

**State of Colorado - Department of Local Affairs**  
**ENERGY AND MINERAL IMPACT ASSISTANCE PROGRAM APPLICATION**  
**Tier I or Tier II**

Applications Must Be Submitted Electronically - Directions on Last Page  
 -You are Highly Encouraged to Work with your Regional Field Manager with Completing your Application-

**A. GENERAL AND SUMMARY INFORMATION**

**1. Name/Title of Proposed Project:** Greeley Public Safety Training Facility

**2. Applicant:** City of Greeley

(In the case of a multi-jurisdictional application, name of the "lead" municipality, county, special district or other political subdivision).

In the case of a multi-jurisdictional application, provide the names of other directly participating political subdivisions:

**3. Chief Elected Official** (In the case of a multi-jurisdictional application, chief elected official of the "lead" political subdivision):

Name:	<u>Thomas E. Norton</u>	Title:	<u>Mayor</u>
Mailing Address:	<u>1000 10<sup>th</sup> Street</u>	Phone:	<u>970.350.9770</u>
City/Zip:	<u>Greeley 80631</u>	Phone:	<u>970.396.9045 (cell)</u>
E-Mail Address:	<u>Tom.norton@greeleygov.com</u>		

**4. Designated Contact Person (will receive all mailings) for the Application:**

Name:	<u>Duane McDonald</u>	Title:	<u>Fire Chief</u>
Mailing Address:	<u>919 7<sup>th</sup> Street</u>	Phone:	<u>970.350.9515</u>
City/Zip:	<u>Greeley 80631</u>	Phone:	<u>970.590.5508</u>
E-Mail Address:	<u>Duane.mcdonald@greeleygov.com</u>		

**5. Amount of Energy/Mineral Impact Funds requested:**

(Tier I; Up to \$200,000 or Tier II; Greater than \$200,000 to \$1,000,000)

Tier II: \$635,000

**6. Brief Description of the Project Scope of Work:**

(Give a brief introduction to the project in 100 words or less, including the various tasks involved in the project)

The City of Greeley is developing a regional Public Safety Training Center designed to assist Fire, Law, Public Works and Industry in maintaining performance proficiencies and required certifications. The City is in the process of purchasing an approximate 22-acre parcel ideally suited to the development of a real-life training center upon which. Greeley will develop and construct versatile and realistic training props in three phases. Phase I, planned for 2014, consists of land and utility preparation, construction of a SWAT/Fire training house, construction of oil well and swift water rescue props, and foundational work for emergency driving skid pad and track.

**7. Local priority if more than one application from the same local government** (1 of 2, 2 of 2, etc.) \_\_\_\_\_

**B. DEMOGRAPHIC AND FINANCIAL INFORMATION.**

**1. Population**

a. What was the 2010 population of the applicant jurisdiction?	94,358
b. What is the current population?	97,248
(Current/most recent conservation trust fund/lottery distribution estimate is acceptable.) What is the source of the estimate?	City of Greeley 2013 Annual Growth & Development Projection Report
c. What is the population projection for the applicant in 5 years? What is the source of the projection?	102,550 Same as noted under item b above

**2. Financial Information (Current Year):**

In the column below labeled "Applicant" provide the financial information for the municipality, county, school district or special district directly benefiting from the application. In the columns below labeled "Entity", provide the financial information for any public entities on whose behalf the application is being submitted (if applicable).

**Complete items "a through j" for ALL project types:**

	Applicant	Entity	Entity
a. Assessed Valuation (AV) Year: 2012	\$777,134,200		
b. Mill Levy	11.274		
c. Property Tax Revenue (mill levy x AV)	\$8,761,411		
d. Sales Tax (Rate/Estimated Annual Revenue)	3.64% / \$48,281,388	% / \$	% / \$
e. Total General Fund Budget Revenue	\$69,410,454		
f. Total Applicant Budget Expenditures (Sum of General Fund and all Special Funds)	\$303,855,428		
g. Total Multi-year Debt Obligations (all funds*)	\$138,545,000		
h. Total Lease-Purchase and Certificates of Participation obligations*	\$11,458,328		
i. General Fund Balance as of January 1 of this current calendar year.	\$23,997,692		
j. General Fund Balance (Unrestricted) as of January 1 of this current calendar year.	\$21,100,712		

**For projects to be managed through a Special Fund other than the General Fund (e.g. County Road and Bridge Fund) or managed through an Enterprise Fund (e.g. water, sewer, county airport), complete items "k through o":**

Identify the relevant Special Fund or Enterprise Fund:

k. Special or Enterprise Fund Budget Amount			
l. Special or Enterprise Fund Multi-Year Debt Obligations*			
m. Special or Enterprise Fund Balance as of January 1 of this calendar year			
n. Special or Enterprise Fund Balance (Unrestricted) as of January 1 of this calendar year			
o. Special or Enterprise Fund Lease-Purchase and Certificate of Participation Obligations*			
p. Special Fund Mill Levy (if applicable)			

**For Water and Sewer Project Only complete items "q through s":**

q. Tap Fee			
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r. Average Monthly User Charge (Divide sum of annual residential revenues by 12 and then divide by the number of residential taps served.)			
s. Number of Taps Served by Applicant			

**\* Include the sum of the year-end principal amounts remaining for all multi-year debt obligations, lease purchase agreements or certificate of participation notes**



**D. PROJECT INFORMATION.**

The statutory purpose of the Energy and Mineral Impact Assistance program is to provide financial assistance to “political subdivisions socially or economically impacted by the development, processing or energy conversion of minerals and mineral fuels.”

**1. Demonstration of Need:**

**a. Why is the project needed at this time?**

Public safety is a fundamental service provided by local government. In addition to promoting the security of its residents, the perception of a safe community influences a community’s image, confidence, and economic appeal. A single factor common to the successful achievement of public safety objectives is the level of preparedness of personnel to successfully respond to emergency incidents and hence responders must receive realistic training.

Greeley and surrounding areas are situated in the oil and gas-rich Wattenberg Field and as such, represent one of the most impacted areas in the state relative to this industrial activity. Over time such mineral extraction has shifted from vertical drilling, to directional drilling, and most recently horizontal drilling, as the economic viability for these alternative methods has grown. The significance of these changes in drilling methods is that the number of sites within the urban area, once not possible under traditional extraction approaches, has expanded dramatically (see attached “Oil-Gas Map Greeley”). Many of the drilling locations are in very densely populated areas and, due to the limited number of tracts available for such infill activity, also contain a much greater number of wells, tanks and related equipment. Truck traffic, drilling rigs, noise, water fueling areas, and associated environmental and safety impacts – such as the transportation of hazardous materials, potential for fires, explosions and spills - are now in increasingly sensitive areas. In order to sustain a balance between mineral extraction and public safety, emergency responders must be trained in a wide variety of hazard mitigation practices. At present, Greeley area, fire, police, ambulance, and public works, as well as industry personnel, do not have a facility to realistically prepare for the new challenges and proactively manage risk prevention. Experienced professionals, as well as new employees, require on-going and realistic training to help them respond and mitigate an ever-changing range of all-hazard responses. To address this important need, the City intends to develop a training center designed to realistically prepare responders for explosions, well-head incidents, oil spills, increased public safety and emergency response demands, heavy equipment conflicts and industrial accident response. The recent flood event in the Greeley/Weld area was further complicated by the ubiquitous presence of these facilities which were also compromised and required special response and management.

Such training has become an urgent need to address the rapidly evolving mineral extraction practices and market which has expanded the areas where such activity can occur at unprecedented levels in urbanized areas. Greeley maintains a mutual aid role with other northern Colorado communities, particularly to the northeast where the size of the towns limits resources and especially training venues. Residents along the Front Range have expressed concern for the safety of oil and gas by enacting moratoriums and drilling bans; it is more essential than ever to offer services that assure residents and land owners that safety is a top priority with a commitment to timely and effective emergency response, which comes with realistic and extensive training of emergency response professionals. The industrial site available to the City is well situated; the training facility will not duplicate other City facilities but, in fact, leverage the range of benefit to more public service disciplines; and, the resources generated by oil and gas now allows the City to commit a financial match to leverage state resources and initiate meaningful progress toward completing the initial phase to create a valuable training site.

**b. How does the implementation of this project address the need?**

A single factor common to the successful achievement of the public safety objectives is the level of preparedness of personnel to successfully respond to emergency situations. The benefits of training are significant to a community and have been the object of a number of national studies. From situational debriefings, military leaders have learned that realistic training is superior to simulations in preparing civilians for active duty. Experienced professionals similarly require on-going and realistic training to help them anticipate and respond to an ever-changing range of circumstances they may be confronted with.

Because area public safety officials have little to no ability to train in real-life environments, construction of the training site enables responders to practice actual, high risk activities, often, and in a safe, controlled setting. Training in realistic settings that reproduce actual emergency environments will address the very real community need described above.

**c. Does this project, as identified in this application, completely address the stated need? If not, please describe additional work or phases and the estimated time frame. Do you anticipate requesting Energy and Mineral Impact Assistance funds for future phases?**

Not completely, but it provides the essential framework for the facility and initial development that will accomplish the fundamental skills training objectives and seed support for subsequent phases. Because the skill sets required for competent public safety response are numerous and wide-ranging, multiple disciplines require many training structures

and props. The training facility as planned will provide thorough preparation for an all-hazards response network through a three phase construction plan. Phase I consists of land grading and preparation, utility development, construction of a SWAT/Fire training prop, an oil and gas training prop, an aircraft crash rescue prop and the foundation for a skid pad and high speed driving track. This application and planning process will complete phase I. Completion of the high speed driving track, all-weather training pad, and construction of a five story search and rescue building are planned for Phase II. An outdoor staging area and storage facility are scheduled for completion in Phase III. In this application period, Phase I will be developed and Phases II & III, which complete the vision, will be completed through later budgetary processes. (see Attachment 1: Architect's site plan)

**d. What other implementation options have been considered?**

To retain essential certifications, Fire personnel have rented training facility time from the adjacent communities of Evans and Loveland. However, in order to reproduce live fire training settings, the fire department must wait until abandoned structures become available or attempt to share existing burn buildings in the region. Burn buildings located in Loveland and Evans are either so scheduled or in states of disrepair, that area fire departments cannot expect more than one training session per year. Further, managing shift coverage and getting all personnel to these limited training windows has compromised the quality of the training received. Contributing to an expansion of those towns' facilities for further Greeley requires their commitment for additional investment which does not appear realistic at this time, especially considering recent flood impacts and the need to divert resources to other rebuilding efforts. Greeley is devoting much of its financial reserves to addressing street maintenance (also an impact from oil/gas development) and cannot contribute more funds than that described in the budget chart for this effort. Greeley has not been able to identify other grants or resources to assist with this facility. Police, fire and public works do not have a dedicated driving track or pad and therefore must compete for time at large parking lots in the community. Typically this means competing not only with other city departments but with the public and results in almost no realistic training. As with the fire personnel, beyond the in kind dedication of some road base and recycled asphalt to the Training Facility, no other resources to fund this project further have been identified. Charging for use of the facility could only occur after it was constructed; it is unlikely enough revenue could be generated for more than site out-of-pocket expenses, particularly for smaller nearby towns.

The City has already lost two organizations which used to train in Greeley (Wildfire Training and Colorado State Fire Mechanics ) due to the limited nature and lack of upgrades to the Greeley fire training experience. These organizations represent a loss of at least 500 visitors and convention activity to Greeley annually. Greeley has the professional staff, protocol and community support for those trainees, but not the basic training facility/setting to facilitate realistic simulated fire and emergency response that those organizations now require.

**e. What are the consequences if the project is not awarded funds?**

There are no high speed driving tracks in north east Colorado forcing most city departments to offer on-the-job training for high risk skill training. Police do not have a location for SWAT or search and clear training while fire does not have a location for live-fire training. Training for response to oil and gas well-site emergencies would continue to be limited to classroom discussions.

Lack of the development of a substantial phase of the training facility will result in a much more protracted time frame to accomplish facility development and, as a result : the City may experience greater worker compensation claims associated with injury or stress; ISO rates may increase to all property owners in the community; the City could see employee turnover related to inadequate training that places employees in dangerous situations; the community could realize greater loss of property and life; and there could be increased pressure to deny or limit oil and gas drilling in or near the urbanized area. It is unreasonable to expect responders to fight fires, engage in SWAT or chase situations, and mitigate high-pressure accidents at well-sites without ever experiencing realistic training. Continued response to high-risk incidents without realistic preparation will inevitably result in occurrences that cost the community far more in emotional and financial liabilities than the cost of construction for a training center.

**2. Measurable Outcomes:**

**a.** Describe measurable outcomes you expect to see when implementation of this project is complete. How will the project enhance the livability\* of your region, county, city, town or community (e.g. constructing a new water plant will eliminate an unsafe drinking water system and provide safe and reliable drinking water; the construction of a new community center will provide expanded community services, or projects achieving goals regarding energy conservation, community heritage, economic development/diversification, traffic congestion, etc.)?

**\*(Livability means increasing the value and/or benefit in the areas that are commonly linked in community development such as jobs, housing, transportation, education, emergency mitigation, health and environment)**

Public safety personnel, public works employees, and those in a variety of industrial occupations work to maintain certain levels of training to meet professional standards, maintain certifications and proficiencies to perform their jobs as expected by the community or corporation they serve. The value of a trained, prepared, and experienced public and private workforce is measured in several ways:

- Effective response time

- Injury rates and costs to victims
- Property damage and/or loss
- Community insurance rates
- Recovery time for residents and businesses from emergencies
- Injuries to emergency responders
- Workforce down time from recovering employees and associated costs for workers' compensation, rehabilitation and health insurance premiums
- Community quality of life

**b.** How many people will benefit from the project? (i.e., region, county, city, town, community, subdivision, households or specific area or group; or any portion thereof)

A Public Safety Training facility will realistically benefit the full community as noted above as well as the greater metro area that can access and benefit from this training venue. It is estimated that this benefit would reach an area population of approximately 125,000 – 150,000 over the next five years. In addition, the members of Greeley Police, Fire and Public Works will utilize the realistic training opportunities provided through facility construction. Northeastern Colorado law and fire agencies will benefit because there is not a center in the area providing the proposed real-life training environments. Additionally, area industry will utilize the facility for several mitigation practices common to energy development and offered in the training plan.

**c.** How will the outcome of the project be measured to determine whether the anticipated benefits to this population actually occur?

By tracking the usage of all regional partners (see Attachment 2: training center schedule with other agencies assigned time), by following public responder injury rates and through an analysis of property valued saved, a community metric we currently track.

**d.** Does this project preserve and protect a historic building, facility or structure? If yes, please describe.

no

**e.** Will this project implement an energy efficiency/strategy that could result in less carbon footprint or conserve energy use or capitalize on renewable energy technology? If yes, please describe.

No inhabitable structures are proposed.

### 3. Relationship to Community Goals

**a.** Is the project identified in the applicant's budget or a jurisdictionally approved plan (e.g. capital improvement plan, equipment replacement plan, comprehensive plan, utility plan, road maintenance and improvement plan or other local or regional strategic management or planning document)? What is its ranking?

In 2012, staff presented to City Council the need for a realistic, regional, public safety training facility. Council unanimously agreed the need is pressing and immediate and therefore directed staff to begin development planning. The city manager placed in construction of a training center in the 2013 work program under Councils' objective #2: Emergency Readiness & Response. The City Manager's work program states the purpose as "implement a plan to build a facility that provides training in real-life environments, improve safety of first responders in life threatening situations, and improves competence and job performance efficiency. A City training center will greatly increase the frequency of critical incident training for public safety officials and improve the protection of citizens and property. The training center project is ranked number one in the City's CIP.

### 4. Local Commitment and Ability to Pay/Local Effort

**a.** Why can't this project be funded locally?

A regional public safety training facility is expensive and requires financial cooperation. Because the City of Greeley recognizes the necessity of this facility, it is purchasing 22 acres of land dedicated to its development. Additionally, Greeley has reserved over \$650,000 in its general fund to begin development. However, completion of phase I in the three phase training center plan is projected to exceed \$1,500,000.

**b.** Has this project been deferred because of lack of local funding? If so, how long?

Because start-up costs are so high, neither Greeley nor surrounding communities have completed a facility as proposed here. In fact, Greeley has been planning construction of a public safety training facility for more than 20 years but has not been in a position to partially fund one until now.

**c.** Explain the origin of your local cash match. (Note: Whenever possible, local government cash match on a dollar for dollar match basis is encouraged.)

Greeley annual budget general fund.

**d.** What other community entities, organizations, or stakeholders recognize the value of this project and are collaborating with you to achieve increased livability of the community? Please describe how your partners are contributing to achieve the improvement to the livability of the community through this project. If in-kind contributions are included in the project budget, detailed tracking will be required on project monitoring report.

Area industry is very supportive of this project, noting the value to them and their workers of having trained emergency responders (letter to follow); another energy company is providing foam firefighting equipment and several public safety agencies have stated their support (see Attachment 3: letters of support). In addition, the Greeley Urban Renewal Authority is providing financial support for the land purchase and has noted the positive impact this use will have in its redevelopment corridor. The City has, over the years, received much in kind support from the adjacent salvage yard operator, who has provided props such as wrecked cars and materials, for the department to practice Jaws of Life exercises and car fire response; the operator has pledged his continued support with the new facility as well. Lastly, the United States Air Force Air National Guard, a neighboring operation, is interested in cooperative training opportunities as well.

i. Please describe the level of commitment by each collaborator. (e.g. fee waivers, in-kind services, fundraising, direct monetary contribution, policy changes.)

City of Greeley has committed \$765,000 in cash and in kind support; the Greeley Urban Renewal Authority has committed \$250,000 for land purchase and development; an energy company has pledged to provide assistance in construction of well site firefighting foam/prop equipment (valued at approximately \$40,000).

ii. Please list the value of the resources that each collaborator is bringing to the program.

e. Has the applicant dedicated the financial resources in their current budget, reserve funds and/or unused debt capacity that are being used for the local matching funds? Explain if No

Yes

f. Have the applicant's tax rates, user charges or fees been reviewed recently to address funding for the proposed project?

Yes. In 2008, staff proposed a one-third percent increase in city sales tax for development which was not approved by City Council because of the economic slowdown in 2008.

g. If the tax rate, user charges or fees were modified, what was the modification and when did this change occur?

n/a

h. Has the applicant contacted representatives from local energy or mineral companies to discuss the project? If yes, when was the contact and what was discussed.

Yes, conversations about this training facility were initiated by the City over a year ago when the City was first looking at a different parcel of land. Energy companies requested they be contacted once a site was firm and an idea of what site improvements or equipment might be needed. The land for this facility was identified in the last 2 months and the site plan developed (see Attachment 1: site plan). Ironically, the area flooding has reordered some of the community resources and many of the energy companies, to their credit, have contributed significant funding support for local flood relief needs and North Colorado Medical Center.

i. Has the applicant requested financial support from the industry? If yes, when was the contact, what amount did you request? What were the results? If no, why not?

Yes. See response to h. above. Greeley asked industry representatives to help underwrite the cost of some of the facility development. While interested, the companies have not yet been able to respond to this request, opting to first help with an acute community need and to repair their own facilities impacted by the flood.

## 5. Readiness to Go

a. Assuming this project is funded as requested, how soon will the project begin? What is the time frame for completion?

Once the land is secured, Greeley intends to begin work on utility and other infrastructure in the first quarter of 2014. Phase I, as described above, is scheduled for completion in 2014.

b. Describe how you determined that the project can be completed within the proposed budget as outlined in this application? Are contingencies considered within the project budget?

Staff contracted with a consultant to develop project costs and has also accessed our in house construction engineers for advice on project costs including, utility development, land preparation, engineer and architectural design. A contingency of \$80,000 cash is built into the budget.

c. Has the necessary planning been completed? How? What additional design work or permitting must still be completed, if any? When? How did the applicant develop project cost estimates? Is the project supported by bids, professional estimates or other credible information? Please attach a copy of any supporting documents.

The site has had a preliminary review for site development feasibility via the City's Engineering Development Review, which examines utility access and development, environmental considerations (such as flood plain), site access and related matters; the City contracted with a design consultant to be assured that the site was suitable for and could be developed as intended (refer to attached site plan), and that partners who would benefit from site use were consulted to be sure the site also met their needs (e.g. police, public works). The site is ideally suited in that it is adjacent to the Greeley Weld County Airport (for joint training opportunities related to aircraft disasters), the Police Shooting Range (where shared classrooms can be accessed), and across the street from the USAF Air National Guard facility (which has



expressed interest in facility use as well). See attached: Greeley PSTF estimate

## 6. Energy & Mineral Relationship

a. Describe how the applicant is, has been, or will be impacted by the development, production, or conversion of energy and mineral resources.

A new energy play, the Niobrara formation, underlies all of Greeley and the surrounding region. In the last couple of years, we have experienced a marked increase of energy development and the associated increases in heavy vehicle traffic, population and public safety responsibilities. Calls for emergency service have risen to 12,000 responses in 2013 from 9,400 in 2009; Greeley Police have experienced similar demands. Over 300 responses are directly associated with energy development. Heavy vehicle traffic has increased, especially along our major roadways such as Highways 85, 34, 263 and O Street, that require specialized response practices, our lack of realistic training has minimized our ability to respond safely and effectively. Additionally, several oil and gas transmission lines operate in our area and we have no practical method to reproduce training environments enabling responders to professionally and safely mitigate incidents.

There are 76 energy companies operating in the area and several have regional headquarters located in Greeley. Within the city limits are 431 active well heads which require extensive support activities including water and oil transportation with associated heavy road traffic. The Greeley Fire Department is under contract with the Western Hills Fire District, an unincorporated region surrounding Greeley, for all hazards protection; an area containing 326 active wells. Additionally, there are 10 work sites actively drilling or injecting. Together there are 757 active wells and 10 wells under development that require weekly truck traffic and resources from Greeley for product development and infrastructure maintenance. In fact, Greeley provided the area operators over 1,580 acre feet of water in 2012 alone. And because the oil and gas field resources in and around Greeley are projected to continue to be particularly active in the future, Greeley planners expect and additional 750 wells in the community's Long Range Expected Growth Area.

b. To further document the impact in the area, name the company or companies involved, the number of employees associated with the activities impacting the jurisdiction and other relevant, quantitative indicators of energy/mineral impact.

As discussed in 6a, the rapid increase in oil and gas exploration has resulted in an explosion of industrial activities, both direct and indirectly associated with exploration. Along with the industrial growth, the Greeley area has experienced an influx of industrial workers in a relatively short time frame. The new employees require living accommodations and the immediate impact to the community is a housing shortage. According to the Colorado Hotel and Lodging Association October 2013 report, Greeley has the highest occupancy rate of all major Colorado markets (Attachment 4). Although the number of rooms have increased to 688 from 564 in the last five years, Greeley has been unable to keep in front of demand for both rental space and hotel rooms. According to the hotel operators 50% of their rooms are rented to employees of the oil and gas industry. This has also spilled over into multifamily with a vacancy decrease of 9.1% in 2008 to 3.3% vacancy in 2013 according to the annual multifamily vacancy report conducted by the Greeley Urban Renewal Authority.

## 7. Management Capacity

a. How will you separate and track expenditures, maintain funds and reserves for the capital expenditures and improvements as described in this project?

Several city Departments are involved in development and each Department Director will manage their portion of the budget. For example, Public Works will provide road base and heavy equipment operation. Water department will assist with water wastewater utilities. The overall project will be administered by the Fire Chief and Assistant City Manager to ensure adequate general fund maintenance and expenditures.

b. Describe the funding plan in place to address the new operating and maintenance expenses generated from the project?

There are no inhabitable structures contained in the Phase I plan and consequently, annual operational expenses are less than \$20,000 and will be covered through usage fees for our partners.

c. Describe the technical and professional experience/expertise of the person(s) and/or professional firms responsible to manage this project.

The Greeley Fire Chief has over 30 years of experience managing a range of fire and development review projects and helped with the development of 2 area fire stations. The Assistant City Manager has over 30 yrs experience in Community Development (planning, zoning, engineering development review, and natural resources) to offer support. Finally, the City will assign a construction manager from the Public Works Department to help facilitate this project as is routine for all City capital projects.

d. Does the project duplicate service capacity already established? Is the service inadequate? Has consolidation of services with another provider been considered?

No. There are no well-site training props, aircraft crash rescue props or driving tracks in the region. There is a burn building in Evans which is currently out of service and one in Loveland but neither is adequate for SWAT or search and clear operations for law.

**E. HIGH PERFORMANCE CERTIFICATION (HPCP) PROGRAM COMPLIANCE.**

Colorado Revised Statutes (C.R.S. 24-30-1301 to 1307) require all new facilities, additions, and renovation projects funded with 25% or more of state funds to conform with the High Performance Certification Program (HPCP) policy adopted by the Office of the State Architect (OSA) if:

- The new facility, addition, or renovation project contains 5,000 or more building square feet; **and**
- The project includes an HVAC system; **and**
- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property; **and**
- The project has NOT entered the design phase prior to January 1, 2008.

The HPCP requires projects achieve the highest possible LEED certification with the goal being LEED Gold. Projects are strongly encouraged to meet the Office of the State Architect’s (OSA) Sustainable Priorities in addition to the LEED prerequisites. Projects funded through DOLA are required to participate in the OSA’s registration and tracking process. See DOLA’s [HPCP web page](#) for more information or contact your [DOLA regional manager](#).

In instances where achievement of LEED Gold certification is not practicable, an applicant may request a modification of the HPCP policy or a waiver if certain conditions exist.

**Please answer the following questions:**

1. What is the total building square footage of the new facility, addition, or renovation?	N/A
2. Does the project include an HVAC system?	Yes _____ No _____
3. Is the project a renovation? (If no, please skip to Question 6 below.)	Yes _____ No _____
4. What is the current property value*?	\$ _____
5. What is the total project cost for the renovation?	\$ _____
6. Will you need assistance locating resources, third party consultants, or technical assistance for LEED requirements, preparing cost estimates, or otherwise complying with the HPCP?	
Yes _____ No _____ Explain _____	

**F. TABOR COMPLIANCE.**

1. Does the applicant jurisdiction have the ability to receive and spend state grant funds under TABOR spending limitations? Explain:

Yes, Greeley voters approved the removal of revenue and spending restrictions placed on the City of Greeley by Article X, Section 20 of the Colorado Constitution at the November 2, 1999 election.

2. If the applicant jurisdiction receives a grant with State Severance funds, will the local government exceed the TABOR limit and force a citizen property tax rebate?

See above

3. Has the applicant jurisdiction been subject to any refund under TABOR or statutory tax limitations? Explain.

Yes refunded \$300,354 in 2000 excess taxes collected in 1998

4. Has the applicant sought voter approval to keep revenues above fiscal spending limits? Explain.

Yes approved November 1999

5. Are there any limitations to the voter approved revenues? (e.g., Can revenues only be spent on law enforcement or roads?)

no

6. If the applicant jurisdiction is classified as an enterprise under TABOR, will acceptance of a state grant affect this status? Explain.

N/A

**G. ENVIRONMENTAL REVIEW.**

Indicate below whether any of the proposed project activities:

1. Will be undertaken in flood hazard areas. Yes X? No \_\_\_\_\_  
 List flood plain maps/studies reviewed in reaching this conclusion. Describe alternatives considered and mitigation proposed.

Flood Plains and Maps: Cache la Poudre River: 2006 UA Army Corps of Engineers Flood Study; Sand Creek: Weld

County Flood Insurance Rate Map (Community-Panel Number: 080266 0637 C, Map Revised: September 28, 1982).

Mitigation: Only the eastern 25% of the property is located within a flood hazard area (see Attachment 3). Most of that area is comprised of the 100-year Sand Creek floodplain. Structures will not be located within the flood hazard area and fill material will be minimized. When the City of Greeley develops this property, we will be able to better control and preserve the flood hazard area. Also, in conjunction with development of the property, the City will complete a detailed flood study for Sand Creek.

2. Will affect historical, archeological or cultural resources, or be undertaken in geological hazard area? Yes \_\_\_\_\_ No \_\_\_\_\_ X \_\_\_\_\_

Describe alternatives considered and mitigation proposed.

3. Address any other related public health or safety concerns? Describe. Yes \_\_\_\_\_ No \_\_\_\_\_ X \_\_\_\_\_

# APPLICATION SUBMISSION INSTRUCTIONS AND OFFICIAL BOARD ACTION DATE (REQUIRED)

Application and attachments must be submitted electronically in

WORD .DOC (Preferred) or .PDF Format (Unsecured) to:

[ImpactGrants@state.co.us](mailto:ImpactGrants@state.co.us)

Please Cc your [Regional Field Manager](#) all documents as well to ensure receipt.

**In email subject line include: Applicant Local Government name and Tier for which you are applying**

-example- **Subject:** Springfield County EIAF Grant Request, Tier 1

**NOTE: Please do not submit a scanned application (scanned attachments ok).**

(If you are unable to submit electronically please contact your [DOLA regional manager](#))

For any questions related to the electronic submittal please call Bret Hillberry @ 303.866.4058

Attachments List (Check and submit the following documents, if applicable):

- ▶ Preliminary Engineering Reports \_\_\_\_\_
- ▶ Architectural Drawings \_\_\_\_\_
- ▶ Cost Estimates \_\_\_\_\_
- ▶ Detailed Budget \_\_\_\_\_
- ▶ Map showing location of the project \_\_\_\_\_
- ▶ Attorney's TABOR decision \_\_\_\_\_

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## Official Board Action taken on

\_\_\_\_\_

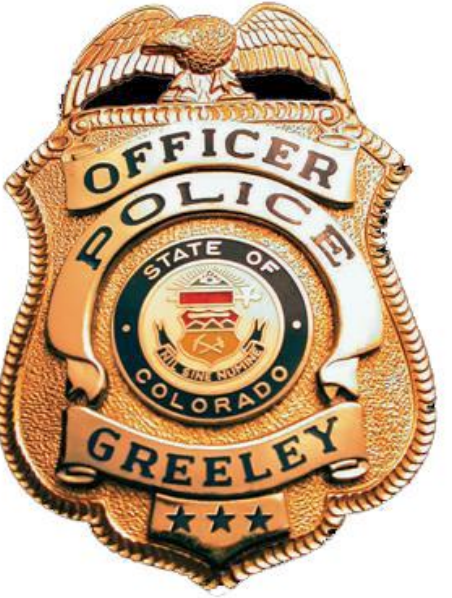
Date

**Submission of this form indicates official action by the applicant's governing board authorizing application for these funds.**



E 8TH ST. - HWY. 263

FLOODPLAIN SHOWN IN GREEN



FERN AVE.

NO. 3 DITCH

PUBLIC WORKS ROAD MATERIALS STORAGE

MULTI-PURPOSE TRAINING TOWER

SWAT / BURN BUILDING

PUMP PIT

CUL DE SAC (WITH FUTURE TRAINING HOUSES)

OUTDOOR COMMAND AND STAGING AREA

OIL WELL SITE PROPS, FLAMMABLE LIQUID PROPS AND FLAMMABLE GAS PROPS TRAINING

EXISTING STRUCTURES & OUTBUILDINGS / FUTURE SIDE REDEVELOPMENT

RESERVED SITE FOR FUTURE STORAGE NEEDS

SPECIALIZED PROPS

EXCAVATION TRAINING

BRIDGE TO POLICE TRAINING

NEW ACCESS ROAD

DRIVING RANGE & SKID PAD

RETENTION POND

OUTLOT / NOT PART OF SITE DEVELOPMENT

PUBLIC WORKS ROAD MATERIALS STORAGE

NORTH ↑

EXACT LOCATON OF SITE IMPROVEMENTS TO BE DETERMINED WITH FINAL DESIGN





**Regional Training Center**

**Jul 2014 (Mountain Time)**

Mon	Tue	Wed	Thu	Fri
30	1	2	3	4
		GFD Special	Eaton FD	
7	8	9	10	11
"A" Greeley Fire		"B" Greeley Fire	Milliken/Johnstown	"C" Greeley Fire
14	15	16	17	18
Greeley Police	Greeley Police		Windsor Fire Rescue	N. E. Regional Law
21	22	23	24	25
"A" Greeley Fire	GFD HazMat Team	"B" Greeley Fire		"C" Greeley Fire
28	29	30	31	1
		GFD Special		

**Regional Training Center**

**Aug 2014 (Mountain Time)**

Mon	Tue	Wed	Thu	Fri
28	29	30	31	1
		GFD Special		
4	5	6	7	8
"A" Greeley Fire		"B" Greeley Fire	Eaton FD	"C" Greeley Fire
11	12	13	14	15
Greeley Police	Greeley Police		Milliken/Johnstown	N. E. Regional Law
18	19	20	21	22
"A" Greeley Fire	GFD HazMat Team	"B" Greeley Fire	Windsor Fire Rescue	"C" Greeley Fire
25	26	27	28	29
		GFD Special		
1	2	3	4	5
"A" Greeley Fire		"B" Greeley Fire	Eaton FD	"C" Greeley Fire

**Regional Training Center**

**Sep 2014 (Mountain Time)**

Mon		Tue		Wed		Thu		Fri	
1	"A" Greeley Fire	2		3	"B" Greeley Fire	4	Eaton FD	5	"C" Greeley Fire
8	FRFC Academy	9	FRFC Academy	10	FRFC Academy	11	FRFC Academy	12	FRFC Academy
15	"A" Greeley Fire	16	GFD HazMat Team	17	"B" Greeley Fire	18	Milliken/Johnstown	19	"C" Greeley Fire
22	Greeley Police	23	Greeley Police	24	GFD Special	25	Windsor Fire Rescue	26	N. E. Regional Law
29	"A" Greeley Fire	30		1	"B" Greeley Fire	2	Evans FD	3	"C" Greeley Fire



**Regional Training Center**

**Oct 2014 (Mountain Time)**

Mon	Tue	Wed	Thu	Fri
29 "A" Greeley Fire	30	1 "B" Greeley Fire	2 Evans FD	3 "C" Greeley Fire
6 Aims CC Academy	7	8 Aims CC Academy	9 Eaton FD	10 Aims CC Academy
13 "A" Greeley Fire	14 GFD HazMat Team	15 "B" Greeley Fire	16 Milliken/Jownstown	17 "C" Greeley Fire
20 Greeley Police	21 Greeley Police	22 GFD Special	23 Windsor Fire Rescue	24 N. E. Regional Law
27 "A" Greeley Fire	28	29 "B" Greeley Fire	30	31 "C" Greeley Fire

**Regional Training Center**

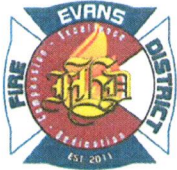
**Nov 2014 (Mountain Time)**

Mon	Tue	Wed	Thu	Fri
27 "A" Greeley Fire	28	29 "B" Greeley Fire	30	31 "C" Greeley Fire
3 FRFC Academy	4 FRFC Academy	5 FRFC Academy	6 FRFC Academy	7 FRFC Academy
10 "A" Greeley Fire	11 GFD HazMat Team	12 "B" Greeley Fire	13 Eaton FD	14 "C" Greeley Fire
17 Greeley Police	18 Greeley Police	19 GFD Special	20 Milliken/Johnstown	21 N. E. Regional Law
24 "A" Greeley Fire	25	26 "B" Greeley Fire	27 Windsor Fire Rescue	28 "C" Greeley Fire
1 FRFC Academy	2	3 FRFC Academy	4 Eaton FD	5 FRFC Academy

**Regional Training Center**

**Dec 2014 (Mountain Time)**

Mon	Tue	Wed	Thu	Fri
1 FRFC Academy	2	3 FRFC Academy	4 Eaton FD	5 FRFC Academy
8 "A" Greeley Fire	9 GFD HazMat Team	10 "B" Greeley Fire	11 Milliken/Johnstown	12 "C" Greeley Fire
15 Greeley Police	16 Greeley Police	17 GFD Special	18 Windsor Fire Rescue	19 N. E. Regional Law
22 "A" Greeley Fire	23	24 "B" Greeley Fire	25	26 "C" Greeley Fire
29	30	31	1	2



## Evans Fire Protection District

EST. 2011

November 7, 2013

Chief Duane McDonald  
Greeley Fire Department  
919 7<sup>th</sup> St.  
Greeley, CO 80631

Dear Chief McDonald,

The Evans Fire Protection District is pleased to support the development of a Greeley Fire Department Training Center. While we operate a small training facility with a residential-type live fire building and propane props, we have need of a driving track and skid pan, as well as a large multi-story training tower. Due to the size of our training site we cannot expand to provide these training facilities. Providing these large-scale training facilities on a regional level in the Greeley-Evans metropolitan area is a cost-effective approach to many of the special training needs that your training center will offer.

We don't anticipate using the new GFD Training Center for our day-to-day training needs of basic fire company operations. However, we would use the GFD center for the larger and more complex training you describe. Your proposed center would also provide a much greater opportunity to conduct multi-agency and regional training in the Greeley-Evans area than we have now.

Sincerely,

A handwritten signature in black ink, appearing to read "Warren D. Jones".

Warren D. Jones,  
Fire Chief/Chief Executive Officer

# PLATTE VALLEY FIRE PROTECTION DISTRICT



November 15, 2013

Chief McDonald,

This letter is in support of your proposed training facility. The proposed facility will be a great addition to the fire and emergency services realm of Weld County. As the hazards we face in emergency services continually change, the need for constant training and practice is at an all-time high. This facility will be an asset for the future of firefighter safety as well.

After having our training/burn facility in service for over six months now, it is ever apparent of the value that it provides not only our agency, but the surrounding departments as well. With the proposal of your facility, our staff would be very interested in also using the driving track, propane and flammable liquid props, confined space props and the drill tower.

Best of luck with your proposal going forward and hope that this facility becomes a reality for the safety of our firefighters and ultimately being able to provide a better service to Mr. and Mrs. Smith.

If you have any further questions, please don't hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read "Barry A. Schaefer".

Barry A. Schaefer  
Fire Chief

970-353-3890

[bschaefer@plattevalleyfire.org](mailto:bschaefer@plattevalleyfire.org)



October 19, 2012

TO WHOM IT MAY CONCERN:

Please consider this correspondence as a letter of support for the City of Greeley in its attempt to construct a training site for police, fire and other emergency services personnel in Greeley, Colorado. Such a site would include facilities such as a "shoot house", training tower and driving track which would be highly supportive of realistic and effective law enforcement training. Such facilities are increasingly rare in our part of the state.

Facilities such as these are most often beyond the ability of a single public agency to finance. A cooperative project such as the one envisioned by the City of Greeley would serve the interests of at least 16 law enforcement agencies in Weld County. It would be beneficial to our citizens via its ability to provide increased training to their first responders. It also would support local agencies in that trainees could remain closer to their home bases during training and avoid traveling to larger metropolitan areas. Our taxpayers would both save money and have their local responders closer at hand should an emergency arise during training.

As president of the Weld County Chiefs of Police Association I would appreciate any and all support for this worthwhile, public safety project. Feel free to contact me if you require additional information.

Sincerely,

Rich Strang  
Chief of Police  
Ault Police Department  
201 1<sup>st</sup> Street  
Ault, Colorado 80610



November 27, 2013

State of Colorado  
Department of Local Affairs  
1313 Sherman Street  
Denver CO 80203

RE: City of Greeley Energy and Mineral Impact Assistance Program Application

Dear Grant Selection Committee:


The Greeley Urban Renewal Authority (GURA) offers its strong support for your consideration of the City of Greeley Energy and Mineral Impact Grant Application for the development of an area Public Safety Training Facility. The proposed facility is proposed for a site in the general area within which GURA is actively engaged in redevelopment and economic development measures and which believes this use would be a complementary and important addition to this area.

GURA not only supports the application but has pledged financial resources in the amount of \$250,000 to assist with the land purchase and some initial site development work. This caliber of training facility proposed is viewed as an essential component to providing a basic public safety level of service to the Greeley area as a training venue that will enable effective emergency response in a collaborative and realistic manner.

As noted in the application, there is tremendous interest in this facility as well as a wide range of industry interest and in kind support. GURA is committed to provide the first dollars in the project without reservation in order to establish a strong base from which this project can realize its fruition.

The State's support of this application will not only help Greeley achieve an important public safety standard but facilitate the same opportunity for the many smaller communities in the area for which mutual aid relationships are critical. GURA wholeheartedly encourages your favorable consideration of this request.

Sincerely,

  
Rebecca L. Safarik  
Assistant City Manager  
GURA Secretary



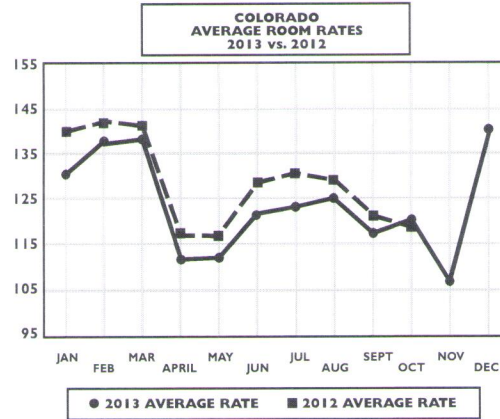
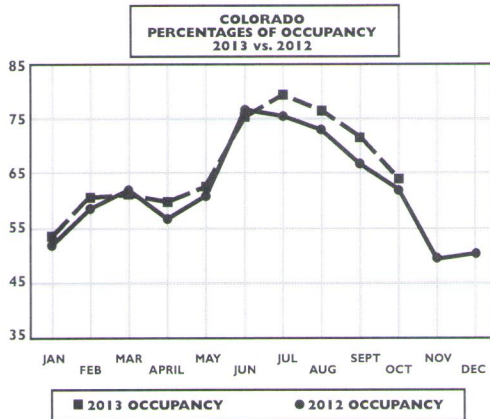


# ROCKY MOUNTAIN LODGING REPORT

Colorado Edition

October 2013

LOCATION	ROOM NIGHTS		OCC %	ADR	REVPAR	2013 YEAR-TO-DATE			2012 YEAR-TO-DATE		
	AVAILABLE	OCCUPIED				OCC %	ADR	REVPAR	OCC %	ADR	REVPAR
DENVER	903,045	678,576	75.1%	\$123.20	\$92.58	73.2%	\$116.38	\$85.22	70.8%	\$113.17	\$80.13
<b>COLORADO SPRINGS</b>											
LEVEL I	94,827	55,001	58.0%	\$99.29	\$57.59	63.9%	\$98.26	\$62.76	67.3%	\$96.08	\$64.68
LEVEL II	<u>53,806</u>	<u>29,135</u>	<u>54.1%</u>	<u>\$74.58</u>	<u>\$40.38</u>	<u>59.8%</u>	<u>\$80.59</u>	<u>\$48.20</u>	<u>58.6%</u>	<u>\$79.27</u>	<u>\$46.47</u>
<b>TOTAL</b>	148,633	84,136	56.6%	\$90.74	\$51.36	62.5%	\$92.33	\$57.66	64.2%	\$90.66	\$58.24
<b>RESORTS</b>											
VAIL	41,851	13,456	32.2%	\$118.69	\$38.16	54.9%	\$259.85	\$142.54	54.2%	\$251.91	\$136.66
ASPEN	31,578	12,319	39.0%	\$174.06	\$67.90	59.4%	\$346.66	\$205.97	59.4%	\$327.28	\$194.33
STEAMBOAT SPRINGS	27,631	7,983	28.9%	\$96.28	\$27.82	53.1%	\$138.56	\$73.54	51.4%	\$134.54	\$69.17
WINTER PARK	11,148	952	8.5%	\$66.99	\$5.72	27.6%	\$109.48	\$30.16	28.8%	\$105.42	\$30.33
BRECKENRIDGE	41,101	8,619	21.0%	\$112.57	\$23.61	47.1%	\$187.32	\$88.24	42.8%	\$169.48	\$72.51
OTHER RESORTS	<u>117,883</u>	<u>41,154</u>	<u>34.9%</u>	<u>\$195.83</u>	<u>\$68.37</u>	<u>48.6%</u>	<u>\$231.13</u>	<u>\$112.30</u>	<u>46.5%</u>	<u>\$219.71</u>	<u>\$102.24</u>
<b>TOTAL RESORTS</b>	271,192	84,483	31.2%	\$161.02	\$50.16	50.1%	\$233.32	\$116.88	47.9%	\$220.04	\$105.51
<b>DURANGO</b>	13,198	8,910	67.5%	\$120.76	\$81.52	65.6%	\$135.47	\$88.84	67.6%	\$125.18	\$84.57
<b>GRAND JUNCTION</b>	41,819	23,143	55.3%	\$79.73	\$44.12	58.7%	\$81.74	\$48.00	59.4%	\$81.82	\$48.64
<b>GLENWOOD SPRINGS</b>	32,272	17,423	54.0%	\$102.29	\$55.23	61.3%	\$112.41	\$68.92	60.2%	\$104.61	\$62.95
<b>ESTES PARK</b>	24,674	11,511	46.7%	\$128.98	\$60.17	51.2%	\$159.72	\$81.72	55.3%	\$154.48	\$85.46
<b>FT. COLLINS</b>	44,233	30,215	68.3%	\$103.63	\$70.79	64.7%	\$102.77	\$66.52	65.0%	\$93.79	\$60.97
<b>LOVELAND</b>	26,819	22,774	84.9%	\$106.73	\$90.64	78.1%	\$112.17	\$87.62	72.7%	\$108.33	\$78.79
<b>GREELEY</b>	15,788	13,870	87.9%	\$100.32	\$88.13	83.7%	\$97.19	\$81.31	75.4%	\$85.44	\$64.46
<b>OTHER COLORADO</b>	<u>60,023</u>	<u>36,598</u>	<u>61.0%</u>	<u>\$79.56</u>	<u>\$48.51</u>	<u>58.7%</u>	<u>\$81.63</u>	<u>\$47.92</u>	<u>55.2%</u>	<u>\$84.77</u>	<u>\$46.83</u>
<b>TOTALS</b>	1,581,696	1,011,639	64.0%	\$119.50	\$76.43	66.4%	\$127.98	\$84.99	64.5%	\$123.63	\$79.73



The Rocky Mountain Lodging Report is compiled by: Ehrhardt Keefe Steiner & Hottman, PC in cooperation with the Colorado Hotel & Lodging Association, Robert S. Benton & Associates, Inc. and W. R. Hopping & CO. Readers are advised that the above do not represent the data contained herein to be definitive. Neither should the contents of this publication be construed as a recommendation on policies or actions. This report is subject to copyright laws.

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For additional information, please contact Robert Benton at (303) 840-1666, Bill Hopping, MAI (303) 798-4045 or Bob Hottman at (303) 740-9400

The Rocky Mountain Lodging Report • P.O. Box 632242 • Littleton, Colorado 80163 • e-mail: info@rmlodgingreport.com

4700 S. Syracuse Street, Suite 410  
 Denver, Colorado 80237  
 (303) 297-8335  
 FAX: (303) 297-8104

AFFILIATED WITH AMERICAN HOTEL  
 AND LODGING ASSOCIATION





November 20, 2013

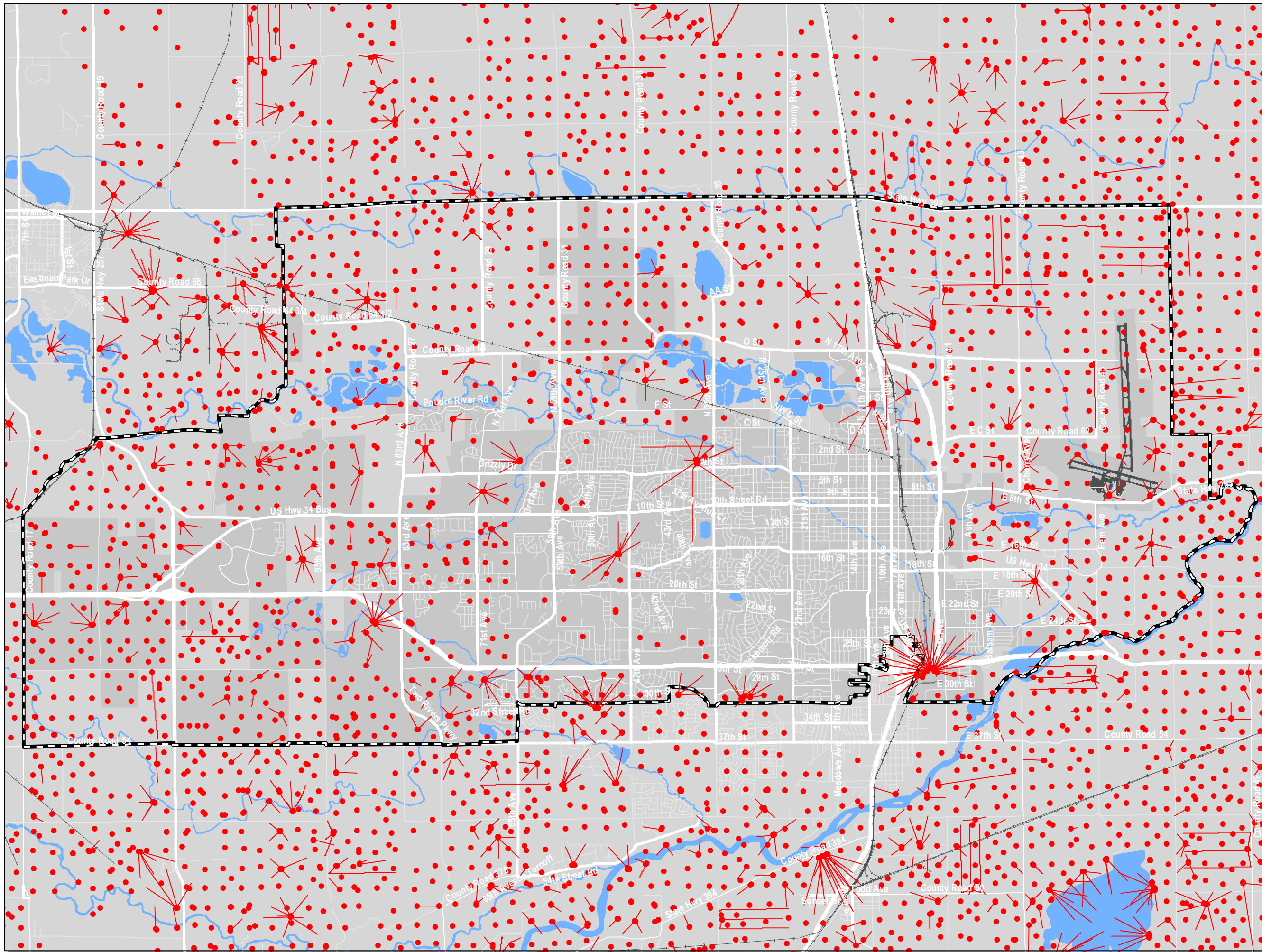
Dear Chris

Here are the revised conceptual estimates for the Greeley PSTF buildings. The estimates do not include any site work or utilities, etc. Only costs attributed to the buildings.

1. PEB Classroom/Office Building – 16,500 sf floor space
  - a. \$92.75/sf = \$1,530,375.00
  - b. Gen Cond. \$240,240.00
  - c. Excavation \$56,160.00
  - d. Foundation \$23,000.00
  - e. Floor slab – heavy service \$58,000.00
  - f. PEB \$202,000.00
  - g. Mezzanine – struc & slab \$99,400.00
  - h. Finishes \$250,120.00
  - i. Mech & Elect \$585,000.00
  - j. Other \$16,455.00
  
2. Training Tower – 2,990 sf floor space
  - a. \$156/sf = \$466,440.00
  - b. Gen Cond. \$43,550.00
  - c. Excavation \$8,350.00
  - d. Caissons \$118,310.00
  - e. Foundation grade beams \$5,500.00
  - f. Precast roof & floors \$33,400.00
  - g. Precast wall panels \$178,850.00
  - h. Interior concrete stairs \$15,600.00
  - i. Ext stairs \$53,650.00
  - j. Other \$9,230.00
  
3. Burn Building – 2,224 sf floor space
  - a. \$114.50/sf = \$254,648.00
  - b. Gen Cond. \$32,380.00
  - c. Excavation \$8,100.00
  - d. Foundation \$12,500.00
  - e. Structural columns \$119,600.00
  - f. CMU wall panels \$35,000.00
  - g. Floor slab \$16,825.00
  - h. Second floor slab & struc \$19,150.00
  - i. Concrete roof \$4,600.00
  - j. Other \$6,493.00

Any cost for exterior heavy duty concrete paving can be estimated at \$5.50/sf. That does not include excavation & grading however.  
Please call me with any questions.

Best Regards,  
Don



# VICINITY MAP

## LEGEND



- COGCC Well Permits (Active & Inactive) Updated 10.1.12
- COGCC Directional Bore Updated 10.1.12

**Notes:**  
 All planimetric data was digitized from aerial photographs dated 1987, 1992, 1995, 2000, 2005, and 2008. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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Created: 10.12.2012  
 By: COG Planning

