



**Platte River**  
Power Authority

Estes Park • Fort Collins • Longmont • Loveland

# New Headquarters Project

## briefing book



[www.prpa.org/headquarters](http://www.prpa.org/headquarters)

January 2018



**Platte River**  
Power Authority

Estes Park • Fort Collins • Longmont • Loveland

# Headquarters Campus Project Executive Briefing

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## Background

In 1978, shortly after formation by its owner municipalities, Platte River's leadership and administrative staff, amounting to 20 employees, began working from a newly constructed, 25,000 square foot, two-story building located in an agricultural region south of Fort Collins. Following an addition in 1980, the building held 54 employees and the 1984 construction of the separate EO building enabled larger staff numbers. Built for the needs of the 1970s and 80s, the headquarters complex currently houses approximately 150 employees who perform duties necessary to consistently deliver safe, reliable and affordable electricity to each municipal owner.

## Needs / Benefits

Aside from noncompliance with modern building codes or requirements by the Americans with Disabilities Act (ADA), the original headquarters campus design did not anticipate the organizational growth or the need to efficiently manage the specialized functions necessary to balance energy produced from renewable and traditional resources along with the demands posed by a regional transmission organization.

The proposed headquarters facility and campus will enable staff to work together more efficiently in managing the complex technologies behind a secure and robust 21st Century electrical grid and the critical infrastructure necessary to power and protect our way of life. It will also provide the community with better access to our region's energy experts and the policy leaders who will guide our cleaner and more diverse energy future. The new building will also provide sufficient meeting areas to better welcome individuals and groups for energy efficiency programs, information sharing, professional training and planning and collaboration.

## Alternatives Considered

Through an extensive study, Platte River considered several options to meet the growing and changing needs of its workforce and the technologies and facilities needed to meet them. Three main alternatives were compared on a cost, complexity and life span basis:

1. Upgrade current facilities to meet current building codes, ADA requirements and space needs for all business areas;
2. Remove the existing buildings and construct a new building on-site to meet all the needs;
3. Pursue a greenfield site and construct a new facility elsewhere

## Decision Process

Studies conducted by Platte River and its consulting architects showed that upgrading our existing facilities would not meet all objectives and came with the highest long-term life cycle costs whereas expenses for constructing a new facility on the existing campus or moving to a greenfield site were, on the surface, very comparable. When further considering costs and benefits to new construction on existing ground or on a greenfield site, other significant issues arose.

Research determined that a greenfield site would require the removal and relocation of crucial communications infrastructure from the current site, including that for generation and transmission management and the community's emergency management system (EMS) communications equipment. Specific infrastructure included seven fiber optic trunk lines (144 strands per trunk), traditional phone lines, a microwave and radio frequency communications tower and communications lines dedicated to several client antennae. The potential relocation of this infrastructure would add significantly to cost uncertainties and could increase risks to generation and transmission reliability during the anticipated two-year construction process.

Concurrent with headquarters project research, in 2015 Platte River received the opportunity to purchase, at favorable rates, a five-acre parcel of land that adjoined the northwest end of the current headquarters property. The purchase of the additional property would enable sufficient space for growth and a new access point to the campus grounds.

The combination of the following fundamental factors led Platte River to choose the option of constructing a new headquarters building and support facilities on the existing campus grounds:

1. Achievement of all business objectives compared to upgrading existing facilities
2. Lowest overall cost compared to greenfield construction
3. Greater operational security and integrity by maintaining system reliability

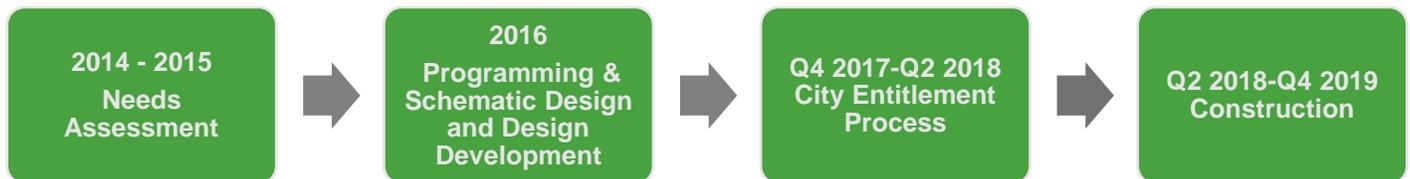
Intangible issues contributing to the decision included community and stakeholder familiarity with the current location, marginal impact to employee efficiency and productivity and the relative stability of value to the surrounding neighborhoods.

## Project Description

The new headquarters building will feature 54,000 square feet of working space within a two-story structure. The primary building will be located west of the current headquarters structure, at the corner of Timberline and Horsetooth roads. Between 30,000 and 40,000 square feet of workshop, garage, storage and field crew space will house the Substation and Fleet Maintenance operations, located just northwest of the headquarters building, with access from Danfield Court. The energy efficient headquarters will feature regionally sourced building materials and native landscaping that will comprise 80 percent of Platte River's parcel of land.

## Project Timeline

The project timeline for Platte River's New Headquarters Project may be separated into four primary phases:



## Project Team

- Belford Watkins architects
- FCI Construction Management
- William Welch LLC
- Platte River staff

## Budget Evolution

Platte River currently provides power to its municipal utilities at the lowest wholesale rates in Colorado and those rates will remain the lowest even after the new headquarters building is completed.

Platte River's initial budget for the Headquarters Project was assembled as a placeholder within the 10-year capital plan. The placeholder budget included \$2.5 million for design and \$25 million for basic construction costs and noted it did not consider the necessary additional costs associated with the project.

When proceeding from a conceptual idea into the formal design process, which more closely aligned construction components with Platte River's unique needs, William Welch was retained

to develop a more accurate appraisal of the total cost picture for an improved headquarters campus. Compared with a standard office building, design and construction costs associated Platte River's needs included consideration for:

- Sensitive fiber optic communications management
- Federally mandated and regulated Critical Infrastructure Protection (CIP) for highly sensitive operations
- Backup generating capacity
- Significant building and parking security installations
- Public meeting rooms
- Machine and maintenance shops, equipment and vehicle storage
- Field crew space

## Financials

When calculating for all projected costs to meet current and future business needs, planners adjusted the primary construction budget to the following (as of February 2018):

- Construction Costs                      \$45 million
- Interest paid during construction      \$ 3 million
- Overall project budget:                      \$48 million

Financing Plan:

- Type: Fixed rate tax-exempt Power Revenue Bonds
- Financing Term: To be determined (20- to 30-year final maturity)
- Interest Rate: To be determined (20- to 30-year AA MMD rates averaged 3% in 2017)
- Credit Rating: AA (highest among joint action agency utilities)
- Financing Amount: Up to 100 percent of project costs
- Bond Issuance Timing: Anticipated for fall of 2018
- Financial Advisor: PFM Financial Advisors, LLC



# Leadership communications timeline

**2013**

Early 2013

PRPA staff conducts ADA assessment of all facilities

July

- PRPA staff performs a RFQ for modifying HQ to meet ADA
- Bids come back four times higher than engineers estimate

July

Facilities condition assessment provides baseline for current facility requirements to meet building codes

December

- CH2M Hill presents recommendations for board consideration
- Site tours offered to board members

**2016**

February

Project presented at Utility Directors Meeting

May

Purchase offer submitted for Harmony Technology Park land

June

Option of purchasing five acres of Avago property north of current property

October

Programming phase begins

December

Updated recommendations presented to board

**2017**

February

Design team presents an update on schematic design phase of project

March

- Design team presents final site plan
- PRPA contracts with FCI
- Constructors as their construction managers

April

Design team presents overview of schematic design, as well as results from meeting with City of Fort Collins

May

Design team and construction management team review important items with the board

August

Platte River contracts with members of Wm. T. Welch Company and Gleeds to serve as owner's representative for project

September

Owner's representatives present update on project activity

October

- Updated site plan and building renderings presented to board
- Platte River hosts HQ Open House for neighborhood/public input

December

Owner's representatives provide update with focus of continued refinement of cost model

## Platte River Headquarters Project Leadership communications detail

Following is a chronology of communications among Platte River staff, leadership and the Board of Directors, from 2013 to the present.

- Early 2013 Facilities staff conducts an ADA assessment of all the facilities. Results were that all buildings had significant deficiencies and would need modifications.
- 7/2013 Staff performs a construction RFQ for modifying the HQ building highly public areas to meet ADA. Bids come back four times higher than engineer's estimates.
- Early 2015 As a result of space constraints and significant building deficiencies, a comprehensive site assessment was initiated in early 2015.
- 7/2015 A comprehensive facilities condition assessment was performed as a baseline for what the current facilities would require to meet current building codes, ADA, space, and functional requirements.
- 12/2015 The consulting firm of CH2M Hill and staff presented summary conclusions on the current HQ campus condition, and provided four alternatives relating to long term facilities planning for board consideration. Site tours were also offered to all board members. Of the four alternates presented, the greenfield site was preferred initially.
- 2/16/2016 Presented project at Utility Directors Meeting
- 3/23/2016 Staff recommends moving forward with building a new HQ Campus on a greenfield site.
- 3/23/2016 Resolution authorizing the General Manager/CEO to enter into a land purchase agreement, provided the purchase price of a suitable property does not exceed \$5,000,000, for the purpose of building a new headquarters campus facility to meet Platte River's needs well into the future.
- 5/2016 A purchase offer was submitted on a vacant parcel of land in the Harmony Technology Park, and negotiations began. Negotiations proved difficult, and the covenant restrictions were problematic. At the same time, as we worked through initial logistics, it became apparent that it might cost several million dollars to move the fiber infrastructure.

- 5/2016 Design firm selection process completed. Belford Watkins, from Fort Collins, was selected to work with Platte River on the design phase of the HQ campus project.
- 6/2016 Platte River Senior Staff agreed to move forward with the option of purchasing five acres of Avago/LSI property to the north of Platte River 's current property, which represented Alternate B, as presented by CH2M Hill.
- 10/2016 Programming phase begins; complete by end of November. The goal of this phase was to establish overall space needs and design principles prior to initiating design work.
- 12/2016 Detailed findings and recommendations for the programming phase of the project were presented to the board, which resulted in an updated, estimated cost range from \$32,000,000 to \$45,000,000. The design team and staff recommended a 78,500 sq. ft. campus at approximately \$41,500,000, with a possible +/- 10 percent margin, excluding the land purchase.
- 2/2017 Design team presented an update on the schematic design phase of the project,  
Which included updates on site planning and building configuration options, the neighborhood work center concept, board member participation/input, and a review of the project schedule.
- 3/2017 Design team presented the final site plan. The presentation included a detailed look at the overall site layout and orientation, site access and parking, along with additional detail on the proposed Board room design and community spaces.
- 3/2017 Platte River contracted with FCI Constructors as their construction managers.
- 4/2017 The design team presented an overview of the schematic design process to date. They also shared high level results from the initial meeting with the City of Fort Collins planning department.
- 5/2017 The design team and construction management team reviewed several items with the Board:
- A review of the schematic design report, which concluded this phase of the project,
  - A review of the updated cost model and assumptions,
  - A summary of design work to date, and
  - A preview of the next project phase, design development.

- 8/2017 Platte River contracted with Will Welch, owner of Wm. T. Welch Company, LLC and Stuart Lumsden of Gleeds, to provide advisory project services and to serve as their owner's representative for the project, and to work with the team to scale back costs while achieving a cost target with best long-term decisions.
- 9/2017 Owner's representatives Will Welch and Stuart Lumsden presented an update on project activity, schedule updates along with key elements that need resolved in order to finalize the design: minimizing site plan complexities, reviewing interior fit and finishes as well as exterior materials. Total target cost range for the project continued to be \$40-45 million, with a \$375/square foot target cost. The represented an estimated reduction of \$6-10 million from the schematic design estimates. The capital budget form was updated to reflect the current targets.
- 10/2017 An updated site plan and building renderings were presented to the Board. Preliminary work began on construction scheduling and phasing, with an updated schedule provided.
- 10/24/2017 Platte River and City Open House for neighborhood/public input on the project. All feedback from both open houses was highly positive; questions primarily around traffic and site access.
- 12/2017 Owner's representatives provided an update on the project with the primary focus of continued refinement of the cost model, which included updates based on the bid process recently conducted by FCI Constructors. Also included in the update was an updated schedule, status of the City entitlement process and initial logistics for construction.

Note: In addition to the communications noted below, it is important to understand that Platte River's buildings have been modified every year since 2007 to accommodate growing staff and functional needs

Note: No communications are noted in 2014 due to a transition in leadership at Platte River. Following receipt of bids for work to comply with ADA regulations, progress was limited while the new general manager and CEO became acclimated to the position and the myriad of issues to be managed. During this transition, the philosophical outlook toward headquarters project evolved to consider a more holistic approach rather than by piecemeal. More formal progress began again in 2015.



# Platte River Power Authority

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Proposed HQ Construction Project:

## Building on Our Commitment to Your Energy Future



### A Compelling Need for a New HQ

Building a new headquarters will address a number of pressing needs:



Manage the next generation of technologies behind a secure and robust electrical grid and the critical infrastructure necessary to power and protect our way of life



Empower Platte River staff to maximize the benefits of emerging technologies and be more effective in their work



Provide the community more opportunities to engage with our region's energy experts and the policy leaders who will guide our cleaner and more diverse energy future



Integrate Americans with Disabilities Act (ADA) requirements to enable greater access to our facilities

We're proud to be a trusted energy provider for our four municipal utility owners. We welcome your questions and comments about our new headquarters, and look forward to our ongoing partnership.

### Keeping Power Accessible and Affordable

For nearly 45 years, Platte River Power Authority has consistently delivered reliable, affordable electricity to each municipal owner - Estes Park, Fort Collins, Longmont and Loveland. In recent decades, multiple factors have influenced our operations, including:

- Considerable growth in retail customers and the resulting need for more energy
- Dramatic advances in energy production and transmission technology
- Significant changes in power industry regulatory requirements

To keep pace with advancements in our industry and to provide significant improvements to the community, we propose to construct a modern new headquarters building on a redesigned campus. An updated headquarters will provide a consolidated home to currently separated work groups, and will accommodate future growth and technologies while providing the community with an easily accessible amenity that more accurately reflects its values.

This project will ensure that Platte River can capitalize on new technology and provide our staff the resources they need to operate efficiently for decades to come. Platte River currently provides power to its municipal utilities at the lowest wholesale rates in Colorado and factored costs for the new headquarters campus into its long-range infrastructure planning models. The models call for a forecasted annual rate increase of two percent through 2025, maintaining Platte River's low-cost profile.



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## Campus

- 17 total acres of available land on Platte River's headquarters campus
- "L-shaped" parcel bordered by Timberline, Horsetooth, Union Pacific Railroad right-of-way, and Danfield Court
- Approximately 80 percent landscaped
  - Native trees and shrubbery
  - Maximized use of existing trees and foliage
  - Walking/biking trails connecting to regional trail system
  - Drought tolerant grass

## Headquarters Building

- Approximately 30,000 square feet needed for headquarters footprint
- Two-story facility
- Approximately 56,000 square feet of total working space within building
- Energy efficient design
- Regionally sourced building materials

## Community Access

- Improved access to board meetings
- ADA compliant
- Collaborative meeting space
- Public parking spaces

Proposed headquarters renderings



For more information:

 Visit our website

[www.prpa.org/headquarters](http://www.prpa.org/headquarters)

 Email us at

[communications@prpa.org](mailto:communications@prpa.org)

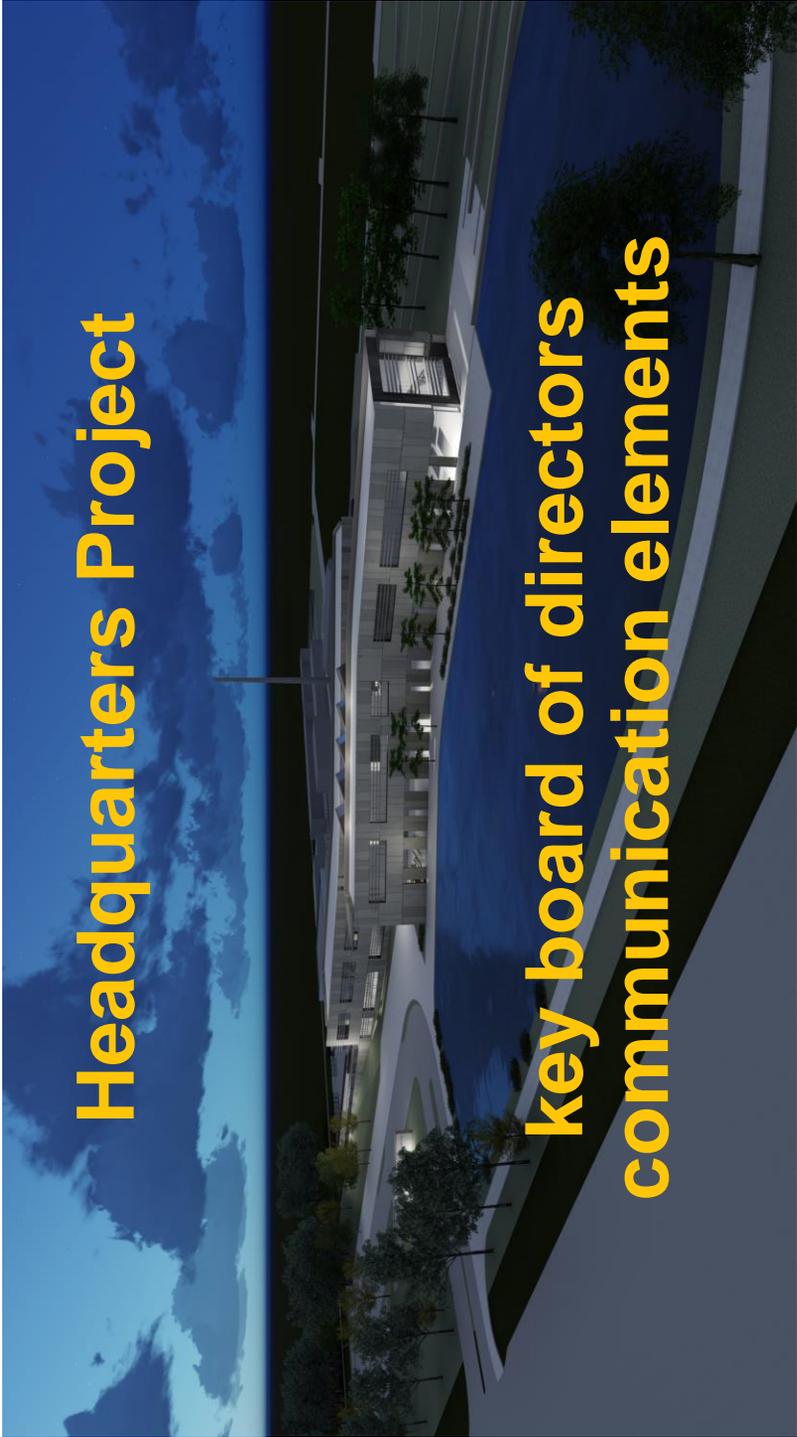
 Call

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# Platte River Power Authority

## Headquarters Project

key board of directors  
communication elements

An architectural rendering of a modern, multi-story headquarters building. The building features a prominent white, curved architectural element on its facade. The scene is set at dusk or dawn, with a deep blue sky and scattered clouds. The building's interior lights are visible through the windows, and some trees are visible in the foreground and background.

# Platte River Headquarters Campus Facilities Master Planning – Project Overview

## Background

- Headquarters site established in 1978
- Six major additions
- Space constraints since 2007
- Multiple renovation projects

## Current Situation – Areas of Concern

- Safety
- Efficiency
- Code compliance
- End of life
- Space/functional requirements
- Strategic objectives

## Consulting Partner – CH2M

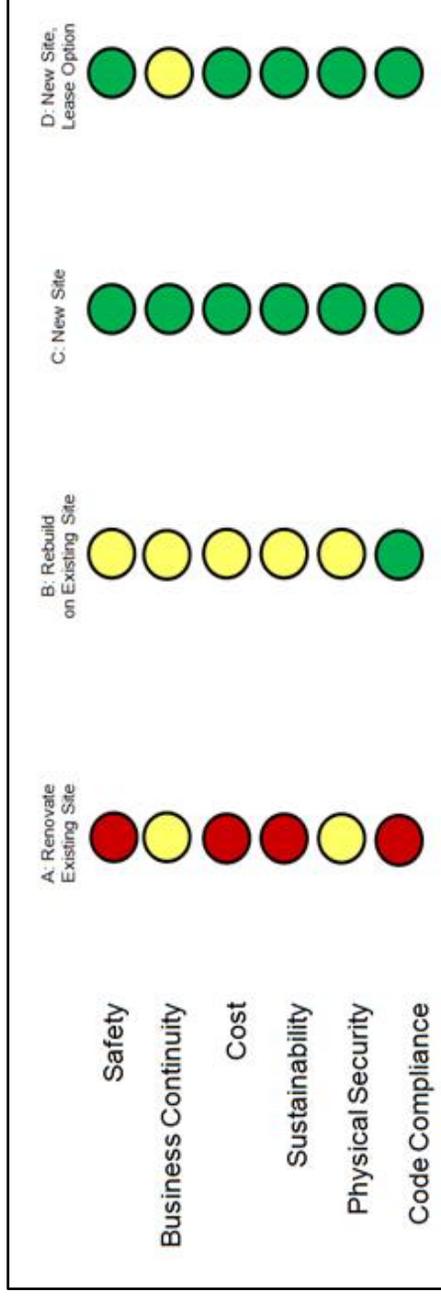
- An industry leader
- Decades of experience
- Headquartered near Denver

## CH2M Approach

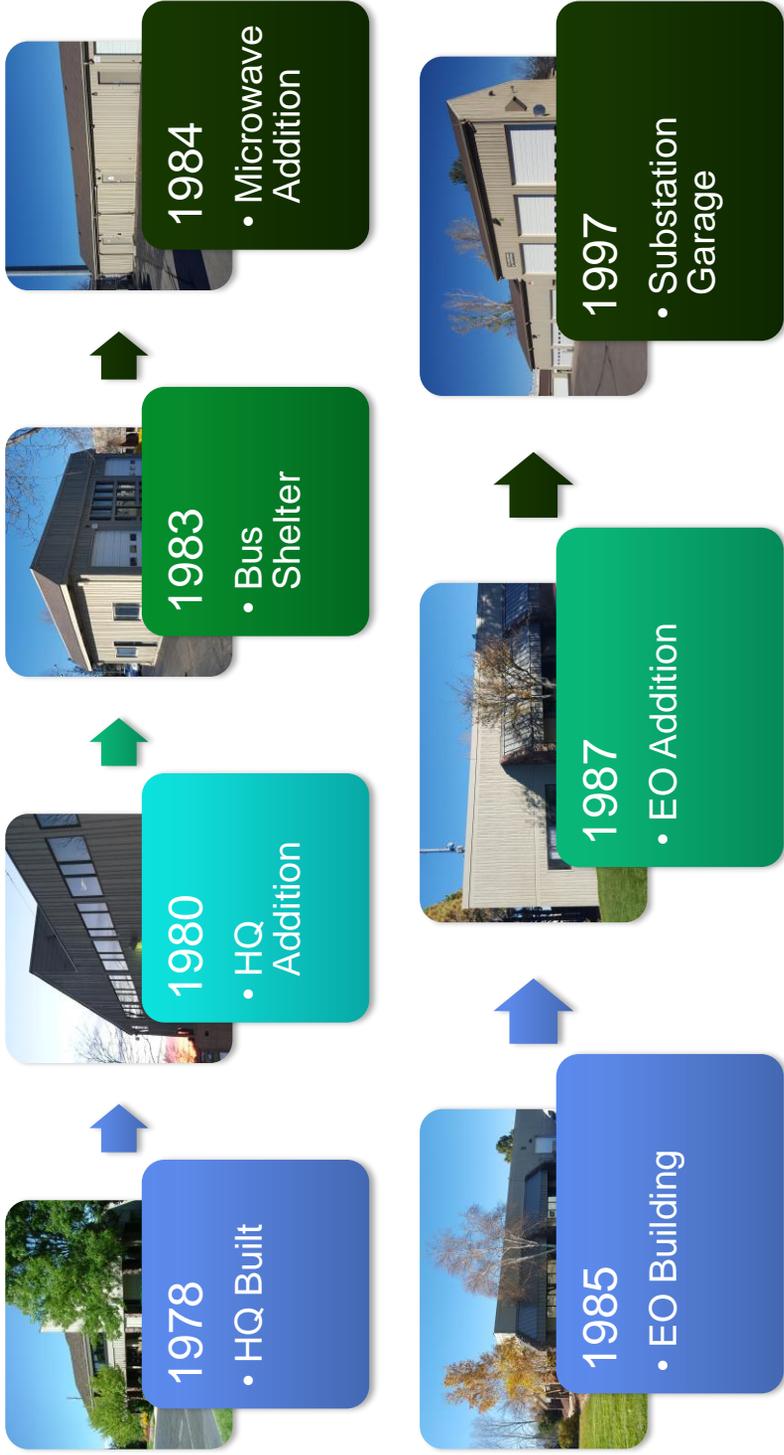
- Conduct site and facilities assessment
- Meet with key stakeholders and site occupants
- Conduct preliminary review of governing authorities zoning and code requirements
- Develop alternate site and facilities concepts for review and consideration
- Develop metrics with PRPA that reflect their measures of success

## Alternates

- A – Fix existing and add additional space
- B – Teardown and Rebuild
- C – Greenfield site
- D – Greenfield site, lease



# Current headquarters timeline – 1970s-1980s



# Current headquarters facility deficiencies (non-inclusive list)

- Facilities hall receptacles heat and broken
- Hearer in facilities hall needs to be removed
- Panel SP4 and SP1 need to be cleaned up
- Grounding throughout building
- Circuit breaker SP3-18 has 2 conductors landed on it, move one to SP4-1.
- Conducts in facility electrical room not supported properly
- 2-14 gage cords running to the parking area on the ground
- Facilities electric room being used as storage closet
- Panel SP1 does not have legal clearance (flex) needs to be removed)
- Remove Cater Hammer condenser, thermostat, and condail next to panel MEZZ
- Clean up panel MEZZ
- MEZZ 2,3,27 is a 3 pole breaker with two 120 volt circuits on it, needs to be replaced with a 2 pole breaker
- S-LC disconnect feeds thru the panel so even with the disconnect turned off the panel is still hot
- Water pipe in facilities electrical room needs to be supported
- Clearance
- LB missing cover above mechanical shop entry by WC
- Low voltage colors in high voltage panel and vice versa
- 2 conductors from 208 panel in 480 J-box labeled "gas island" above China box
- EH-1 controller (lapper) blocking 480 volt J-box
- Un landed wires from SP in J-box under panel MEZZ need to be removed
- Mechanical shop pressure washer switch cover is broken
- Mechanical shop specialty receptacle by stairs is not secured to the wall
- Remove 6 way splitter from NE corner of mechanical shop
- Conduits not supported throughout facilities hallway above ceiling
- Facilities ladies room receptacle needs to be GFI
- Facilities break room counter receptacles need to be GFI
- Facilities break room water heater is on a 30a breaker with #12 conductors
- Conduits not supported throughout facilities attic; need to be properly supported; several unused conduits need to be cleaned
- J-box in attic above lined panel has high and low voltage wires in it; cover will not go on as it is wired.
- SFP lights for facilities break room sink is not accessible due to plumbing pipes
- Empty conduits out of panel EC need to be removed (East end)
- Jan's office occupancy sensor intermittent and 1 ballast needs to be replaced
- Remove empty conduit from blast wall in pool car garage
- Flex for B/C above East man door in pool car garage is broken
- Flex on irrigation pump is rotted
- Light by East man door in pool car garage has broken lens
- Receptacle next to PPJA is broken
- PPJA needs unused conductors removed and 6 seals installed
- HQ hallway receptacles bolt and broken
- Receiving phone room light switch needs to be replaced
- Mechanical room light switch has unused conductor in it, needs to be removed
- Mechanical room NE corner missing covers
- Lamps out in receiving area and occupancy sensors slow to turn on, need to be upgraded
- Empty conduits in panel HPP and MP need to be removed
- Old thermostat in panel HPP needs to be removed (mechanical room)
- Old thermostat wire and conduit in mechanical room need to be removed. Wiring hanging out loose
- Hot 1 loop water pipe in panel MP's legal clearance
- Mechanical room light switch needs to be replaced. It is currently wired with extension cord
- Receptacles in PPJ (J) need to be replaced
- XFMRI and XFMRS have solid connection; need to be flex
- XFMRI has been turned into a table....no
- 3 loop lights in facilities hall, no seals and J-box needs cover
- Several receptacles in hearing room broken and heat

- Conduits out of PPJ (J) GFI's are not supported correctly
- All electrical devices on carpet and wood walks need spark rings
- Exterior light above P50 overhead room inop
- Exterior light above trash computer inop
- HQ east corner cond split at head
- Occupancy sensor in HQ east corner cond split at head
- Lamps out in almost every office and hallway.
- Reconfigure all hallway switching
- 2 exterior receptacles on the east side of HQ have broken covers
- NE receptacle in windows conference room broken
- Occupancy sensor in HQ second floor storage intermittent
- Remove all stored items from electrical rooms
- Switchboard MPR does not have legal clearance
- Second floor electrical room receptacle broken, also one under fire extinguisher
- NE receptacle in windows conference room broken
- Conduit loose and LB missing cover left side of DP2
- Center receptacle on the west wall of McCune office inop
- NE receptacle in Wood office has no cover....cant access without moving the desk
- Light in boardroom closet inop
- Board room kitchen counter receptacle is broken
- Receptacles in holohan beat and broken
- 2 parking lot lights by vehicle chargers inop and lenses are broken
- Switching in light by gate in pool car broken
- Receptacles on west cable columns: bolt
- Receptacles in Kromosky, Pflugheft, D'Amato, Jackson, boardroom kitchen, Fishbe, stair landing phone room beat and inop broken
- Pendant light behind executive admin desk inop
- All receptacles in Jacke's office need spark ring
- 2 R/C above us outside first floor bathrooms inop
- Space heaters, fans, foot warmers, cup warmers, coffee makers, refrigerators
- Operable windows poor thermal sealing
- Facilities Building HVAC Controls
- Underground fuel/glycol storage tanks
- Irrigation system wiring/drain failing
- Panel needs dredging
- All kitchen/pantry rooms need significant updating
- Unsecured entry points
- Significant electrical issues/configuration around the site
- Carpenter building roof failing
- HPP room building significant restructurings needed
- Security for Co-locate occupants
- Ease of truck deliveries very poor
- Site ingress/egress getting worse all the time (Scheduled intersection change making worse)
- Aged landscaping
- Not enough warehouse space
- Not enough general storage space
- Not parking garage for high end trucks
- Conduits in hearing room on campus
- Many ADA possible violations
- No building permits over time - not to code.
- Aged RTUs on TO Building
- Furniture mismatched - Need large change to start new program/old furniture
- Physical buildings split causes employees/company divisions
- Drainage from Horsetooth Road to pond cause water quality issues

- No passive outlet from Red
- Need ventilation from shop
- Replace ED generator with updated generator
- Solar array-out of site
- HQ building roof drainage freezes-flooding
- Hearing room glass need replaced
- Hearing room glass need replaced
- Workout room - built over electrical easement, built on patio slab. Floods
- Slake roof on HQ
- ED Building HVAC not fixed spot issues - no VAV
- Aged freight elevator in HQ - obsolete parts
- Emergency lighting
- HQ building - additional condensing units for both floors would be beneficial. Not absolutely necessary
- Main electrical feeds from city transformers to buildings
- AT3 in HQ
- Poor lighting in common areas (dated lighting throughout campus)
- Conduits not supported
- Job labeling including hall around this area
- Switch and receptacle by door need to be replaced
- All receptacles need to be GFI with in-use covers
- Switch needs to be replaced
- NO seals needed in all panels
- Unused live fire and box laying on doorframe needs to be removed
- All hallway receptacles need to be replaced
- HPP receptacle needs to be GFI
- HPP receptacle needs to be GFI
- Specialty outlet in copper area by west entry is not attached to the wall
- Printer receptacles are very loose
- Receptacles in North sub crew area are pigtailed with #14 on a 20a breaker needs to be #1
- Lighting in the plotter and workroom needs to be brightened out
- Grounding throughout building floor bonded and no ground wire in most conduits
- Receptacle behind Miles S desk has no cover, unable to get to it without moving the desk
- Several multi ganged switches need blanks
- Several multi ganged switches need blanks
- Steady flow of traffic in and out all day above the garage
- Lighting
- Conduit and junction box labeling. This would be quite a large project by itself, would require visually tracing all conduits, as well as circuit tracing
- Under floor in training and control room. When can we take up a bunch of the floor?
- RTU-2 receptacle not GFI and needs weatherproof cover
- RTU-2 saithe rotted
- RTU-10 receptacle is not GFI and needs a weatherproof cover
- RTU-11 saithe rotted
- Unlabeled EF receptacle not GFI and needs weatherproof cover
- RTU-4 saithe rotted
- RTU-5 saithe rotted
- RTU-6 needs to seals and empty box removed
- RTU-12 receptacle is not GFI and needs a weatherproof cover
- RTU-3 saithe jacket is missing, inner steel is very corroded
- RTU-4 disconnect is flex standing and very corroded
- RTU-5 disconnect is flex standing and very corroded
- HQATS Replacement
- HQMDP Replacement



# Site development options considered

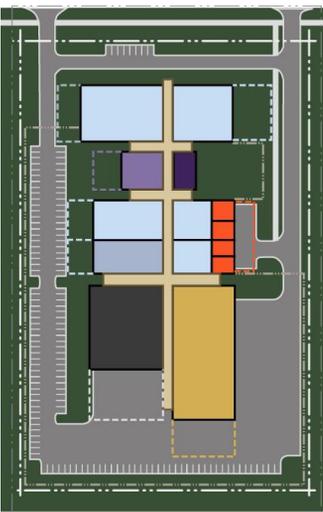
**Alternate A:  
Fix, Add and Replace**



**Alternate B:  
Teardown and Rebuild**



**Alternate C:  
Greenfield Site**



# Alternative site comparison

## Alternative Sites Comparison:

Overall, thirteen potential sites were looked at for the PRPA. Of these sites, four were eliminated for varying reasons (highlighted in blue). The other nine were examined at a high level to determine if any of these sites provided a viable option to the PRPA should they choose to build a new campus. The prices for these sites vary greatly in terms of published costs per acre. If any of these sites are deemed to be a viable alternative, I would recommend the PRPA to hire a local licensed professional to help determine the fair market value for the viable sites. This would include the Avago site. A licensed professional will be able to assist with not only understanding the market comps for recent transactions, but they will also be able to assist with recent demo costs for the Fort Collins region.

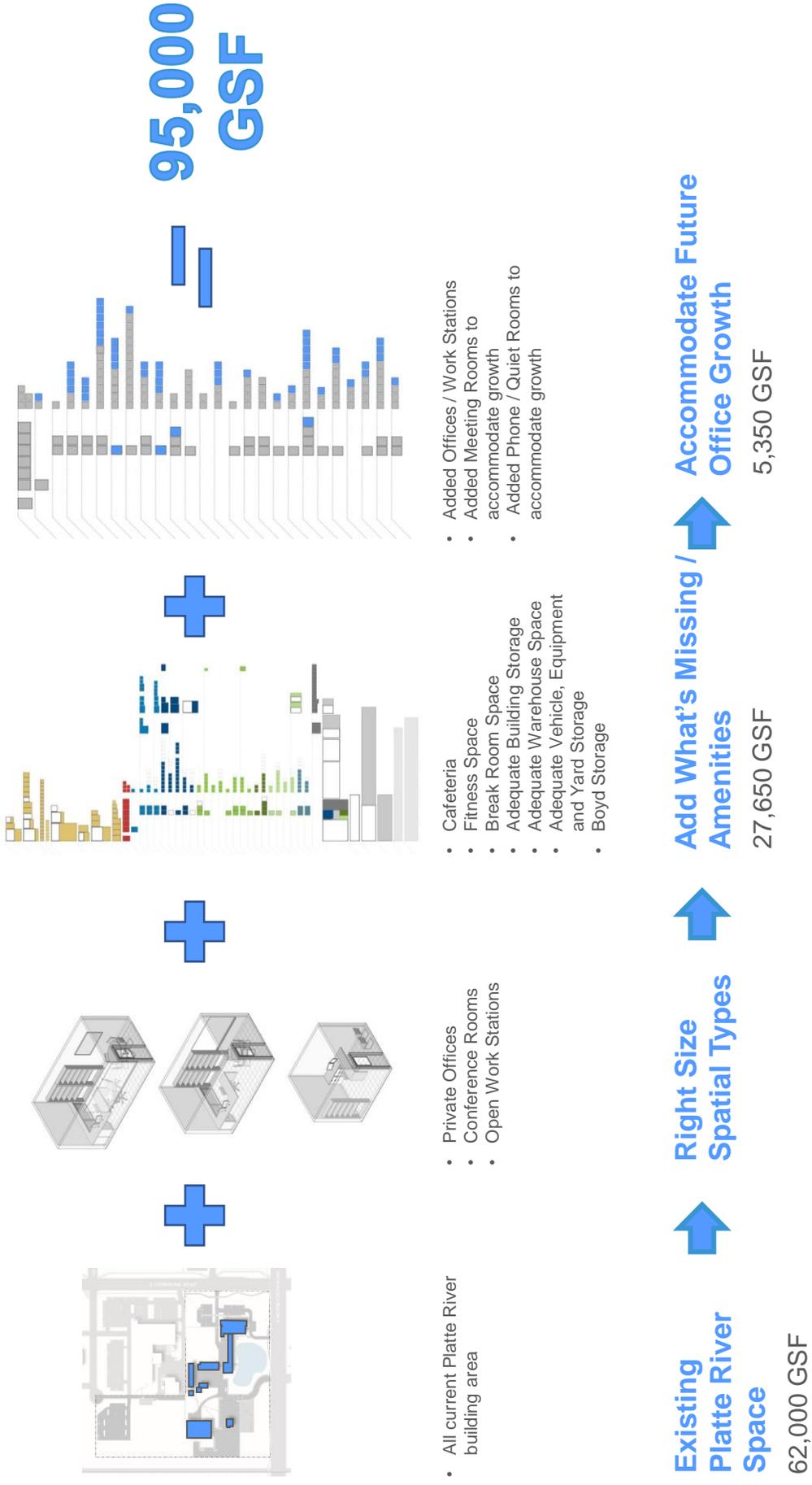
Option #	City	Address	Name of Site	Size (AC)
1	Fort Collins	College Ave & Crestridge St		5
2	Fort Collins	8606 SE Frontage Road		5.73
3	Fort Collins	1100 Timberline Rd		6.76
4	Fort Collins	Harmony & Ziegler	Harmony Tech Park	10.2
5	Fort Collins	E. Vine Dr. - East of N. College Ave.		25
6	Fort Collins	Anheuser Busch Site		15 +
7	Fort Collins	I-25 and Mulberry Rd		7.0-15
8	Fort Collins	N. Lemay Ave & E. Lincoln Ave		42
9	Loveland	Crossroads and Centerra Pkwy	Crossroads Business Park	9.76
10	Loveland	Ft. Collins Loveland Airport	Airpark of the Rockies	9.19-10.58
11	Loveland	5950 Stallion Dr		8.84
12	Loveland	NEC Highway 34 and Denver Ave		10
13	Fort Collins	Adjacent to PRPA HQ's	Avago Site	12.5



# New property purchase



# Headquarters project programming process



# Proposed site – Option 2a

## 3 .06 .2017 Feedback

### PROS

- Fits into the natural drainage patterns of the site, save costs on site drainage work.
- Fits into the fundamental site diagram : The buildings reach out and become a part of the landscape & the landscape in turn reaches out to become part of the buildings.
- Landscaping and a roll-over curb, separates the two employee parking lots. Vehicle crossing can be limited to emergency situations. Allows for greater flexibility for future traffic patterns in secure area than Option 1
- Headquarter Building is shifted south, allows the existing warehouse and existing work vehicle garage to remain operational during construction
- Pool Car Garage doors have more room in front of them. Avoids conflicts between employee cars and Pool Cars existing the garage.
- The Warehouse is closer to Headquarters than Option 1. (145 ft. distance as opposed to 195 ft. distance)
- Work Vehicle Garage is closer to Headquarters Building than Option1 (250 ft. distance as opposed to 450 ft. distance)
- Garage is access from fully enclosed corridor
- Allows future expansion of pool car garage
- Allows future expansion of warehouse

### CONS

- Pool Car Garage doors are North facing
  - There is no need for people to regularly walk in-front the Pool Car Garage doors since access is provided from fully enclosed space
  - Can ice build up be prevented with ground source heating (low energy / low cost)?
- Warehouse is built on the existing E&O building
  - Is this still a concern if existing warehouse remains operational during construction?



- A** Show Option to rotate Pool Car 90 degrees, creating a separate parking lot. This iteration shows a solution w/ landscaping and roll-over curb that uses a raise crosswalk, narrow drive lanes. Best practice traffic calming devices, described later in presentation
- B** Shrink southern visitor / employee lot to accommodate just the public (40 spaces required) and grow other lots to accommodate employees (162 spaces required).
- C** Continue to look at combining Pool Car Garage w/ building. In this iteration an enclosed corridor is provided from the HQ building to the Pool Car Garage.
- D** Look at Covered walk from HQ Building to Pool Car Garage. In this iteration an enclosed corridor is provided from the HQ building to the Pool Car Garage.
- E** Warehouse is currently proposed on existing E&O building. Consider the issues of phasing?
  - F** Reintroduce loop road and revise location of security gates to separate all commercial delivery traffic from employee traffic and work vehicle traffic.

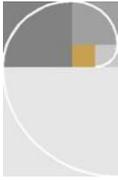
### PROS

- Reduce the # of Gates and security infrastructure
- Separates employee traffic from delivery and public traffic
- Employees can access parking lot easily from both Horsetooth and Danfield.
- Are still able to drive east-west across site with direct (indoor access) to garage

# Headquarters site plan

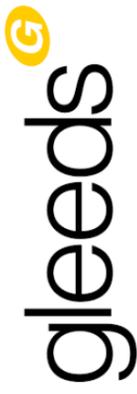


# Headquarters project working team



Belford Watkins Group Architects

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Wm T. Welch Company  
PROJECT NAVIGATION



