Store site is located on Highway 50 in the Central Business District (CBD), an area zoned for commercial and mixed-use development. This presents significant long-term economic opportunities, including increased property, sales, and lodging tax revenues. Using this site for a firehouse could result in lost economic potential. While public facilities can catalyze adjacent development, the economic impact of placing a non-revenue-generating fire house here is uncertain and unlikely to be in the best interest of the public.

Utilizing property already owned by the City and District, including the existing firehouse site and the lot south of the Dollar Store (“Option 3”), offers administrative advantages. While the split-facility design is not ideal, it is functionally feasible. However, this option is the most expensive and limits future potential for more economically beneficial development on the District-owned lot.

Given the acquisition uncertainty and potential economic impact of Option 1, and the costliness of Option 3, staff recommend proceeding with replacing the existing firehouse, at the current firehouse site (“Option 2),” beginning design and construction in 2026 with an estimated completion date of 2028. This recommendation includes acquiring a portion of the adjacent Gunnison County-owned property to the south. It is recommended the governing bodies proceed with pursuing funding mechanism(s) in 2025 to address the significant health and safety risks of continuing operations at the existing facility.

Staff further recommend the City and District pursue funding mechanisms in 2025 to address the significant health and safety risks posed by continued operations in the existing facility. In parallel, staff will explore alternative locations for the temporary structure needed during construction. Ideally, the temporary facility could later be repurposed for private business use. Additionally, this option allows the District to consider selling the lot south of the Dollar Store to offset project costs and support future economic development.

A new firehouse is essential not only to safeguard the health and effectiveness of Gunnison's volunteer firefighters but also to ensure continued, reliable emergency services for the growing community that relies on a 145-year legacy of professional volunteer firefighters that respond to vehicle accidents, wildland and structure fires, swift water rescue, and other emergencies.

Reference Appendix A for Gunnison County Fire Protection District map.

Needs Assessment

The existing firehouse has numerous issues to be addressed: the age of the building and systems, the space available, and safety issues. In 2017 a building assessment was completed and determined the building is “nearing or beyond it’s useful life.”

Firefighters face numerous health risks, including cancer, cardiovascular disease, and mental health issues. Exposure to toxic chemicals, smoke, and extreme temperatures during their work contributes to these problems. Firefighters are at a significantly higher risk of developing various cancers, including colon, brain, bladder, kidney, and Hodgkin’s lymphoma. This is due to exposure to toxic chemicals and smoke during fires. These chemicals and carcinogens are carried back to the fire house on the fire fighter’s bodies, turnouts, and other equipment. The current facility lacks an outside air ventilation system, air filtering, and physical separation of other workspaces from the apparatus bay. This is a major concern for the health of the volunteer firefighters. They frequently use the facility for meetings, group meals, training and other team events that have them constantly exposed to the carcinogens in the app bay. There is no separation in the building that would prevent the same air circulating around the entire fire house. The current Plymovent system (that attaches to the apparatus exhaust to prevent exhaust from circulating through air space) is an old system that the fire district can no longer get replacement parts for. Firefighters are also at a higher risk for hearing loss, respiratory illnesses, and musculoskeletal injuries. A fitness center separate from the app bay (the current fitness area is on a mezzanine with no physical separation from the apparatus bays) would benefit the health and wellness of the volunteers.

The metal building firehouse was built in 1974 and the mechanical system, electrical and several of the garage doors are original to the building. There are ongoing and constant repairs to the garage doors. Because of the age of the doors, there is a safety concern with the doors failing and crashing down unhindered. This has happened and luckily there wasn’t anyone underneath, but it is a liability for injury. The building is oriented with the main doors facing north. This orientation creates ice at the doors that is a safety hazard when the volunteers are responding to a call. Other building repairs or upgrades needed are roof leaks, poor site drainage, parking lot repairs, HVAC upgrades, a collapsed bay trench drain, inadequate electrical services, heating and ventilation in the bays, and there is no fire suppression system or monitored alarm system. It is estimated that the current building houses \$17.5 million in apparatus and equipment. Without a proper alarm and fire suppression system, this is a risk to the fire protection district and city of losing this equipment at the chance the building catches fire. This happened in other firehouses in Hanover, CO, Hanover County, VA and Los Angeles, CA within the last year. Although there were no major structural issues noted in the 2017 assessment, the new ladder truck weighs more than the other apparatus and when it pulls in and out of the bay the structure shifts. This shifting is visibly noticeable and is a major concern.

The current facility lacks adequate space for firefighting operations. The apparatus are so close together that safety is an issue. While responding to a call, a firefighter was in his seat in the process of shutting the rescue truck door, when the adjacent vehicle left the firehouse. The door was caught on the leaving vehicle and was torn off. This was a close call and only emphasizes the concern of a

firefighter getting injured because the apparatus do not have adequate space for maneuvering or visual inspection of the surrounding area from the driver's seat.

In addition to the apparatus housed at 217 W. New York Ave. the fire district is also leasing space for storage of other apparatus. It would benefit the department to consolidate equipment and eliminate the need for leasing space for storage. The department would also benefit from office space or sleeping quarters that are non-existent now. Due to the current housing climate in Gunnison, Volunteers are moving further away from the city. Having sleeping quarters will ensure that GVFD can sustain acceptable response times moving forward. The firehouse does have a kitchen, meeting room, and fitness space, but they are more appropriately sized for 10-20 staff, whereas the volunteers currently total 40. When there are training courses that outside groups attend, they can reach numbers of 60-80 and there is no space to hold them all. There is a space open to the apparatus bay used for decontamination, lockers, workspace, and tables where volunteers eat. This is not adequate space, nor does it provide safe separation from the apparatus bay contaminates.

The attached facility assessment report outlines some of these issues but was conducted 8 years ago. The conditions have not improved and the estimated costs to repair in the report would have significantly increased. GVFD's recommendation is that further repairs are not an efficient or adequate method for addressing these issues.



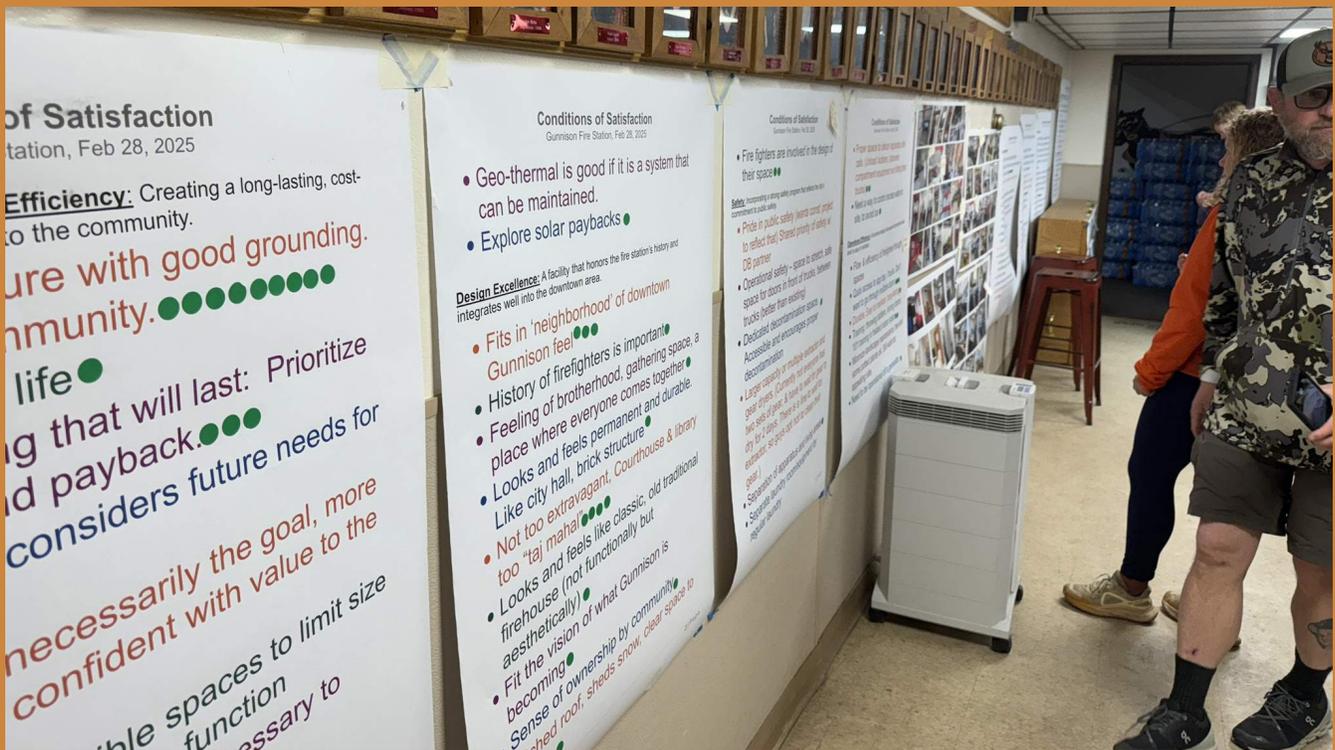
Conditions of Satisfaction

A clear understanding of project goals and priorities will keep the project on track. The project Conditions of Satisfaction (COS) is a roadmap to ensure the project remains focused on the items that matter to GVFD. The options within this report have been developed around these COS. The list of items was gathered in an open forum with the City Manager and the Gunnison Fire Leadership. The GVFD then voted on their top priorities.

The top priority COS for GVFD are:

- Financial Stewardship
- Durability and Maintenance
- Operational Safety and Efficiency
- Fits into the neighborhood
- Multi-use spaces
- Connection to the Community

Reference Appendix B for the full Gunnison Fire Station Conditions of Satisfaction.



Building Program

The building program is a list of spaces required – along with their appropriate sizes – to ensure all functions can be performed safely and efficiently. To develop this program, the design team assessed the current operations within the existing facility and identified challenges caused by space limitations. The program also anticipates future needs, including overnight accommodations, additional offices, and expanded storage, to support the department’s continued growth and evolution. The following is a summary of the required facility square footage.

Space List	Square Feet	Remarks
Apparatus		
Apparatus	7,600	6 Bay + 1 Wash Bay. Bay size approx 19'x80' each, Approx Apparatus sizes: Tower 11'x40', Engine/Tender 10'x30', Brush 9'x25', Hazmat/Squad Truck 8'x20', Boat Trailer 8'x16'. (2 Bays may exist elsewhere as storage and may not be a part of the new-build)
Maintenance & Support	930	Vehicle & Exterior Maintenance, SCBA, Quartermaster, Storage
Decontamination & Lockers	1,305	Decon, Shower, Lockers, Laundry
Subtotal	9,835	
Total with Circulation	11,266	
Admin (FIRST FLOOR)		
Public/Entry	1,624	Entrance, Reception, Museum/Flex
Training	2,744	Training Room, Kitchen, Group Restroom
Administration	1,080	(3) Offices, Watch Room, Storage/Mail, Uniform Storage, IT/MDF
Subtotal	5,448	
Total with Circulation	6,614	
Support Services (FIRST FLOOR)		
Support Services	810	Mech, Elec, Maintenance, Fire Riser
Subtotal	810	
Total with Circulation	1,053	
Living (SECOND FLOOR)		
Sleeping Quarters	1,838	(8) Sleeping rooms, (5) Restrooms w/ Showers, Laundry, Locker Area
Living Quarters	2,200	Day Room, Fitness
Subtotal	4,038	
Total with Circulation	5,653	
Sub Total	24,585	
Gross Factor 3%	738	
BLDG TOTAL	25,323	

Reference Appendix C for the full Building Program.

Representatives from GVFD and the design team toured neighboring stations and Front Range stations to generate ideas for efficient operations. The team took note of features and size of spaces that would be beneficial to GVFD.

Salida Station 11 – Built 2024

611 Oak Street, Salida, CO

- 5.5 Bays, 7 Bunks, Dayroom, Fitness, Training and 4 Offices
- 1 Story, 21,000sf



Canyon City Station 3 – Built 2023

3016 E. Hwy 50, Canyon City, CO

- 3 Bays, 9 Bunks, Dayroom, Fitness, Training and 7 Offices
- 1 Story, 20,445sf



Greeley Station 6 – Built 2020

10603 20th Street, Greeley, CO

- 4 Bays, 13 Bunks, Dayroom, Fitness, Training and 7 Offices
- 2 story, 19,114sf



Greeley Station 1 – Built 2017

1155 10th Avenue, Greeley, CO

- 4 Bays, 12 Bunks, Dayroom
- 2 Story, 24,923sf



Site Evaluation

The existing firehouse is on a 0.31 acre site. The building takes up approximately 70% of the allowable build area. The building space analysis helped determine that we would need approximately 2 acres to build a firehouse that meets all the needs. To utilize the existing site, the current firehouse would need to be demolished temporarily displacing GVFD operations during construction of the new firehouse. It would be more practical to build on an adjacent or separate site for GVFD to remain operational in their current building until the new facility was ready for move-in. Gunnison Fire Protection District owns the property across W. New York Ave, but this site is not large enough itself to accommodate the full building size necessary.

GVFD created a list of possible sites within Gunnison to be evaluated for locations to build: 217 W. New York (Existing), 231 W. Tomichi (Dollar Tree), 801 & 821 N. Wisconsin (North), 700 W. Virginia (Church), and 300 S. 10th St. (Scrapyard). The Design-build team and GVFD met for a work session to evaluate the site options on 3/5/25. A list of attributes was created to rate the potential sites with. This allowed the team to evaluate the viability of the locations more objectively. For this exercise, the existing site was considered with additional acreage to the south because of the possibility of acquiring that land from the county. With the additional acreage, it would meet facility requirements.

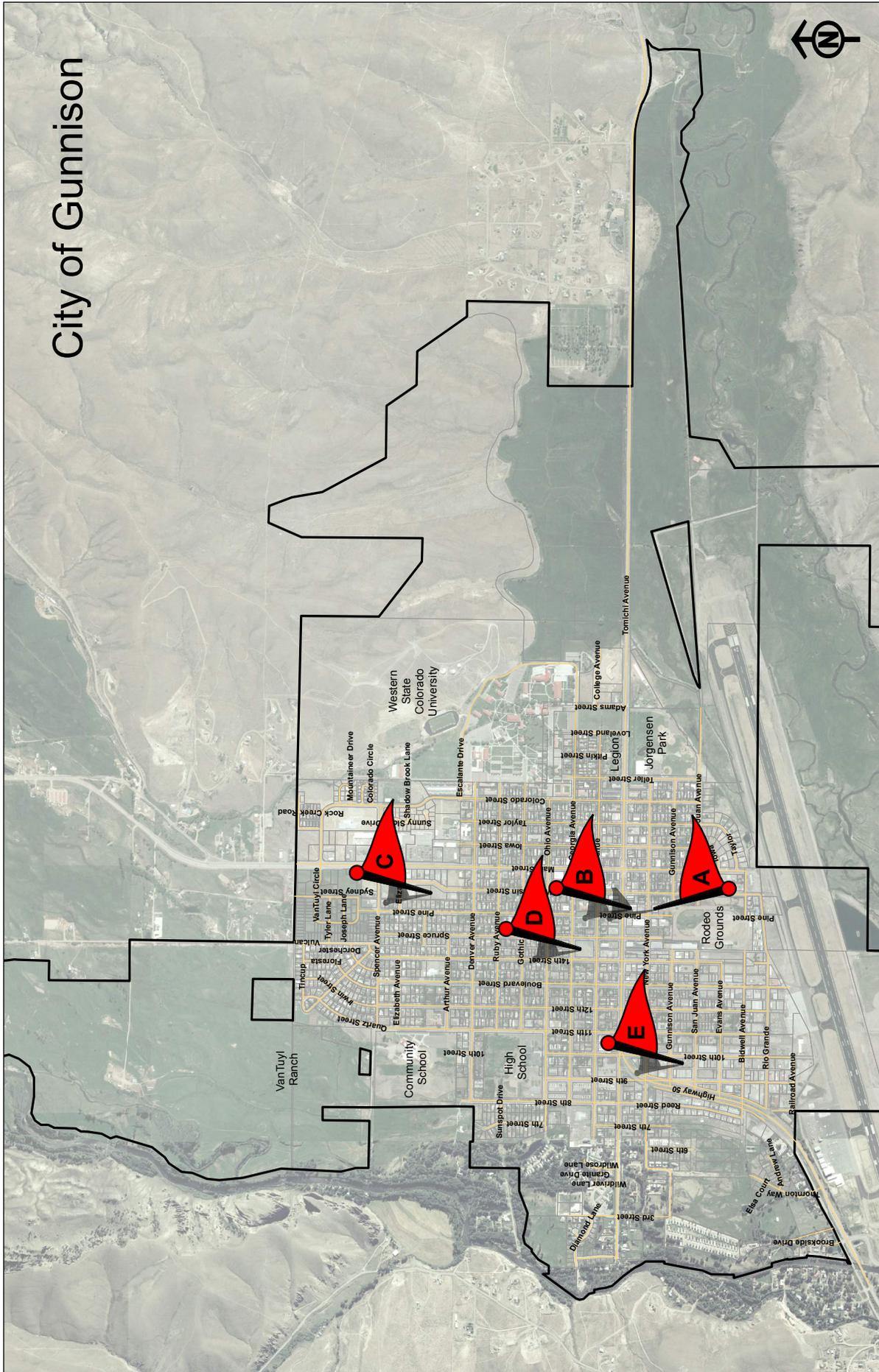
At this point Anton Sinkewich, Community Development Director, Andie Ruggera, Senior Planner and Cody Tusing, City Engineer and John Cattles, Asst. County Mgr. for Operations and Sustainability joined to discuss other factors in the site location. Considerations included: location of utilities, needs for neighborhood reviews, access to adequate power service, storm water management, traffic considerations, zoning, design requirements by zone type, and geothermal system best practices.

The result of that evaluation put the 'Dollar Tree' as the best possible location, followed by the 'Existing', 'Church' and 'Scrapyard' sites all with similar scores. The 'North' site received the lowest scoring with the biggest issue being distance from HWY 50 to ensure good response times. There was also a safety concern with the 'North' site because of the access through residential streets. The resulting site comparison scoring document can be found at the end of this section.

As part of the evaluation test fit sketches were created for the sites. During this exercise it was determined that the 'Scrapyard' and 'Existing' site (with additional land to the south) were similar enough to the preferred 'Dollar Tree' site shape and adjacencies that the same test fit could apply to all three sites with minimal adjustments. It was later determined that the 'Church' site would not be available, and it was omitted from any further evaluation. The team aligned on moving forward with the 'Dollar Tree' site, with its elongated shape, for the next step in the process.

Reference Appendix D 2-4 for sketches from this work session.

City of Gunnison



Design Worksession

A work session was held to design and gather more information to create a cost estimate and construction schedule for the new building. Even though the 'Dollar Tree' site was not under city ownership, it was determined to be similar enough to the other locations to use as the basis for a building design work session. The Neenan Company along with engineering consultants met at the Gunnison Library for a full day collaborative design process (CDP) work session with the volunteer firefighters on 3/29/2025.

At this CDP, the whole group reviewed the conditions of satisfaction and space analysis together before breaking into smaller groups to work on solutions. The day consisted of multiple small group sessions and whole group check-ins to review the work produced and discuss the pros and cons of the design options. After the first session, the two groups had separately created floor plans that were remarkably similar. With this validation of the floor plan direction, the two groups expanded focus during the second session with one group looking at the site plan. At the third session, one group worked on developing the floor plan and site plan to incorporate all the comments for improvement from the previous sessions. Another group reviewed images of other buildings and materials and sketched a building facade based on feedback from the image review.

This CDP created alignment within the GVFD on a building and site solution that would meet the needs of the department and lead them into the future. It also generated a lot of excitement for the volunteers. This new firehouse would enable them to better protect themselves and the community. Recruitment of volunteers is competitive and a remote location like Gunnison has both its benefits and drawbacks. A properly equipped firehouse will go a long way towards continually recruiting new volunteers.

Reference Appendix E for sketches from this work session.



| Concept Designs

To create a design solution with schedule and cost, the design team needed to fine-tune the sketches from the CDP. However, it still needed to be understood which site to work with for more accurate pricing. At this point, the 'Scrapyard' site was also deemed not viable to pursue because the properties were not available. That left the 'Dollar Tree' and the 'Existing' site. Chief Ferchau and City Manager Wilson looked for other options to widen the possibilities for a building location. Three other locations were discussed: 211 E Tomichi Ave (adjacent to Sinclair Gas Station), 523 S Main St (Old Train Depot), and 400 S 9th St (current fire training facility). Each of these had its own obstacles. The gas station isn't for sale and has utility easements splitting the site (like the 'Church' site), The train depot location has a building of historical value, is far from Hwy 50, and would have apparatus moving through residential streets. The training facility is a valuable resource and would need to be replicated elsewhere and therefore it would be wasteful to remove it for a new firehouse building. None of these additional options presented the right solution to the site problem, therefore they were not pursued any further.

With the interest in pursuing a bond measure in November 2025, and the uncertainty of the ability to secure the favored 'Dollar General' site, the team decided to evaluate two additional options for this report utilizing the owned parcels on both sides of the New York Avenue. Each option has accompanying designs, schedules, and cost estimates.

- Option 1: The 'Dollar General' site.
- Option 2: The existing properties on either side of New York Avenue with the acquisition of county property to the south.
- Option 3: The existing properties on either side of New York Avenue without any additional land.

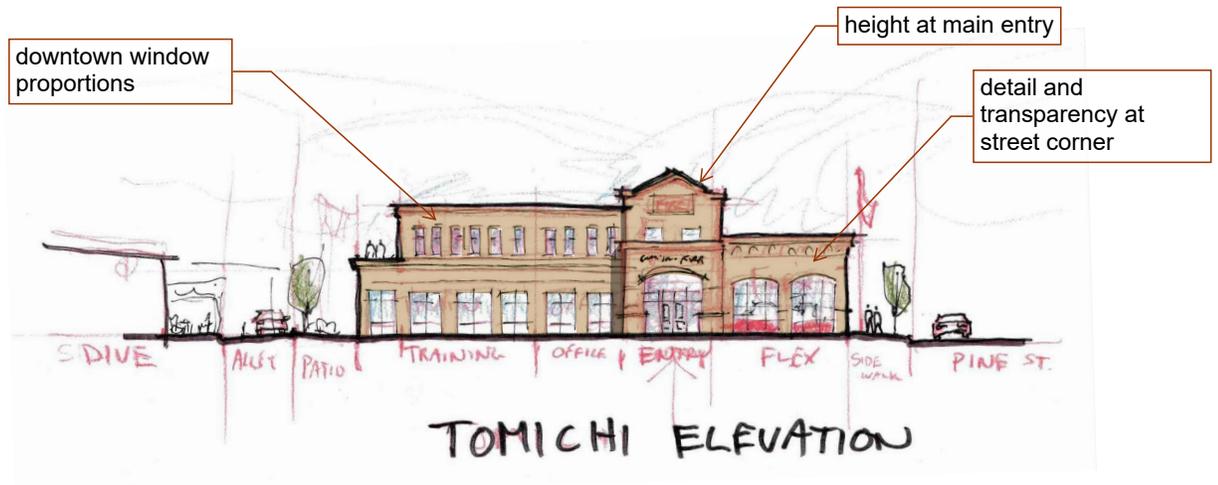
Option 1

Build the full firehouse with 5 pull-through apparatus bays on the parcel between Tomichi and New York Ave adjacent to Pine St. There is an opportunity with the two-story section of this building to include a basement for storage. The additional basement square footage is not listed in the space analysis. GVFD would continue to operate from the existing firehouse through the duration of construction. After completion of the new firehouse, GVFD would utilize the existing building on W. New York for additional apparatus storage. The existing building would still need safety upgrades, which are not reflected in this cost estimate. The existing building has 4 total bays with 2 of those as pull-through.

This option requires the acquisition of the 'Dollar Tree' property and incorporating geo-thermal mechanical systems. This has an estimated construction duration of April 2027- August 2028 and an estimated cost of \$32,260,500.



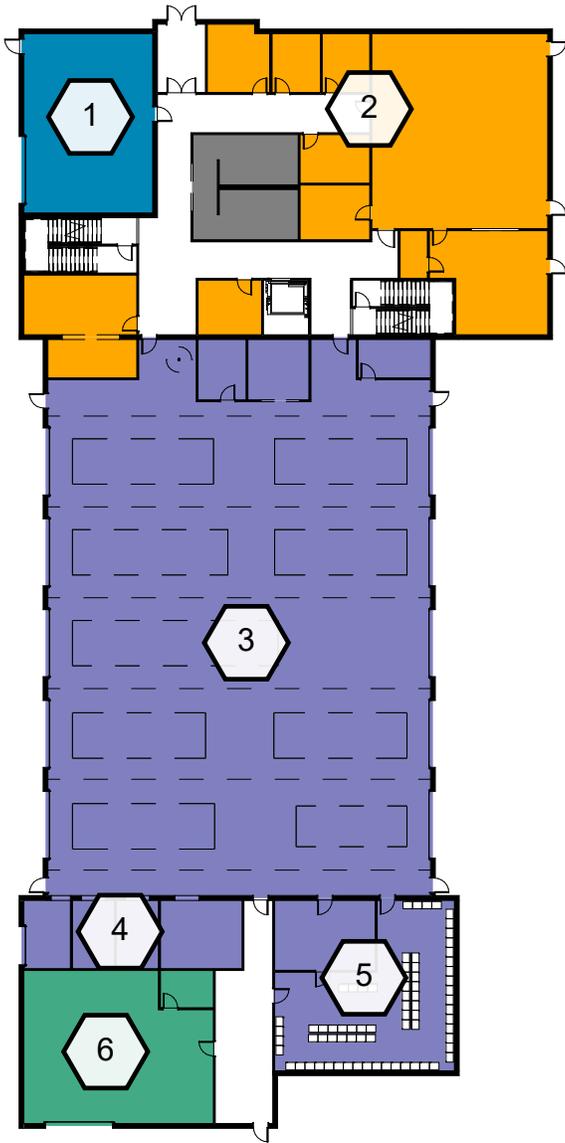
inspiration images



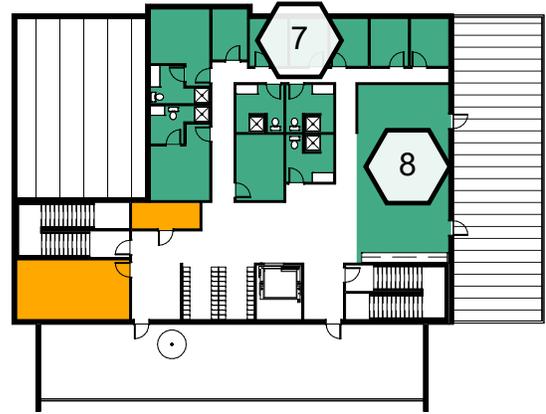
231 W. Tomichi Ave



date: 06.12.2025



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

- | | | | |
|---|---------------------------|---|----------------------------|
|  | FLEX SPACE |  | FITNESS |
|  | OFFICES + TRAINING |  | SLEEPING ROOMS |
|  | APPARATUS BAY |  | LIVING AREA |
|  | MAINTENANCE + STORAGE |  | STORAGE + BUILDING SUPPORT |
|  | LOCKERS + DECONTAMINATION | | |



1" = 40'-0"

Option 2

First, build a simple metal building on the north side of W. New York Ave (3.5 bays). This will serve as temporary operations for GVFD. The metal building will be removed and repurposed after completion of the new firehouse.

Second, demo the existing building and build a new firehouse with 6 pull-through bays and the rest of the building spaces on the south side of W. New York Ave. There is an opportunity with the two-story section of this building to have a basement for storage. This additional square footage is not listed in the space analysis.

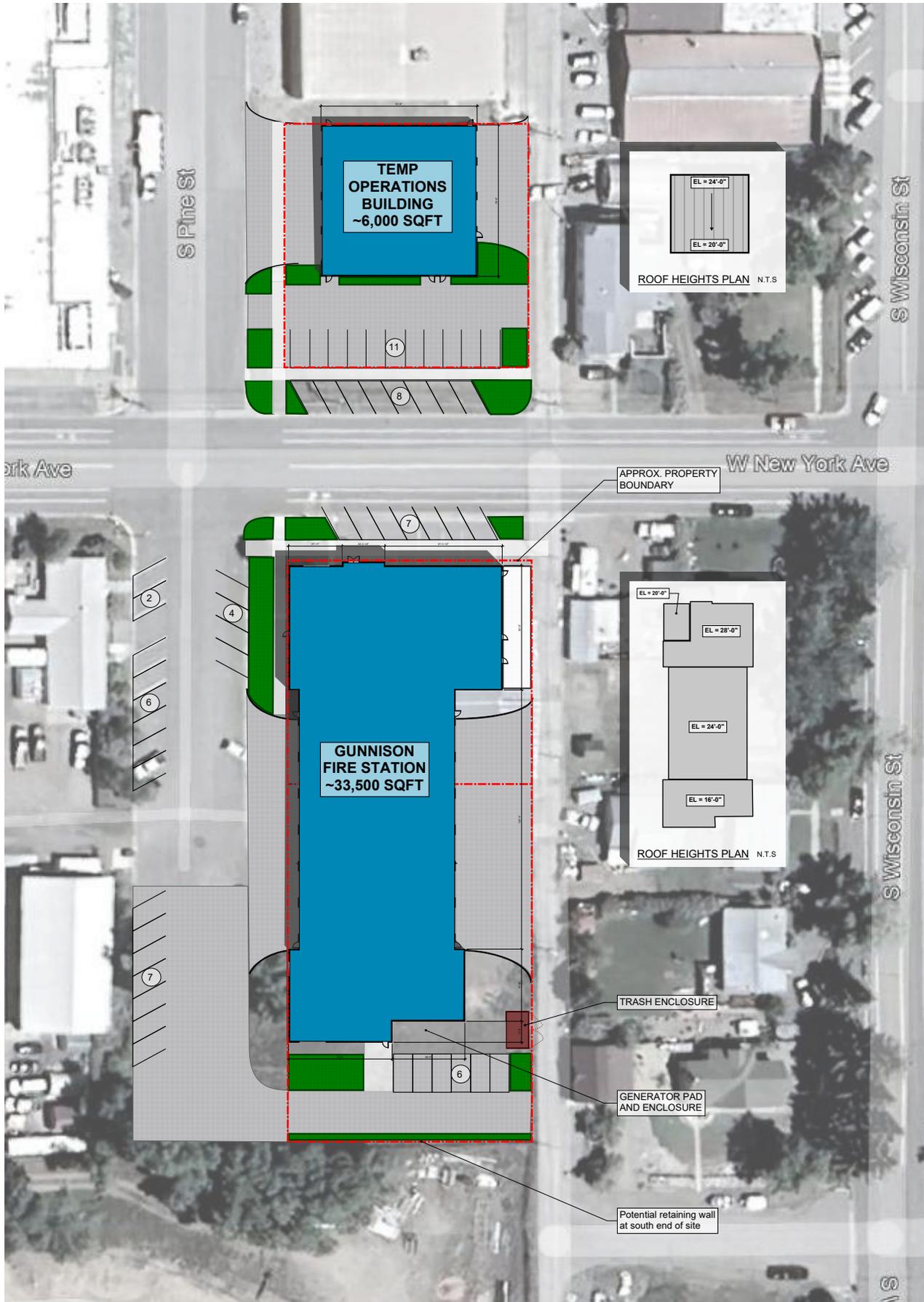
This option requires the acquisition of additional land to the south of the existing site and incorporating geo-thermal systems. This has an estimated construction duration of April 2026 – August 2028 and an estimated cost of \$34,581,675. The biggest contributing factor to the longer duration is the phased build on two sites.



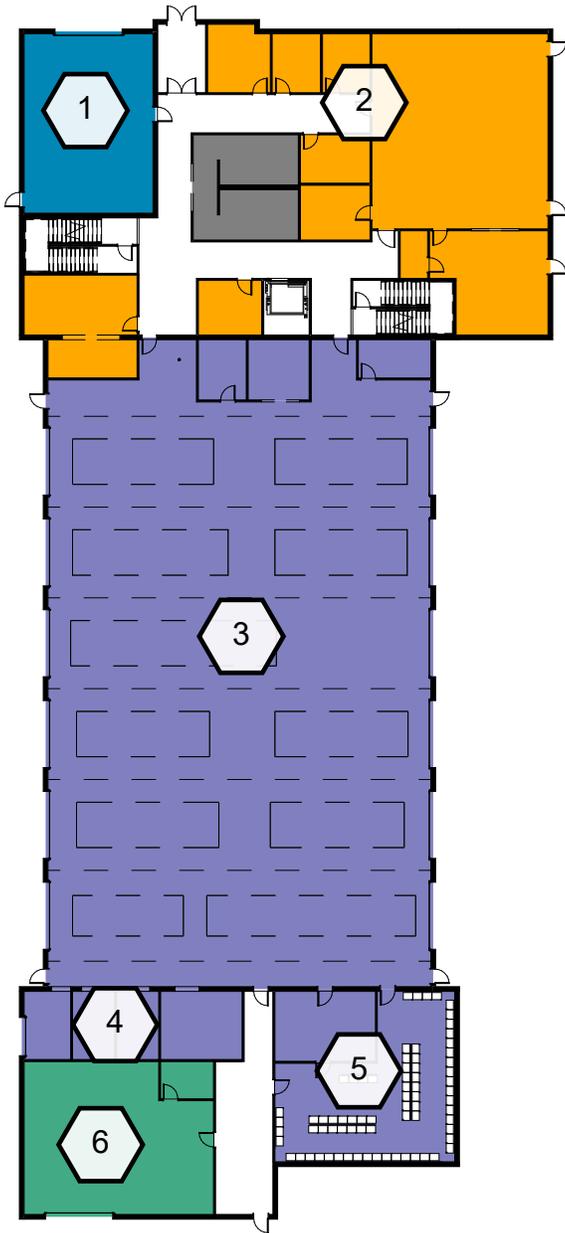
inspiration images



217 W. New York Ave



date: 06.12.2025



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

- | | | | |
|---|---------------------------|---|----------------------------|
|  | FLEX SPACE |  | FITNESS |
|  | OFFICES + TRAINING |  | SLEEPING ROOMS |
|  | APPARATUS BAY |  | LIVING AREA |
|  | MAINTENANCE + STORAGE |  | STORAGE + BUILDING SUPPORT |
|  | LOCKERS + DECONTAMINATION | | |



1" = 40'-0"

Option 3

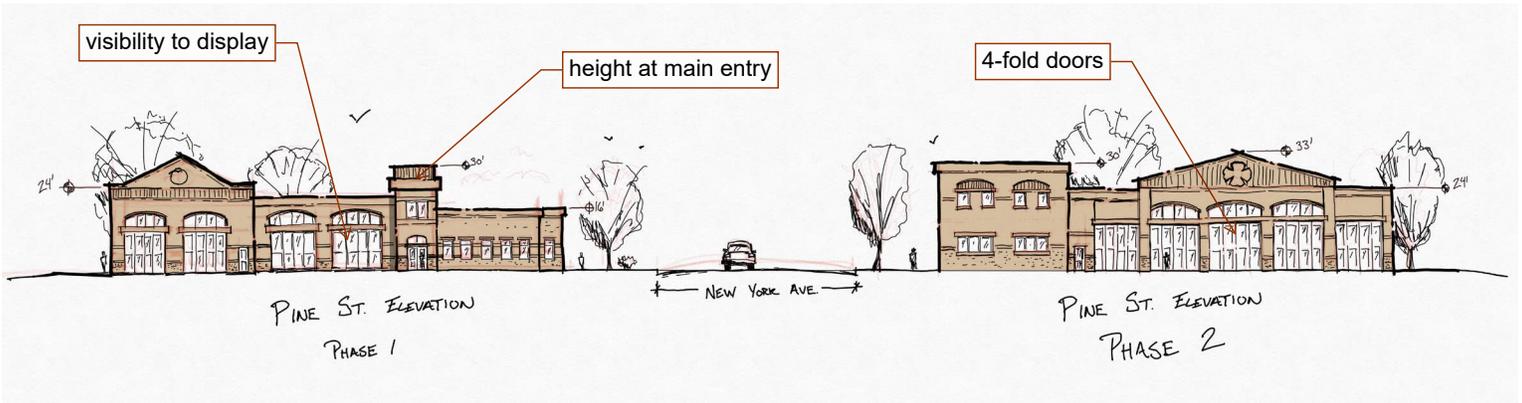
First, build the Administration and Training building on site North of W. New York Ave. This portion would include 2 pull through bays, offices, training, fitness and flex space. This will serve as temporary operations for GVFD during the Fire Operations building's construction.

Second, demo the existing building and build a Fire Operations building with 5 pull-through bays and the rest of the building spaces including decontamination, lockers and sleeping quarters on the south side of W. New York Ave. There is an opportunity with the two-story section of this building to have a basement for storage.

This option does not require any additional property acquisition. It would require vacating the alley right of way to the south of the property. This has an estimated construction duration of April 2026 – August 2028 and an estimated cost of \$35,853,400.



inspiration images



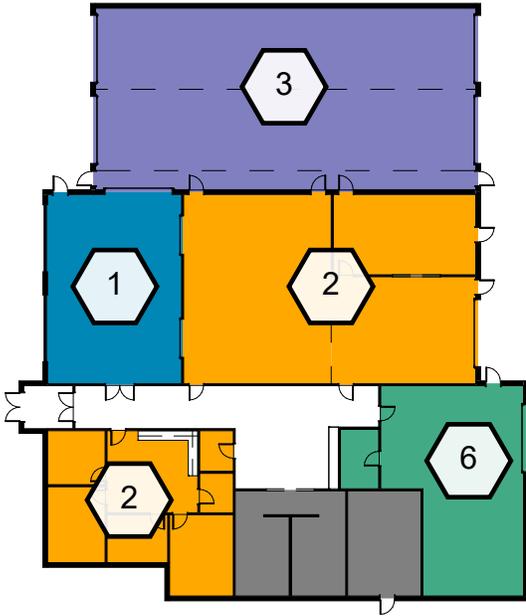
Reference for Opt. 3 layout.

date: 05.09.2025

217 W. New York Ave

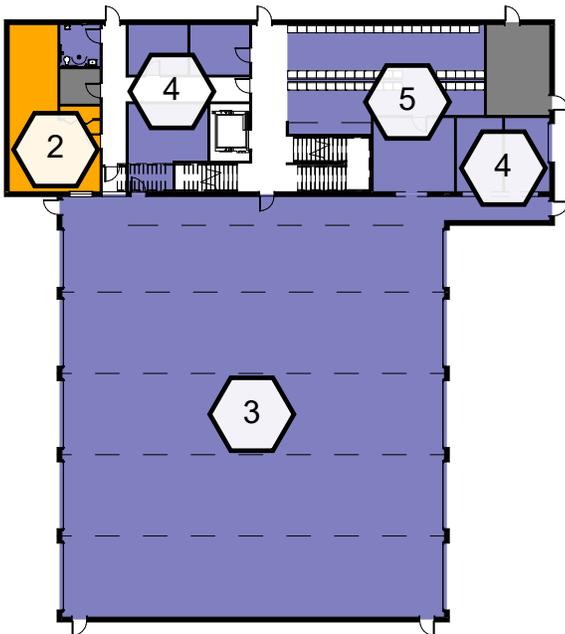


date: 06.12.2025



ADMIN + TRAINING FLOOR PLAN

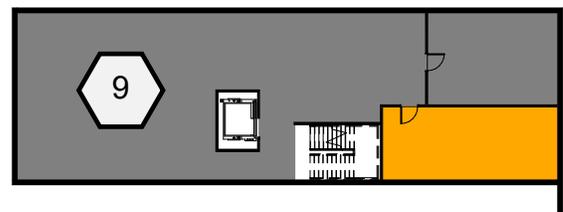
- | | | | |
|---|---------------------------|---|----------------------------|
| 1 | FLEX SPACE | 6 | FITNESS |
| 2 | OFFICES + TRAINING | 7 | SLEEPING ROOMS |
| 3 | APPARATUS BAY | 8 | LIVING AREA |
| 4 | MAINTENANCE + STORAGE | 9 | STORAGE + BUILDING SUPPORT |
| 5 | LOCKERS + DECONTAMINATION | | |



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BASEMENT FLOOR PLAN

1" = 40'-0"





Concept Rendering - North Facade - Options 1 & 2



Concept Rendering - West Facade - Options 1 & 2

Cost Estimates and Schedules

Item	Option 1	Option 2	Option 3	Notes
Design and Construction including 10% contingency	\$ 26,806,000			Admin and fire station building on the Tomichi site.
		\$ 31,694,000		Temporary apparatus bay North of New York Ave. Minimal interior finish. Pre engineered metal building. Admin and fire station building on existing site.
			\$ 32,702,000	Admin building North of New York Ave. Fire station building at existing site.
Subtotal	\$ 26,806,000	\$ 31,694,000	\$ 32,702,000	
Land	\$ 1,470,000	\$ -	\$ -	Assessed value of the dollar store land.
Soft Costs	\$ 400,000	\$ 475,000	\$ 650,000	Utility fees, testing, etc.
Subtotal	\$ 28,676,000	\$ 32,169,000	\$ 33,352,000	
Inflation	\$ 2,867,600	\$ 1,608,450	\$ 1,667,600	Option 1 - 10%, Options 2 and 3 - 5%
Contingency	\$ 716,900	\$ 804,225	\$ 833,800	2.50%
Total	\$ 32,260,500	\$ 34,581,675	\$ 35,853,400	

Project schedule	Option 1	Option 2	Option 3
Start Date	April 2027	April 2026	April 2026
Finish Date	August 2028	August 2028	August 2028

| Appendices

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APPENDIX B.1

Gunnison Fire - Conditions of Satisfaction

March 4, 2025

Financial Stewardship and Energy Efficiency: Creating a long-lasting, cost-effective building that provides value to the community.

- (9 votes) Go to ballot measure with good grounding. Justify cost to community.
- (6 votes) Low maintenance cost to show stewardship to taxpayers
- (3 votes) Invest in a building that will last: Prioritize lifecycle costs and payback. 20-25 yr min payback goal
- (2 votes) 50+ year building life
- (1 vote) Energy efficient, but not necessary to obtain LEED certification.
- (1 vote) minimize energy consumption and pollution, aligning with the city's Gunni CARES 2030 objectives.
- (1 vote) Meet county energy goals (geothermal, electrification as possible) site dependent
- (1 vote) Explore solar paybacks
- Validation study considers future needs for satellite station
- \$15-25M is not necessarily the goal, more important to be confident with value to the taxpayer
- Creative use of flexible spaces to limit size of building and increase function
- Geo-thermal is good if it is a system that can be maintained.

Design Excellence: A facility that honors the fire station's history and integrates well into the downtown area.

- (4 votes) Fits in 'neighborhood' of downtown Gunnison feel
- (4 votes) Not too extravagant, Courthouse & library are controversial (too "taj mahal")
- (4 votes) Feeling of brotherhood, gathering space, a place where everyone comes together
- (3 votes) Looks and feels permanent and durable. Like city hall, brick structure
- (2 votes) Looks and feels like classic, old traditional firehouse (not functionally but aesthetically)
- (2 votes) Preference for pitched roof, sheds snow
- (2 votes) Fire fighters are involved in the design of their space
- (2 votes) Sense of ownership by community
- (1 vote) History of firefighters is important
- Fit the vision of Gunnison, fits-in with land use code in development.

Operational Efficiency: A functional design that ensures fast response times and is easy to maintain.

- (4 votes) Training: throwing ladders, forcing doors, 101 training in heated indoor space
- (3 votes) Quick access to app bay. Provide fast access to trucks. Don't want to go through multiple doors.
- (2 votes) Need to be operational with a generator. Not 100%, but dispatch, doors, heat, emergency lighting.

APPENDIX B.2

(1 vote) Durable, Easy to maintain, long lasting

Flow & efficiency of firefighters through spaces for both volunteers driving to the station AND those in sleeping quarters.

Minimize landscape maintenance, tree and some potted plants ok. Still want an appealing site.

Would like sleeping units on a second floor to have separation and be away from noise.

If a response center is included, would be beneficial to have on a second floor to allow operable windows.

Safety: Incorporating a strong safety program that reflects the city's commitment to public safety.

(4 votes) Proper space to decon apparatus after calls. (Take equipment off apparatus, slide off ladders, to get gear off to clean. Unload transvers compartment equipment w/o hitting other trucks)

(2 votes) Larger capacity or multiple extractor and gear dryers.

- Currently some guys don't have two sets of gear, and have to wait for gear to dry for 2 days. There is a line to wait for extractor, so guys will choose not to clean their gear.

(1 vote) Dedicated decontamination space. Accessible and encourages proper decontamination

(1 vote) Separation of apparatus (hot zone) and living areas (cold zone) to be safe for fire fighters, families & visitors

(1 vote) Need a way to control excess water on site, to avoid ice

(1 vote) Operational safety – space to stretch, safe space for doors in front of trucks, between trucks (better than existing, similar to Salida)

Pride in public safety (wants const. project to reflect that.) shared priority w/ DB partner of safety

Separate laundry room/equipment for regular laundry

The space encourages a less regimented decontamination process - to make it easy/encourage use, without strict rules.

Site lighting for safety

Programmatic needs:

(7 votes) Wash bay (only have 6mo/ year where you can wash outside)

(6 votes) Classroom big-enough for multi-jurisdictional meetings (60+). Would like space for 80. Open to scheduled use by other agencies but not general outside groups.

(3 votes) Want to accommodate future needs like a diverse gender volunteer group. (5 out of 40 are female currently).

(2 vote) 6 Single rooms: 1 bed and a desk, shared room + 2 officer rooms

(1 vote) Provide an internal standpipe for training

(1 vote) Need storage space for exterior maintenance items (list items on program)

(1 vote) Radiant heat is preferred. In-floor radiant heat is desired for performance of thermal mass.

(1 vote) Accommodate a fully operational dispatch center

APPENDIX B.3

(1 vote) Fill stations in app. bay

Don't need a hose tower, use App bay to dry hose

Shore power suspended & retractable

Explore systems other than Plymovent, like air scrubbers/whole bay vent. Interested in what the county used at the maintenance shop.

Have separate location for apparatus vehicle maintenance, 18' clear to tip a cab

14'x14' doors, individual doors

4-fold doors across front, want to understand manual operations and maintenance service of these types of doors

Provide storage in the bunkroom

Min. 24" wide lockers

Sustainability and Pollution Reduction: Using local resources and materials to support the economy while reducing environmental impact.

(6 votes) Use local resources and support local economy

(1 vote) Dark skies, not a requirement by city but community is interested in dark skies

(1 vote) Construction & public education on goals/achievements

(1 vote) Avoid "greenwashing" – prove actual investment payback

Timing:

Complete the project quickly without compromising on quality

Start commissioning early/ during construction, so building is ready day 1

Design-Build Partnership: A design-build partner that embodies trust, confidence, and collaboration while resolving issues early, and ensuring a quality building.

Small city team. Want to trust & not need a owners rep. Wants a team that will take care of it

Value of having a single contract, single point of responsibility

Partner who has same level of ownership as the city

Fiscal prioritization of wants; be balanced, sweet spot for taxpayer

Community/Social

(6 votes) Gathering space that is comfortable/home-like space. Ability/space for volunteer staff dinner to eat together in one space. Every 3rd Wednesday.

(5 votes) Gas in kitchen

(5 votes) Gathering space is easily reconfigured and near kitchen and classroom. Training space/eating/family space/EOC can be same space and flexible.

(4 votes) Kitchen able to support events to serve 200+ (4-6x year). barbeque style

(3 votes) Families feel welcome in the dayroom. Family night w/ kids and spouses.

Day room large enough to allow for more than just the staff sleeping. (12)

APPENDIX C.1

Gunnison Fire Department

5.6.2025

Building Program

Space List	Square Feet	Remarks
Apparatus		
Apparatus	7,600	6 Bay + 1 Wash Bay. Bay size approx 19'x80' each, Approx Apparatus sizes: Tower 11'x40', Engine/Tender 10'x30', Brush 9'x25', Hazmat/Squad Truck 8'x20', Boat Trailer 8'x16'. (2 Bays may exists elsewhere as storage and may not be a part of the new-build)
Maintenance & Support	930	Vehicle & Exterior Maintenance, SCBA, Quartermaster, Storage
Decontamination & Lockers	1,305	Decon, Shower, Lockers, Laundry
Subtotal	9,835	
Total with Circulation	11,266	
Admin (FIRST FLOOR)		
Public/Entry	1,624	Entrance, Reception, Museum/Flex
Training	2,744	Training Room, Kitchen, Group Restroom
Administration	1,080	(3) Offices, Watch Room, Storage/Mail, Uniform Storage, IT/MDF
Subtotal	5,448	
Total with Circulation	6,614	
Support Services (FIRST FLOOR)		
Support Services	810	Mech, Elec, Maintenance, Fire Riser
Subtotal	810	
Total with Circulation	1,053	
Living (SECOND FLOOR)		
Sleeping Quarters	1,838	(8) Sleeping rooms, (5) Restrooms w/ Showers, Laundry, Locker Area
Living Quarters	2,200	Day Room, Fitness
Subtotal	4,038	
Total with Circulation	5,653	
Sub Total	24,585	
Gross Factor 3%	738	
BLDG TOTAL	25,323	

APPENDIX C.2

Gunnison Fire Department

Administration

Description	Square Feet			Remarks
	qty.	area	total sf	
Administration Offices				
Fire Chief's Office	1.00	180	180	
Assistant/Deputy Chief's Office	1.00	120	120	
Watch Room	1.00	250	250	Flex office space with 4 workstations for Captains and Lieutenants. Table in the middle for officer meetings.
Fire Prevention Office	1.00	120	120	
Lieutenant's Office	-	120	-	
Fire Inspector's Office	-	120	-	
Shift Supervisor's Office	-	120	-	
Study Room	-	250	-	Located in living quarters
Subtotal			670	
Training				
Storage	1.00	200	200	Items to be stored?
Conference/Training	1.00	1,500	1,500	Training, projector and screen, whiteboards, 80 seats, Dividable in half Next to Training room. Large fridge and large freezer, gas stove/oven, commercial grade, microwave, garbage disposal, dishwasher, coffee maker, ice maker?, instant hot water?, filtered water?
Kitchen	1.00	500	500	for large cooking days
Dry Storage	1.00	60	60	10-12 people
Board Room	-	360	-	Goup restrooms; (3) stalls per gender
Toilet	1.00	484	484	
Subtotal			2,744	
Support				
Storage	1.00	30	30	Perfer this is all in one space: storage, files, copy
Inspection Files	1.00	30	30	
Copy/Print/Mail	1.00	60	60	
Staff Toilets	-	60	-	Use group restrooms near training
Nutrition/Kitchenette	1.00	30	30	microwave, coffee, sink, small fridge
Quartermaster	1.00	150	150	Uniforms
Server	1.00	80	80	
Main Telephone Distribution	1.00	30	30	normal, fax, emergency, intercom
			410	
Subtotal			3,564	
Walls and Structure		10%	356	
Circulation		30%	1,069	
Total	13.00		4,990	

APPENDIX C.3

Gunnison Fire Department **Public/Entry**

Description	Square Feet			Remarks
	qty.	area	total sf	
Public				
Entrance	1.00	100	100	doorbell camera, connected to dispatch for emergencies?
Reception	1.00	60	60	Not staffed, a place to greet public, but no public access, controlled access
Toilet	-	70	-	Use group restrooms near training
Flex space	1.00	1,000	1,000	1-2 engines, pictures, memorabilia, a gathering space that doubles as a museum, so the public can be segregated from operations if a call comes in. A space for the retired fire fighters to gather that is segregated from operations. Room for 20 people, can remove vehicles if need more space for an event.
Subtotal			1,160	
Walls and Structure		10%	116	
Circulation		30%	348	
Total	3.00		1,624	

APPENDIX C.4

Gunnison Fire Department

Living Quarters

Description	Square Feet			Remarks
	qty.	area	total sf	
Living				
Television/Day Room	1.00	250	250	Kitchenette in day room if not adjacent to training kitchen. Single kitchen like residential kitchen. 10-12 people
Kitchen	1.00	250	250	
Dining	1.00	250	250	A part of day room. 8-10 people
Study	1.00	250	250	shared space, individual workstations for 5
Fitness	1.00	1,200	1,200	What is the current equip inventory? Will it be new equipment?
Staff RR/Shower	-	80	-	Do we need a separate/dedicated shower?
Dry Storage	-	60	-	
Patio	1.00	-	-	off kitchen/dining, grill?
Subtotal			2,200	
Sleeping				
Officers Room	2.00	200	400	Size includes private RR
Bedrooms	6.00	80	480	progressive lighting, ceiling fans, operable windows, twin bed, nightstand, desk?
Staff Lockers	44.00	12	528	Currently 44 voluteers, separate room or hallway for personal lockers. Locker size: full height, 18"-24" wide, 20 qty? or one per volunteer?
Restroom/Shower	3.00	100	300	2 to 1 bed to bath ratio, 3-4 qty
Laundry	1.00	70	70	laundry sink, can also be used as janitorial
Supplies Storage	1.00	60	60	paper products, soaps, misc
			1,838	
Subtotal			4,038	
Circulation	30%		1,211	
Walls and Structure	10%		404	
Total			5,653	

APPENDIX C.5

Gunnison Fire Department Support Services

Description	Square Feet			Remarks
	qty.	area	total sf	
Building Support				
Main Mechanical Room	1.00	500	500	150sf if not doing geothermal
Main Electrical Room	1.00	250	250	should it be expandable or ready for electric apparatus? Solar?
Fire Riser Room	1.00	60	60	
Storage	-	-	-	Opportunity for basement or bonus storage, site and bldg solution dependent
Generator	1.00	-	-	Exterior
Subtotal			810	
Circulation	20%		162	
Walls and Structure	10%		81	
Total			1,053	

APPENDIX C.6

Gunnison Fire Department

Apparatus and Maintenance

Description	Square Feet			Remarks
	qty.	area	total sf	
Apparatus				
Truck Bays	4.00	1,520	6,080	20'+ height (to open hood on ladder truck), 14'x14 doors, windows in more than two sections of each overhead door? What is head height needed?
Wash Bay	1.00	1,520	1,520	
Additional Bays	2.00	1,520	3,040	These bays may exist elsewhere as storage and may not be a part of the new-build
Subtotal			7,600	
Decontamination & Lockers				
Protective Clothing Lockers	50.00	15	750	Currently 44 lockers, for turnout gear, bench in middle of aisle, 2 sets of bunker gear (want bigger than what they have now)
Protective Clothing Storage	50.00	5	250	wild land, swift water gear, combine all gear into a single locker location, can go tall with shelves
Gear Laundry	1.00	180	180	hot area to get out of gear > warm to wash/shower > cold; after fire wipes, extractor and dryer or some air powered drying rack
Decon Shower	1.00	80	80	80 sf includes RR, if RR is located elsewhere then shower area can be smaller
Janitor	1.00	35	35	combined w/ gear laundry, mop sink
Bootwash	1.00	10	10	before entry to Living area
Subtotal			1,305	
Maintenance & Support				
Vehicle Maintenance	1.00	120	120	Workbench, tool storage
Clean Maintenance	1.00	120	120	For radios and other elec equipment
Quartermaster	1.00	300	300	for unassigned gear
SCBA Maintenance	1.00	120	120	needs space around, breathing air (not O2), storage and refilling tanks; has to draw fresh air
Exterior Maintenance	1.00	120	120	lawn mower, shovels, snow blower, overhead door
Hose Storage and Drying	-	300	-	
Fire Extinguisher Repair/Storage	-	120	-	
General Storage	1.00	150	150	air pack cylinder storage, extra nozzles, hoses on rolling rack
Subtotal			930	
Subtotal			9,835	
Circulation	20%		447	*Circulation is only on Maintenance and Support Spaces, it does not include apparatus bay.
Walls and Structure	10%		984	
Total			11,266	

APPENDIX D.1

		DOLLAR \$12	CHURCH \$12	SCRAP \$13	(5)
Access to Major Street (Hwy 50) (access to multiple streets) + access on and off site ALLEGIS vs 31E for violation + out for calls	4x	3 12	3 12	1 12	4
Functional Location - Location of the Town (for good response time) 5 mile radius 150 proximity to other residential sites	4x	3 12	2 8	2 8	8
Support for ballot measure from voters & Funding EVIDENCE PROPERTY =?	3x	3 9	3 9	2 6	6
Ability to Complete Project Sooner (speed of completion) TRAVEL Able to get lead prior to bond campaign	3x	3 (competition) 9	1 3	2 6	6
Flexibility for Solution (less constraints) (fewer requirements by AHJ or Planning/Zoning), (CDOT), smart development, CR, form modifications/restrictions	3x	2 6	1 3	3 9	9
Neighbor Compatibility (limit disruption, compatible function, future development) Pedestrian activity	2x	1 2	2 4	2 4	4
Adequate Size For Expansion (2+ acres and ability for future expansion)	1x	2 2	2 2	1 1	1
OTHER BENEFITS intangibles AMBUSTIS LEGACY FREE IRRIGATION "Combs"	1x	3 3	2 2	2 2	2
USES EXISTING FIRE STATION	1x	3 3	1 1	1 1	1
		58	44	41	

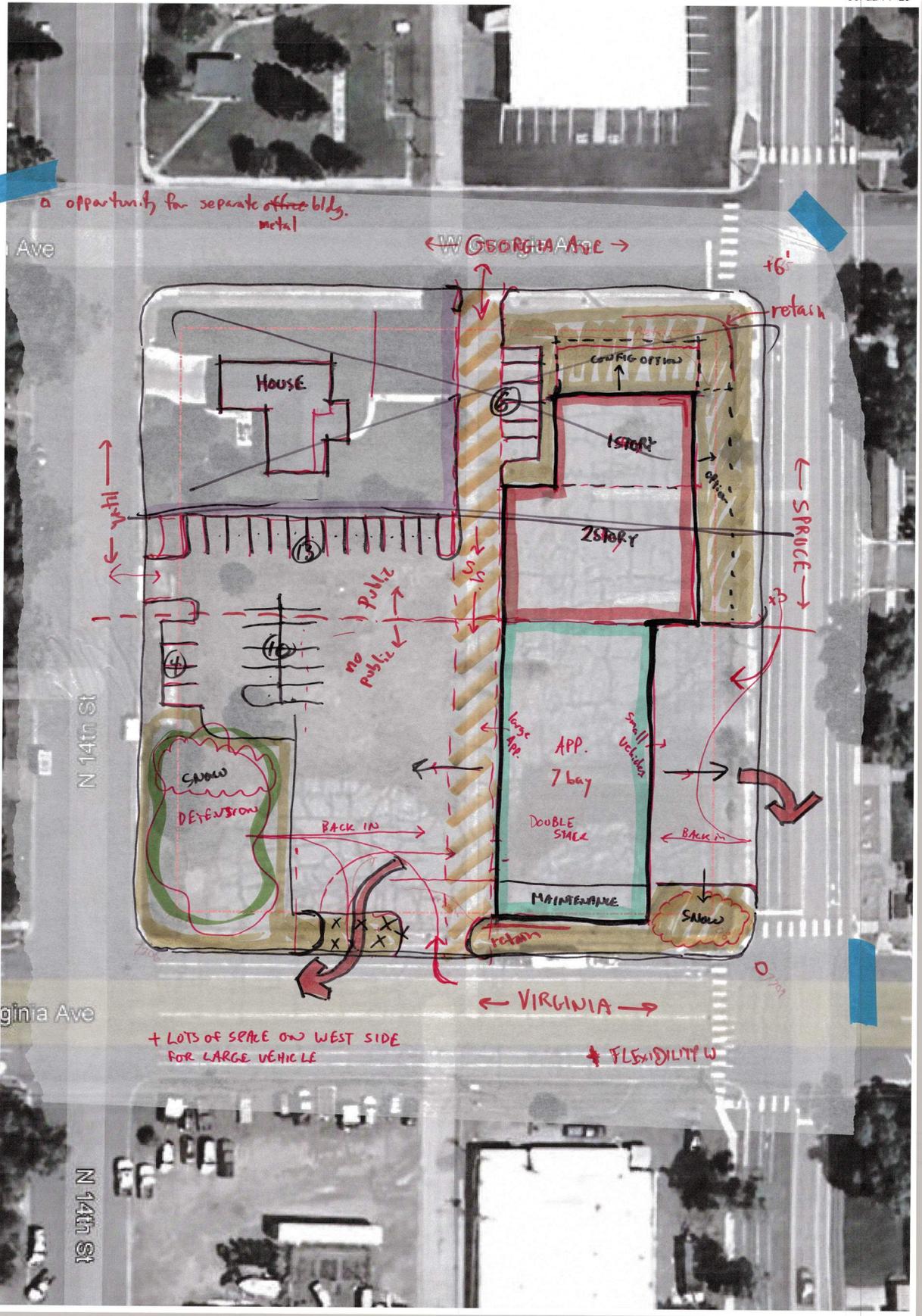
APPENDIX D.2

231 W. Tomichi Ave (Site B)



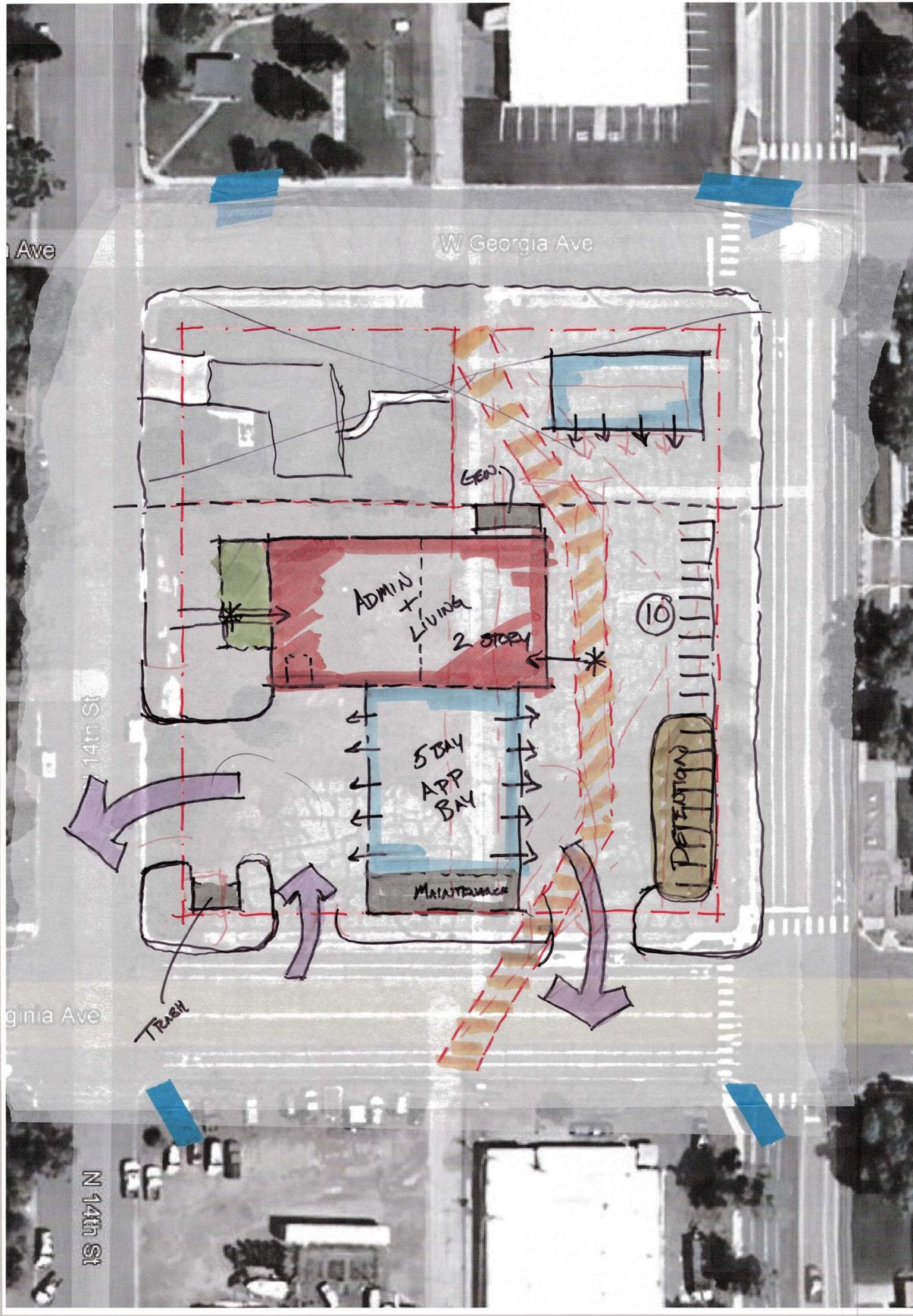
APPENDIX D.3

400 W. Virginia Ave (Site D)



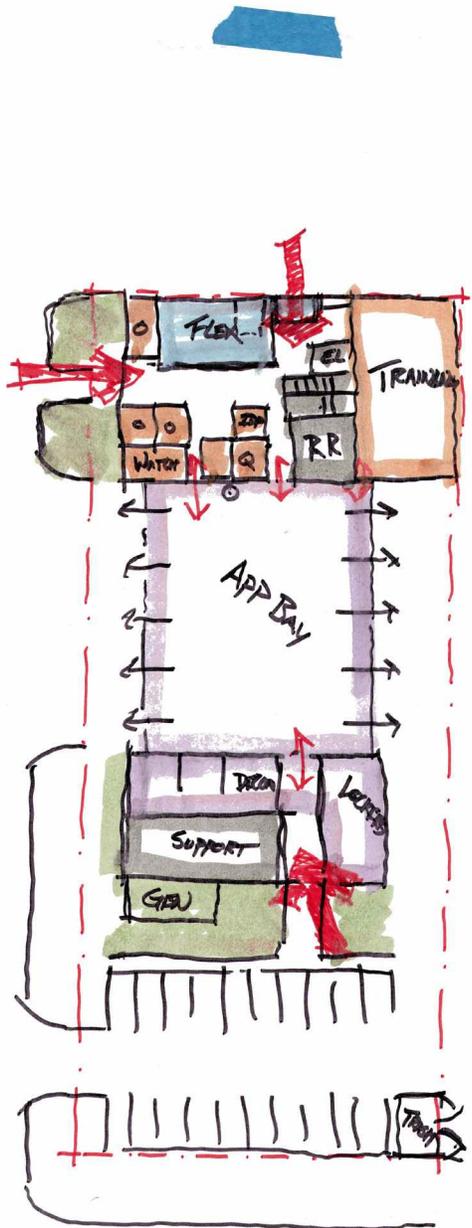
APPENDIX D.4

400 W. Virginia Ave (Site D)

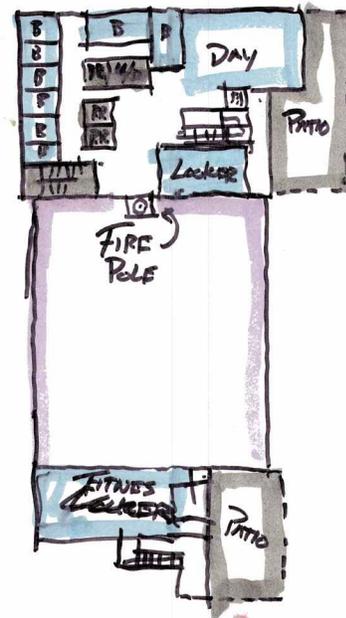


APPENDIX E.1

Table 1 - Worksession 1

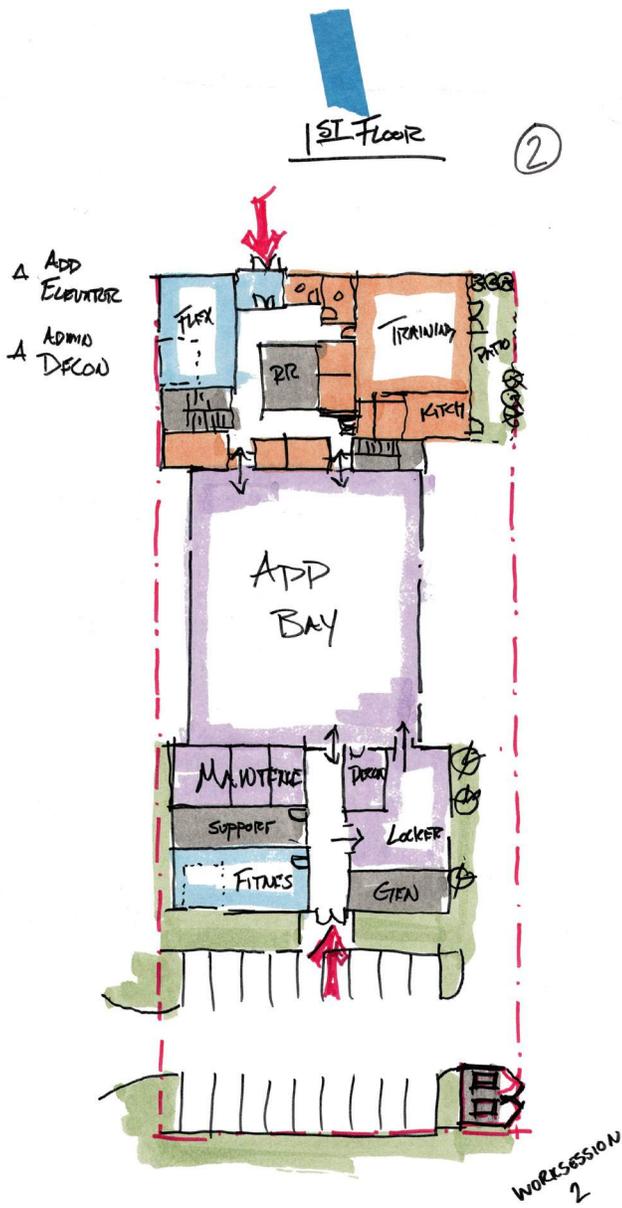


2ND FLOOR

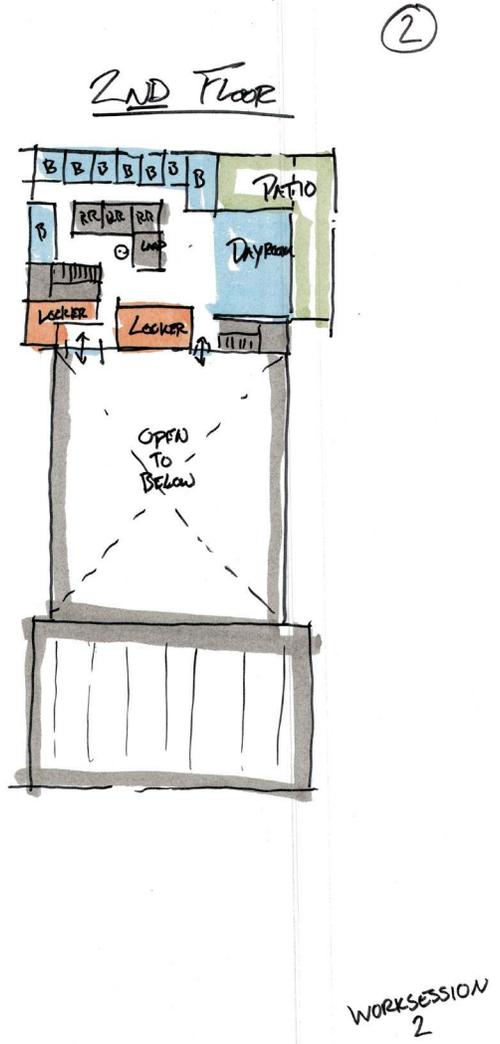


APPENDIX E.2

Table 1 - Worksession 2

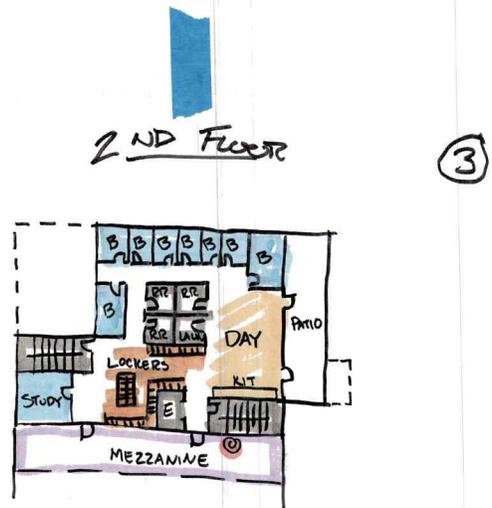
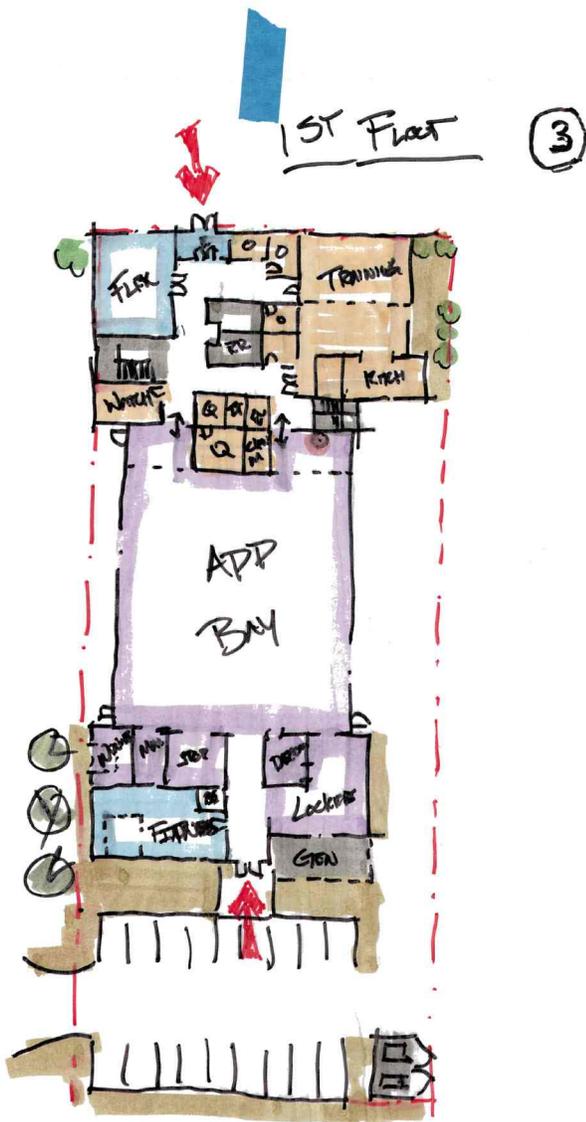


STUDY
IN
LIVING
SPACES



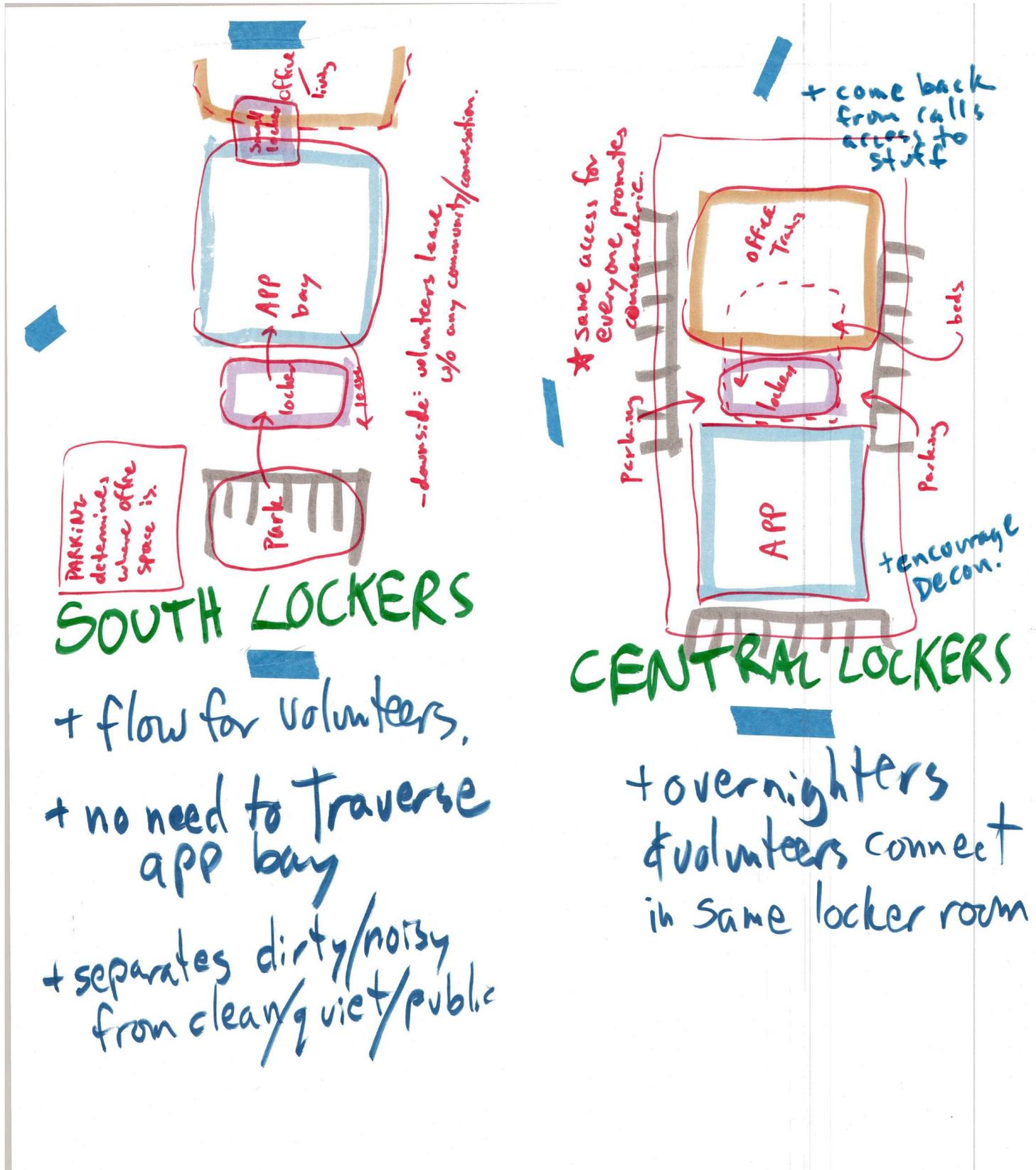
APPENDIX E.3

Table 1 - Worksession 3



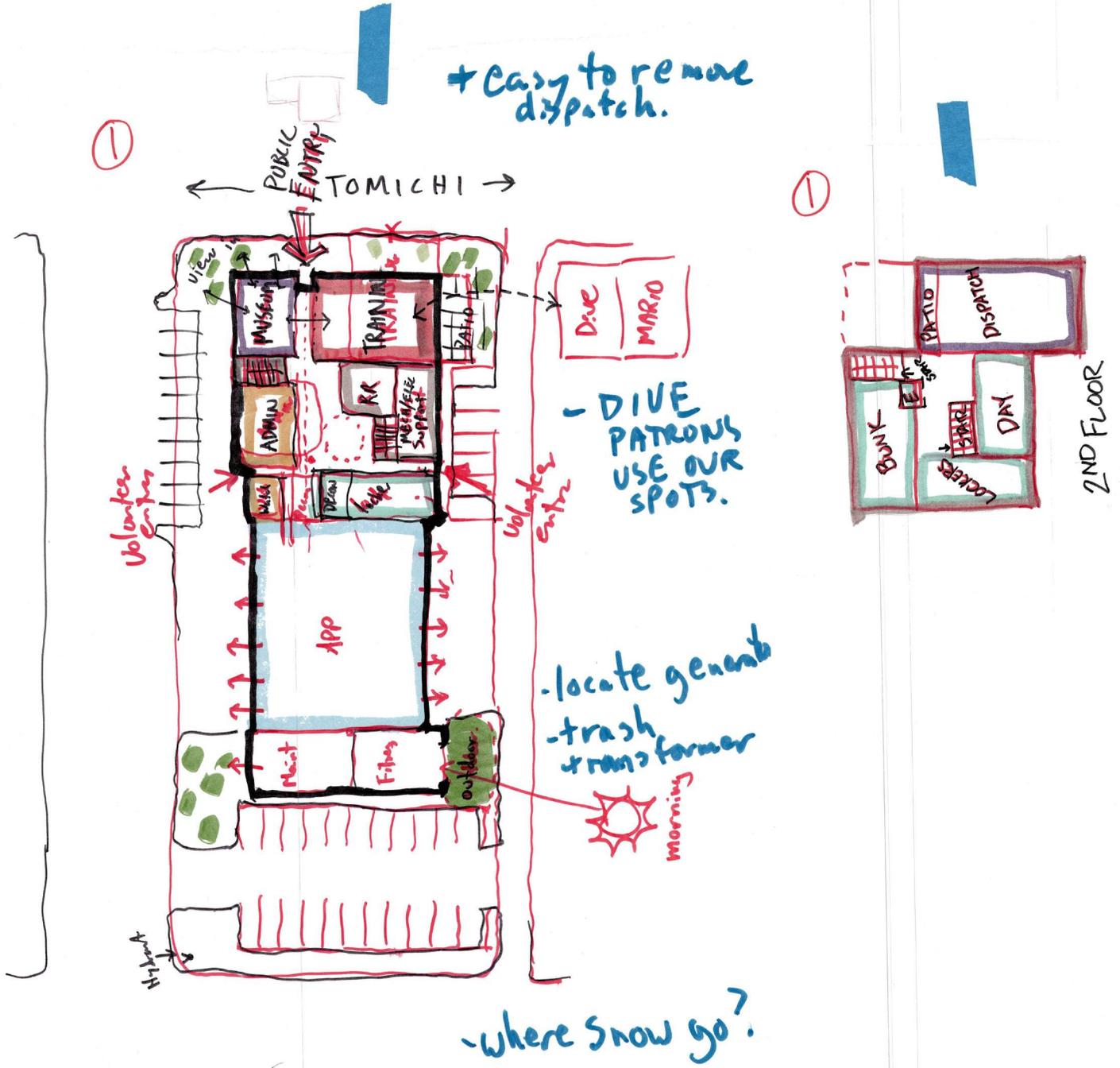
APPENDIX E.4

Table 2 - Worksession 1 - Diagrams



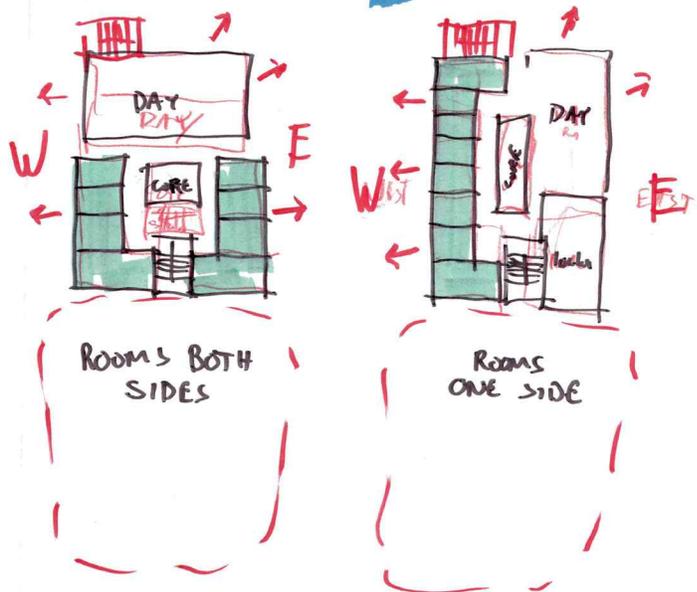
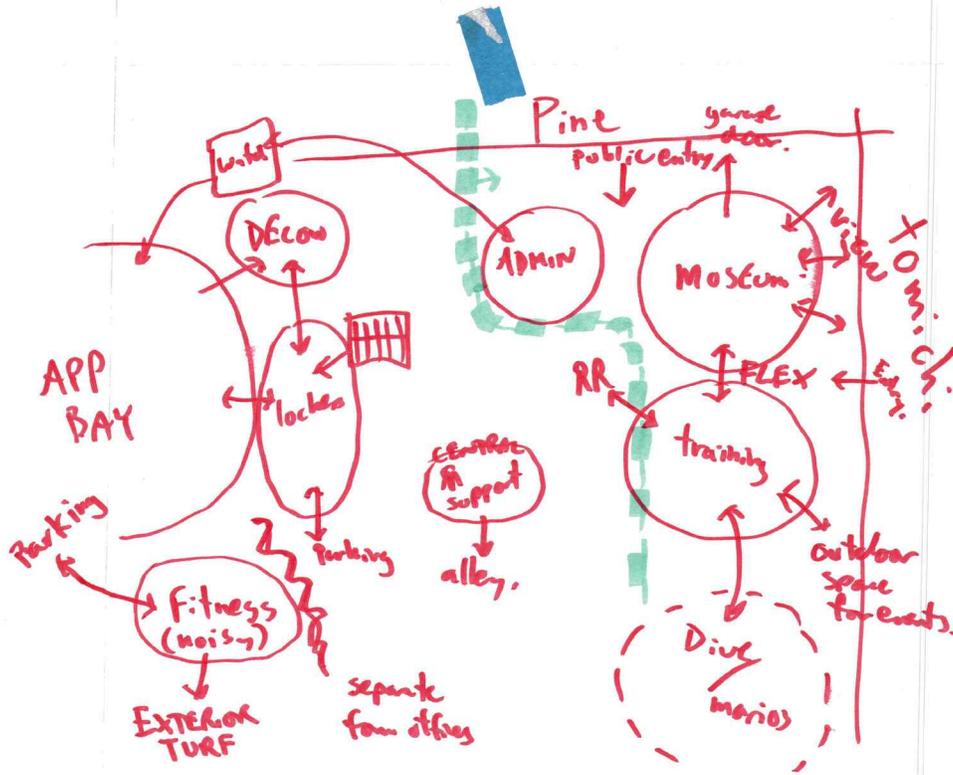
APPENDIX E.5

Table 2 - Worksession 1



APPENDIX E.6

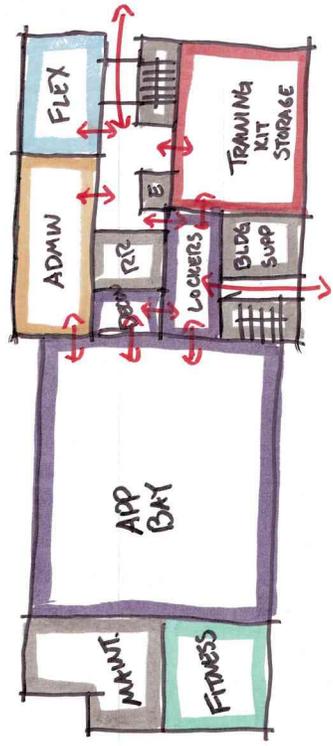
Table 2 - Worksession 2 - Diagrams



APPENDIX E.7

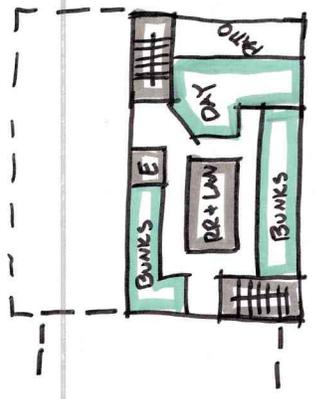
Table 2 - Worksession 2 - Floor Plan

②



1ST FLOOR

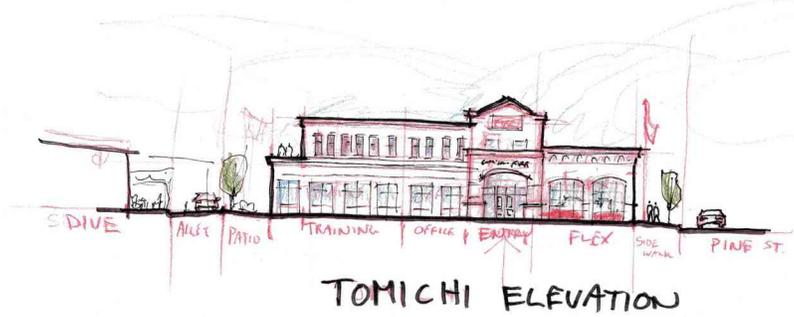
②



2ND FLOOR

APPENDIX E.9

Table 2 - Workesession 3 - Building Elevations



Blackstock bldg
on main



Seth Clark

Architect

303-990-0525

seth.clark@neenan.com

www.neenan.com

NEENAN
ARCHISTRUCTION®

AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: ADDED IN MTG; Gunnison Fire Station PowerPoint

Action Requested:

Parties to the Agreement:

Term Begins:

Term Ends:

Grant Contract #:

Summary:

Fiscal Impact:

Submitted by:

Submitter's Email Address:

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:

Discharge Date:

Consent Agenda

Regular Agenda

Worksession

Time Allotted:

Agenda Date:

BOCC: Work Session Fire Station Replacement

JULY 8, 2025

HUGO FERCHAU, FIRE CHIEF

AMANDA WILSON, GUNNISON CITY MANAGER



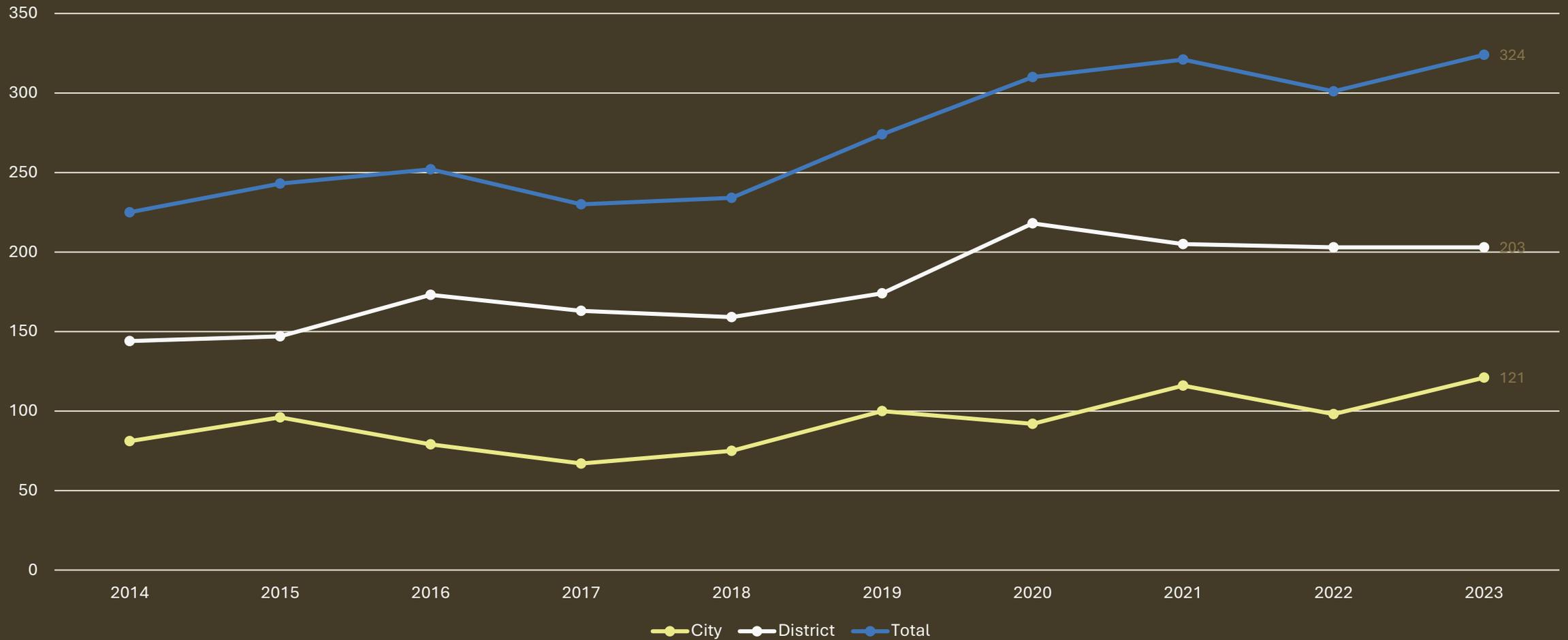
Gunnison Volunteer Fire Department

- 41 Volunteers
- 300+ Calls for Service
- Weekly Training
- Broad Skillset
- Apparatus
- Equipment
- Training Facility
- Increasing Mission



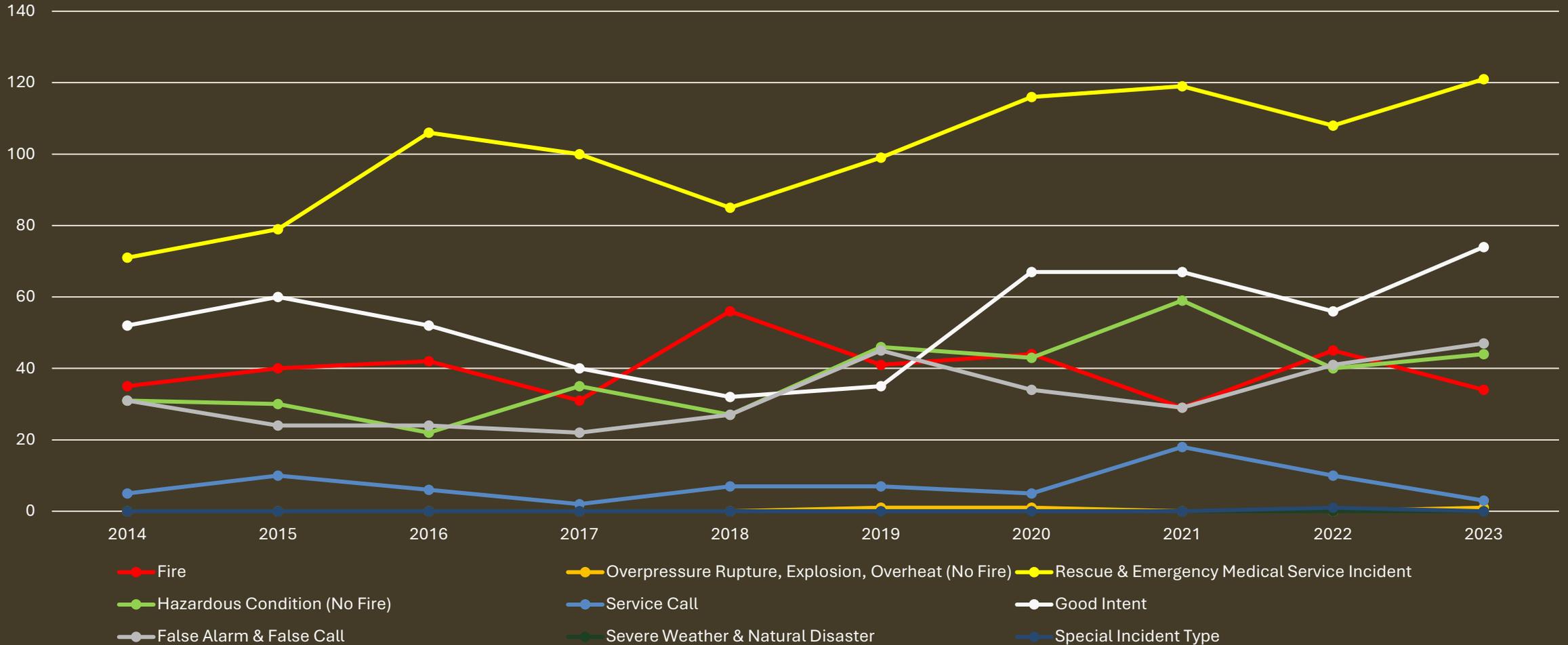
GVFD Response Totals

Total Responses 2014-2023



GVFD Response Totals by Type

Total Responses by Major Call Type 2014-2023

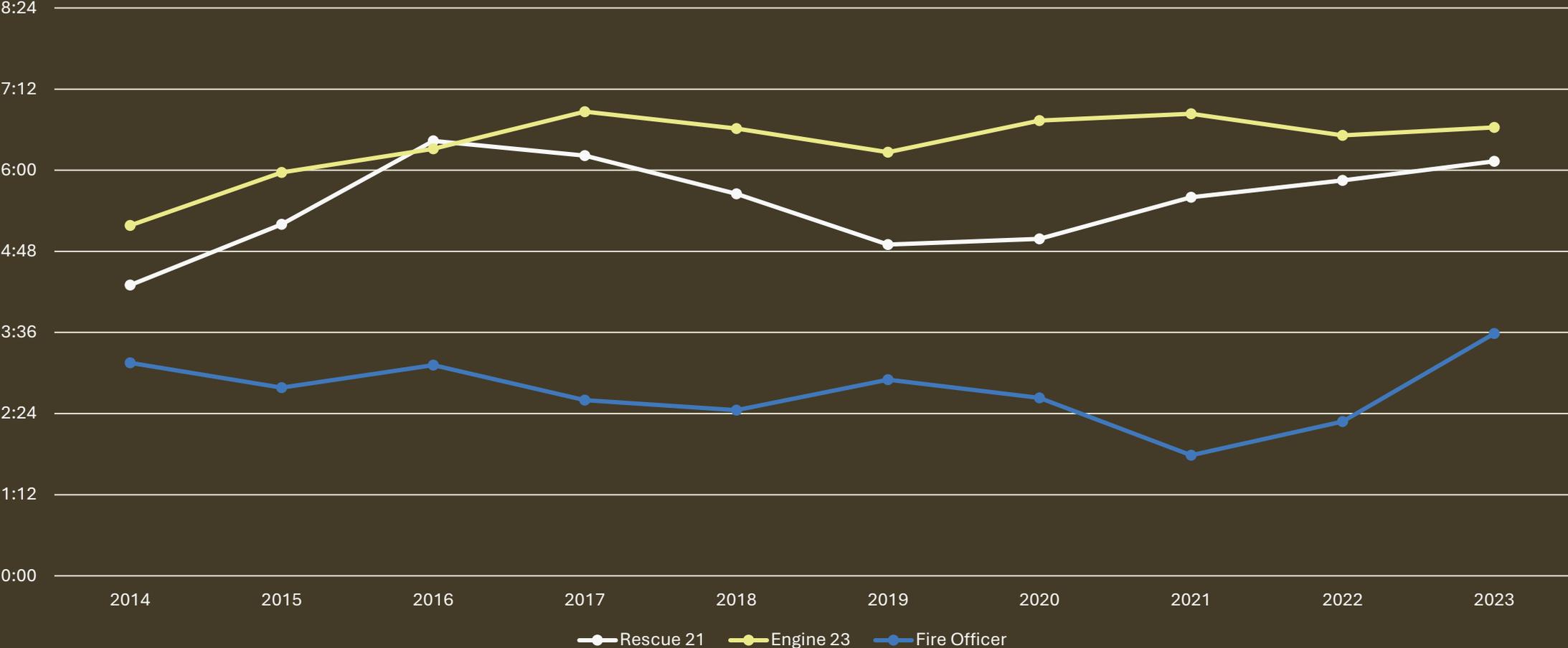


Where do we respond from?

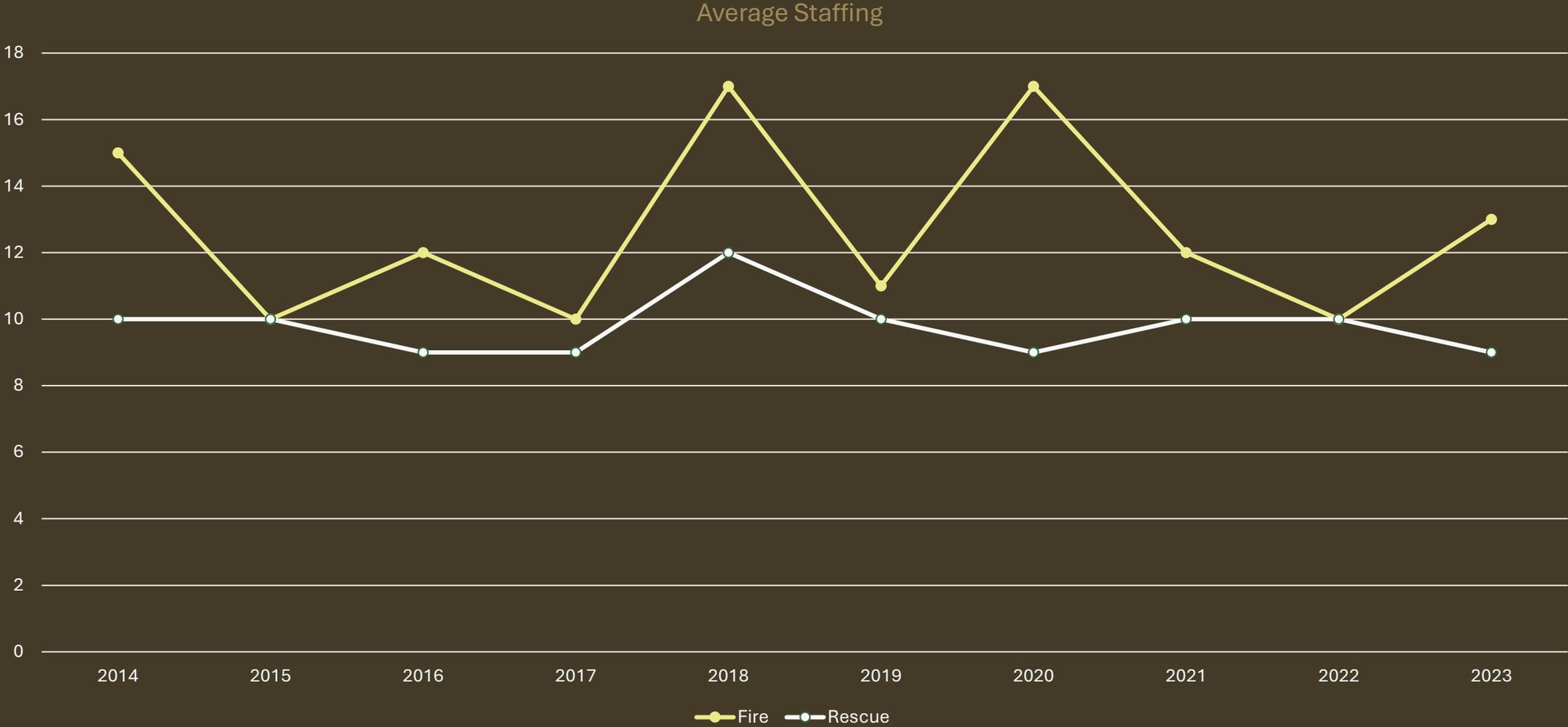


Turnout Times (Page to Enroute)

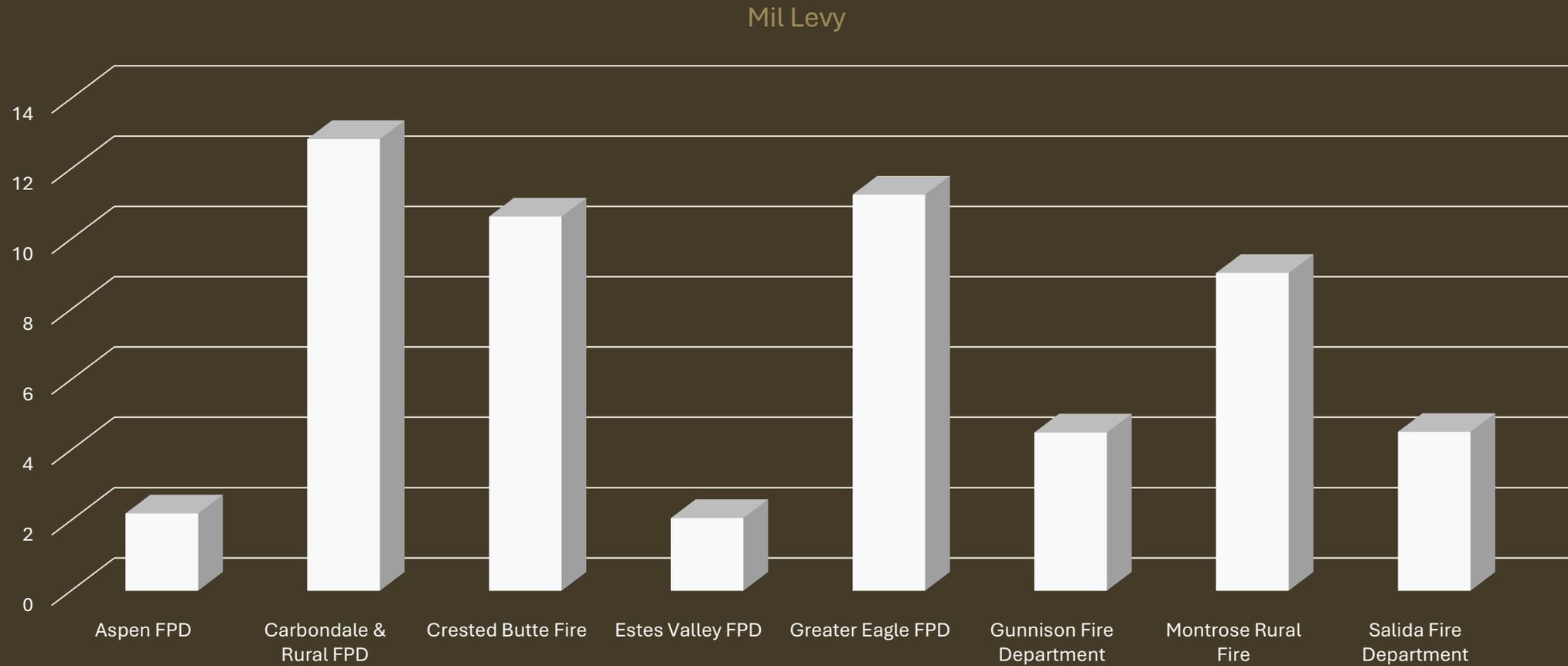
Turnout Time



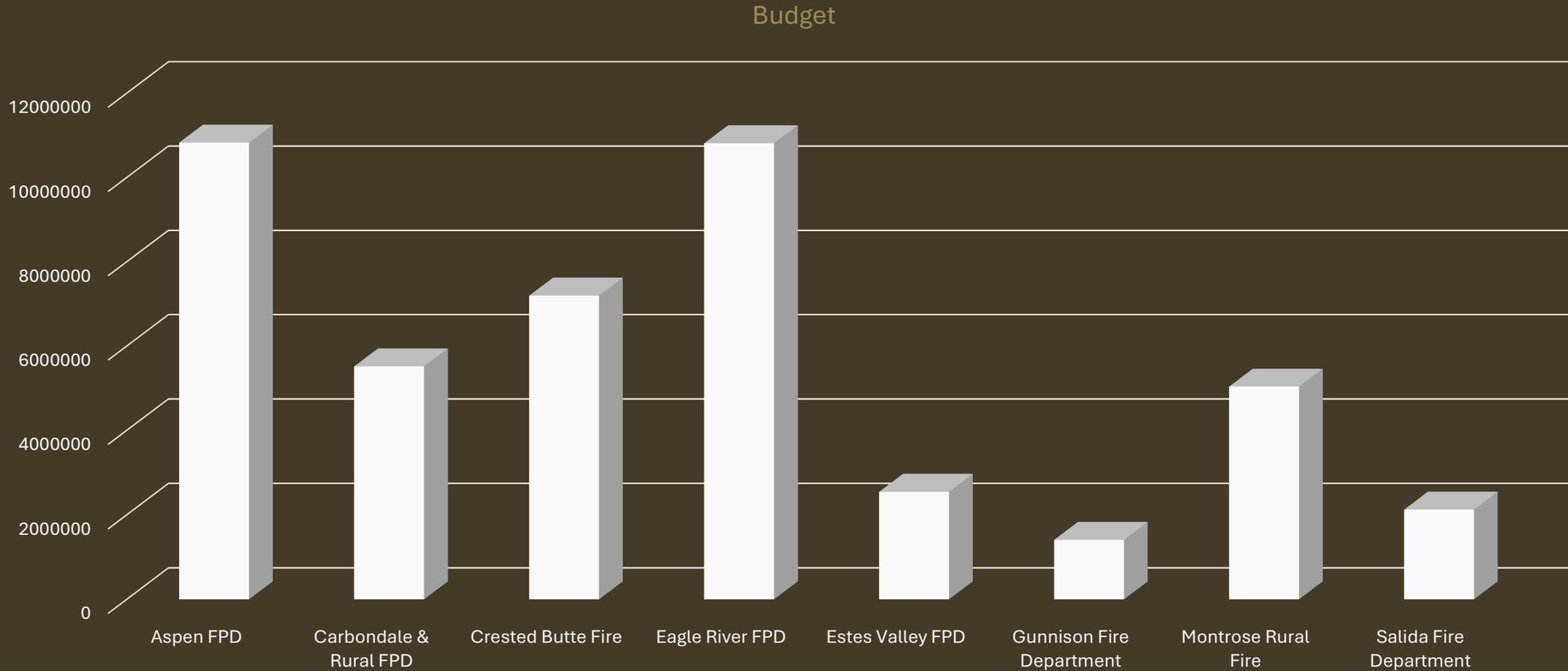
Average Staffing



Mil Levy Comparison



Budget Comparison



What is the problem?

- Severe health risks: Firefighters face continuous exposure to carcinogens due to lack of proper air ventilation and separation between apparatus bays and communal areas.
- Outdated infrastructure: The building, built in 1974, still uses original mechanical, electrical, and garage door systems—posing safety and operational hazards.
- Inadequate safety systems: The station lacks a fire suppression system and monitored alarm, putting \$17.5 million in equipment at risk.

What is the problem?

- Insufficient space: Apparatus are dangerously close together, leading to near-miss incidents and risks of injury during emergency responses.
- Structural concerns: The building visibly shifts under the weight of modern apparatus, especially the new ladder truck.
- No sleeping quarters: With volunteers living farther from town, the lack of on-site accommodations threatens emergency response times.
- Overcrowding and poor layout: Current facilities cannot support training, meals, or meetings for the growing team (40+ volunteers), leading to unsafe and inadequate working conditions.

Background

1. August 2024 – DOLA Grant Awarded, Fund Formal Assessment
2. December 2024 – City Contracted to GCFFPD
3. January 2025 – GCFFPD & City Executed IGA, Replace Fire Station
4. February 2025 – Contract Awarded to Design-Builder, Neenan
5. March 2025 – Kicked Off Needs & Feasibility Assessment

Needs + Feasibility Assessment



Gunnison Fire Station

NEEDS +
FEASIBILITY
ASSESSMENT

06. 24. 2025

NEENAN
ARCHITECTURE

What were possible solutions?

- Do nothing.
- Act now to pursue building a functional, safe, and durable firehouse that can be used to serve the community for many years.
- Delay action and reassess the firehouse situation in the future.

What are the options?

Option 1 – ‘Dollar Tree’ Site: Build a new, full-service firehouse with 5 pull-through bays on a new site, allowing continued use of the existing station during construction. This option offers the least operational disruption and aligns with the desired building program but requires property acquisition.

Option 2 – Expand South of Existing Site: Acquire land south of the current station to construct a phased project—first building temporary operations across the street, followed by demolition and replacement of the current station with a 6-bay firehouse. This option maximizes the use of owned property but extends the construction timeline.

Option 3 – Build on Current Owned Properties: Utilize existing parcels on both sides of W. New York Avenue without acquiring new land. This approach is the most space-constrained and operationally complex, requiring phased construction extending the project timeline.

What are the options?

Item	Option 1	Option 2	Option 3	Notes
Design and Construction including 10% contingency	\$ 26,806,000			Admin and fire station building on the Tomichi site.
		\$ 31,694,000		Temporary apparatus bay North of New York Ave. Minimal interior finish. Pre engineered metal building. Admin and fire station building on existing site.
			\$ 32,702,000	Admin building North of New York Ave. Fire station building at existing site.
Subtotal	\$ 26,806,000	\$ 31,694,000	\$ 32,702,000	
Land	\$ 1,470,000	\$ -	\$ -	Assessed value of the dollar store land.
Soft Costs	\$ 400,000	\$ 475,000	\$ 650,000	Utility fees, testing, etc.
Subtotal	\$ 28,676,000	\$ 32,169,000	\$ 33,352,000	
Inflation	\$ 2,867,600	\$ 1,608,450	\$ 1,667,600	Option 1 - 10%, Options 2 and 3 - 5%
Contingency	\$ 716,900	\$ 804,225	\$ 833,800	2.50%
Total	\$ 32,260,500	\$ 34,581,675	\$ 35,853,400	

*Cost estimates generated by contractor performing the work.

All options complete construction in 2028, assuming funding is secured in 2025.

GCFPD & City Actions

- Proceed with Option 2: Begin design and construction in 2026 with an estimated completion date of 2028.
- This solution includes acquiring a portion of the adjacent Gunnison County-owned property to the south.
- The governing bodies will proceed with pursuing funding mechanism(s) in 2025 to address the significant health and safety risks of continuing operations at the existing facility.



July 8, 2025



July 8, 2025

Next Steps

- Educate the public
- Explore funding mechanisms
- If applicable, request voter approval to fund capital and operational needs

To date, no decision to proceed with a ballot measure has been made by GCFPD or the City of Gunnison.

- Property conveyance imperative (appraisal and MOU)

145-year Legacy Fire Protection Services

