

No Mountain Too High

Buildings & Facilities Infrastructure Planning for Colorado Communities



The Terrain Local Governments Are Navigating



**AGING
INFRASTRUCTURE**



**DEFERRED
MAINTENANCE**



**RISING UTILITY
COSTS**



**LIMITED CAPITAL
BUDGETS**



**STAFFING
SHORTAGES**



**INCREASING SERVICE
EXPECTATIONS**

Choosing Your Route



PRIORITIZING RESOURCES vs.
REACTING TO PROJECTS

Turning Complexity into a Clear Path



**UNDERSTAND
INFRASTRUCTURE
CONDITIONS**



**PRIORITIZE
INVESTMENTS**



**IDENTIFY
HIGHEST-RISK
SYSTEMS**



**ALIGN PROJECTS
WITH FINANCIAL
CAPACITY**

What does a Facilities Master Plan Include?

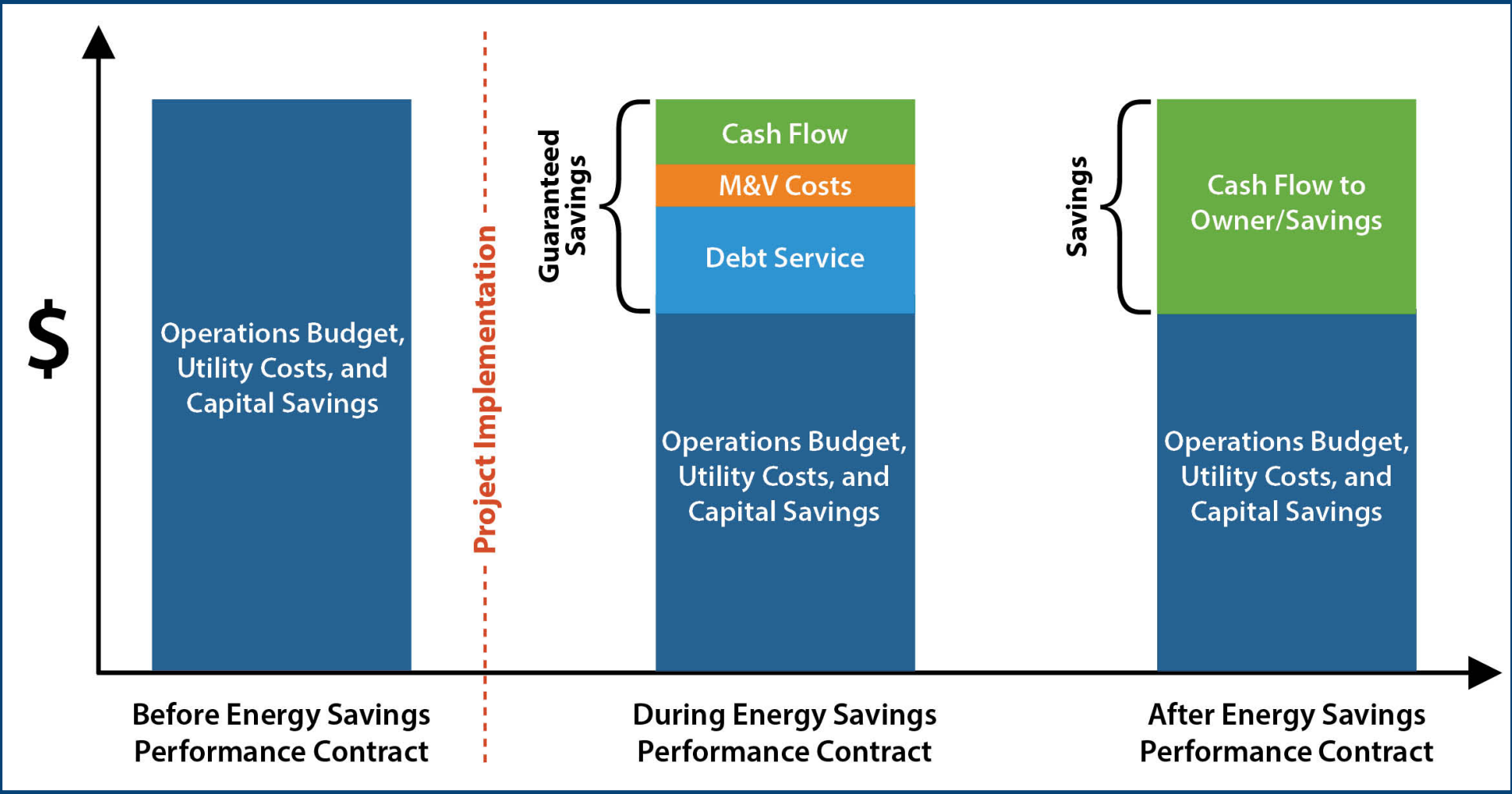
- **Asset inventories**
- **Condition assessments**
- **Operational analysis**
- **Space utilization**
- **Capital investment priorities**
- **Funding considerations**



Using a Plan to Unlock Funding



Energy Performance Contracting (EPC)



Case Study: Unlocking Community Potential Through Facilities Master Planning



What they came to us for:

- Public safety building review
- Plan for a large, town-owned building

What we uncovered:

- Aging infrastructure issues
- Underutilized downtown building
- No long-term visibility

What We Discovered



**PUBLIC SAFETY
NEEDS**



**CRITICAL WATER
SYSTEM NEEDS**



**NEW OPTIONS
FOR FACILITIES**

Evaluating the Options

1 GROUND-UP NEW BUILD
Best long-term and operational fit

2 USE COMMERCIAL SPACE
High cost and economic tradeoffs

3 RENOVATE TOWN HALL
Low cost and operational tradeoffs



Key Insight Uncovered

Water line gallery and metering project revealed ~\$2.5M in recoverable revenue

The Outcome



LONG-TERM CONFIDENCE

20+ year financial clarity



A CLEAR PATH FORWARD

New public safety facility



SELF-FUNDED IMPROVEMENTS

Upgrades unlocked revenue

THANK YOU!



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