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Town of Basalt, Colorado
Ordinance No. 27
Series of 2014

AN ORDINANCE OF THE TOWN COUNCIL OF BASALT, COLORADO, GRANTING A ZONE CHANGE FROM C-3 TO P-PUBLIC, FINAL SITE PLAN APPROVAL, EXEMPTION FROM THE COMMUNITY HOUSING REGULATIONS, AND ESA APPROVAL FOR ROCKY MOUNTAIN INSTITUTE'S INNOVATION CENTER ON A PORTION OF LOT 2 OF BASALT RIVERFRONT PARK SUBDIVISION, LOCATED AT 22830 TWO RIVERS ROAD

RECITALS

1. Rocky Mountain Institute ("Applicant"), submitted an application for Final Plan approval for the property known as a portion of Lot 2 of the Basalt Riverfront Park Subdivision, located at 22830 Two Rivers Road (The "Property").

2. Applicant requests approval of a zone change from C-3 to P-Public, a final site plan approval, exemption from the community housing regulations, and ESA approval for RMI's proposed innovation center.

3. At a duly-noticed public hearing held on August 5, 2014, the Planning and Zoning Commission considered the Application. At the public hearing, the Planning and Zoning Commission heard evidence and testimony as offered by the Town Staff, the Applicants, and members of the public. The Planning and Zoning Commission recommended approval of the Application with conditions on August 5, 2014.

4. At a duly-noticed public hearing on August 26, 2014, the Town Council approved this Ordinance on first reading, continued and scheduled a public hearing and second reading for this Ordinance for September 9, 2014, for a meeting beginning no earlier than 6:00 pm at the Basalt Town Hall, 101 Midland Avenue, Basalt, Colorado.

5. At a public hearing and second reading on September 9, 2014, the Town Council heard evidence and testimony as offered by the Town Staff, the Applicants, and members of the public.

6. The Town Council finds and determines it is in the best interests of the Town to approve this Ordinance. Further, the Town Council finds and determines this Ordinance is reasonably necessary to promote the public health, safety and welfare.

Please return to:
TOWN OF BASALT
101 Midland Avenue
Basalt, CO 81621

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BASALT, COLORADO AS FOLLOWS:

A. FINDINGS. The Town Council hereby incorporates by reference and conclusively makes the following findings:

1. Based on the evidence, testimony, exhibits, and comments from the public, Applicants and Town Staff, the Basalt Town Council finds and determines as follows in accordance with Town Code Section 16-6 for the purpose of a zone district change, Section 16-28 and Section 16-111 for the purposes of Site Plan Review approval and approving the development standards for a site in the P-Public zone district, and C.C.R. 29-20-303 for the purpose of adequate water supply:

2. The application conforms to the provisions of Article 16 of the Town Code provided that the conditions contained in this ordinance are satisfied.

3. The development will not have an adverse environmental impact, such as excessively increasing traffic hazards or congestion, overloading utilities or otherwise being detrimental to the general welfare of the community.

4. Based on information provided by the Applicants, upon compliance with the conditions contained herein, there is adequate water supply to accommodate the development pursuant to C.C.R. 29-20-303.

5. The development will complement and be integrated with the existing and approved, but not yet existing development in the area.

6. The development will provide numerous community benefits.

7. Based on the evidence, testimony, exhibits, and comments from the public, Applicants, Town Staff, and the Town P&Z, the Town Council finds and determines that the proposed development is generally consistent with the 2007 Basalt Master Plan, subject to compliance with the conditions contained herein.

B. APPROVAL AND CONDITIONS OF APPROVAL. The Town Council hereby approves the RMI Innovation Center Zone District Change to P Public Zone District, Final Site Plan Review, and the method of addressing affordable housing requirements for RMI's proposed Innovation Center in the Town of Basalt, subject to the conditions contained in **Exhibit A** and in **Exhibit B**.

C. MISCELLANEOUS.

1. This Ordinance after being fully executed, shall be recorded in the office of the County Clerk and Recorder.

2. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance and the Town Council hereby declares it would have passed this ordinance and each part, section, subsection, sentence, clause or phrase thereof regardless of the fact that any one or more parts, sections, subsections, sentences, clauses or phrases be declared invalid.

3. The effective date of this ordinance shall be two weeks after the final publication of the ordinance. Approval of this ordinance constitutes the Town's Final Approval subject to the conditions contained herein.

READ ON FIRST READING, ORDERED PUBLISHED AND SET FOR PUBLIC HEARING TO BE HELD ON SEPTEMBER 9, 2014, by a vote of 6 to 0 on August 26, 2014.

READ ON SECOND READING AND ADOPTED, by a vote of 7 to 0 on September 9, 2014.

TOWN OF BASALT, COLORADO

By: _____
Jacque R. Whitsitt, Mayor

ATTEST:

_____
Pamela K. Schilling, Town Clerk

First Publication: Thursday, September 4, 2014
Final Publication: Thursday, September 18, 2014
Effective Date: hursday, October 2, 2014

List of Exhibits

Exhibit A	Conditions of Final Plan Approval
Exhibit B	Dimensional Requirements
Exhibit C	Certified Cost Estimates and Exhibit
Exhibit D	Property Exchange (RMI and the Town of Basalt)
Exhibit E	In-Kind Services

Exhibit A

Rocky Mountain Institute
Conditions of Final Plan Approval

Representations:

1. The Applicant shall comply with all representations set forth in the Application.

2. The Applicant shall comply with all material representations made in hearings before the Planning and Zoning Commission (P&Z) and Town Council.

Uses, Site Plan, Design, and Development Program:

3. The approved use of the site is for the RMI Innovation Center (offices and collaborative convening facility) as represented in the Application.

4. The site plan, architecture and development program for the RMI Innovation Center are approved as provided in this attachment and in **Exhibit B**, subject to the conditions set forth herein.

5. The dimensional requirements shown on **Exhibit B** are approved. Minor adjustments to these dimensions may be permitted subject to review and approval by the Town Planner.

6. The wall sign as described in the letter from Kathy Berg dated August 1, 2014, including its location and size, is approved (see also **Exhibit B**).

Landscape Plan and Urban Agriculture:

7. Prior to building permit submission, the Applicant shall satisfactorily address, as determined by the Town Planner, the items identified by Lisa DiNardo, Town Horticulturist, in her revised comments dated August 20, 2014, regarding the Landscape and Irrigation Plans. The Final Landscape and Irrigation Plans shall be reviewed and approved by the Town Horticulturist and Town Planner prior to building permit. Other revisions or changes to the Final Landscape Plan may be authorized in writing if approved by the Town Planner and Town Horticulturist.

8. Subject to approval by the Technical Review Committee (TRC) and the Town Engineer for floodplain compliance and after submittal of a revised grading and landscape plan, the Town gives permission to RMI to adjust the grading on the south side of the Property to make a gentler slope near the drainage ditch *(Note: the current grading was made to raise the Property out of the floodplain)*. The Town agrees to grant a construction license over the adjacent Town property to

accommodate RMI's grading plans if necessary. As the grading potentially has impacts to RMI, the decision on whether the re-grading is pursued is left up to RMI.

9. The light fixtures selected by the Applicant and the Lighting Plan are approved. The Town's intention is that the street light fixtures being used by RMI would be used on the streetscape along the north side of the Property and transitioned both east and west of the Property.

10. The Town asks RMI to use its best efforts to continue exploring adding information elements or artwork informing the public about RMI around the sidewalk area or in front of the entryway to the building to add interest and give the public information about what happens in the Innovation Center. A QR Code or other technology could be used on materials that the public could access so that they could find out more detailed information on what the building represents. The Town Planner is authorized to approve other vertical or streetscape elements that would further this goal.

Affordable Housing and Financial:

11. The Applicant shall execute a deed conveying title to its six (6) housing units to the Town (to be placed in escrow to take effect and be recorded no later than upon receipt of a Certificate of Occupancy of its new building). In exchange the Town shall convey to RMI the title to the .95± acres and pay for the public and semi-public improvements shown as RMI's responsibility on the certified cost estimates prepared by Sopris Engineering dated 7/9/14 (see **Exhibit C**). The Town's additional obligations include the following:

    A. The Town agrees to transfer 6.2 sewer EQRs to RMI in addition to the 2.8 EQRs that ran with the prior development on the Property.
    B. The Town agrees to absorb any additional development review costs, which would otherwise be invoiced by the Town to RMI, associated with the Innovation Center for the Phase I Construction above the deposits and any invoices paid to date.
    C. The Town agrees to place the title to Snowmass Housing Property containing the six units in escrow for a period of time to help with the financing needs of RMI.
    D. The Town shall work on an agreement with RMI so that RMI employees that could have had access to the six units would either have continued access to these units for some period of time or priority on other comparable affordable housing controlled by the Town (such as the Roaring Fork Apartments).
    E. The Town agrees to complete an arrangement for continued storage of some material currently being stored on the Old Snowmass site.
    F. Before the effective date of this ordinance, the Town will determine the appropriate traffic calming measure west of the Property on Two Rivers Road to slow traffic down before the RMI/RFC access drive, such as moving the current flashing caution sign, locating a new flashing caution sign, or installing the Chicane shown on the Roaring Fork Conservancy (RFC) Plans

(see also 11 H below regarding how the interim and final solution could be implemented).

RMI's additional obligations would include the following:

G. In order to cover the potential balance for RMI costs as generally identified on **Exhibit D** ("Property Exchange (RMI and the Town of Basalt") dated 8/26/2014), RMI shall provide in-kind services, as identified on the **Exhibit E** (In-Kind Services) of this Ordinance. The in-kind services provided by RMI will be based on the cost of the improvements paid for by the Town. The Town agrees to review and refine as necessary the Site/Fill amount currently shown at $134,537 on **Exhibit D**, which is based on an 11/7/2012 cost estimate prepared by Sopris Engineering, to more accurately reflect the Town's actual cost for filling the Property and removing it from the Floodplain. However, RMI agrees to provide a minimum of $50,000 worth of in-kind services regardless of the actual cost of the Site/Fill improvements and the Town agrees to limit the amount of RMI's in-kind services to a maximum value of $100,000 regardless of the actual cost of the Site/Fill improvements to remove the property from the Floodplain.

H. In order to reduce costs and to prevent future disruption that would be caused by multiple construction projects, RMI agrees to assist the Town with the construction of improvements within the Two Rivers Road right of way, other than those associated with the RMI Innovation Center project as depicted on the plans included in the Final Site Plan Review Application and specified on the Engineer's Cost Estimate (see **Exhibit C**). The list of these additional improvements would be subject to agreement between the Town and RMI, but could include the Chicane in front of the RFC site as well as other, as yet to be defined, improvements in the immediate area of the Property or RFC site. The cost of these additional improvements, including design cost and the cost to oversee their installation, would be paid by the Town of Basalt. RMI agrees to manage the installation of these improvements concurrently with the construction of the RMI Innovation Center project. Additional details regarding RMI's responsibilities and the Town's expectations related to the construction of these additional improvements will be addressed in a future agreement. Nothing herein is intended to prevent the Town from recouping these expenses from other parties, or to prevent other parties from contracting with RMI to conduct these services directly.

12. The Applicant shall be required to pay all applicable development and impact fees as identified in the Basalt Municipal Code except as outlined in Condition No. 11 or as authorized to be refunded as provided in Condition No. 20.

13. The Town will continue to work with RMI to see if there are financing opportunities that would benefit the construction of the RMI Innovation Center.

Compliance with the Town of Basalt Green Goals:

14. The Applicant shall comply with the Green Goals stated in the Application by building to the standard included in the Application and seeking Living Building Challenge Petal Certification.

Two River's Road Greenway Master Plan and Parking:

15. The Applicant's proposal to monitor and document the effectiveness of the proposed Travel Demand Management (TDM) measures as outlined on page 24 of the Application is approved. The reporting outlined in the Application shall continue every six months in the first two years of operation or until the final site plan review for the "Future Expansion Space" whichever is later as proposed by the Applicant. Nothing herein restricts the Town from including additional reporting requirements in the Town's Final Plan review of the Second Phase. The Applicant shall work with the Town to resolve any parking issues, if the intended results of the TDM program are not being satisfied.

16. Consistent with Town policy, parking on Two River's Road will not be reserved or designated for RMI use. The final signage plan for the parking spaces on the Property is required to be approved by the Town Planner before building permit. The Applicant shall work with the Town to resolve problems related to the loading area in the event there are problems with unauthorized parking in the loading bay or on Two Rivers Road.

17. The Applicant is encouraged to consider additional bike-share and We-cycle programs as outlined in the correspondence from David Johnson, RFTA dated March 3 and March 4, 2014, and from Jason White, RFTA, dated March 4, 2014, (included in RMI's Final Plan Application in Attachment 9 labeled as "RFTA Comments I") as well as other requests that may come up over time as bike-share programs are developed in the area.

Water Conservation and Use:

18. The Town Consulting Engineer, Chris Lehrman, SGM LLC, concurs with the calculations prepared and submitted by the Applicant's engineer, Sopris Engineering related to the design of the water supply system. Based on the new modeling and reducing the size of the water lines and other changes to the civil plans submitted at sketch plan as requested by the Town, the Town's Consulting Engineer has concluded that no additional measures are needed to address the turn-over of water in the lines.

19. The Town agrees to provide to the Property a permanent right to a non-potable water source for irrigation of the Property, including the streetscape along Two Rivers Road, from Old Pond. The Town will develop a written agreement to address a non-potable tap fee and payment program.

20. The Applicant shall monitor its water use. Prior to certificate of occupancy, the Town and Applicant will work together to establish a protocol for refunding all, or a portion of, potable water tap fees where actual water use, as determined by verifiable monitoring, demonstrates consistent water consumption below the standard assumed by the Basalt Water Department in the calculation of EQR's. The goal is that this protocol could become a model for Town projects and other communities.

21. Before using stormwater gathered from the site as hoped for by the Applicant, the Applicant shall provide documentation to the Town of the legal framework for the water collection and use system discussed in the Application sufficient to protect the Town's interests and legal liability.

Other Water Matters and Other Utilities, Fire Protection, and Other Referral Comments and Technical Issues:

22. Before Building Permit, the Applicant shall address to the satisfaction of the Basalt Public Works Director, the comments made by Chris Lehrman, SGM, in his letter dated July 23, 2014.

23. Before Building Permit, the Applicant shall satisfactorily address the comments made by Bill Harding, Basalt and Rural Fire Protection District, dated July 23, 2014.

24. Before Building Permit submittal or before the Town's filing of the plat for comments that affect any platting items, the Applicant shall satisfactorily address any comments made by the Basalt Sanitation District. The Town shall provide all appropriate assistance necessary for RMI to address comments related to platting items. The Town will not have any responsibility for maintaining or jetting the sewer line if required by the Sanitation District. Nothing herein restricts RMI from working with the Roaring Fork Conservancy to share the costs of maintaining the portion of the sewer line which will serve both of these properties.

25. Consistent with the final plan application, all outdoor trash receptacles shall be bear proof and ADA accessible as required by the Town Code. All outdoor trash receptacles shall be accompanied by a recycle container. The Applicant shall be responsible for maintaining all trash and recycle containers.

26. Due to the problems that the Town has had with icing on other developments, the Town directs the Applicant to continue to pay particular attention to icing potential on sidewalks and paths and ensuring there are sufficient stormwater drainage inlets in the final utility design as the project continues through building permit.

27. The Building Permit submittal shall also include a detailed utility plan to be reviewed and approved by the Town Planner showing the location of utility installations including utility boxes, pedestals, transformers, mailboxes, and trash and recycle

centers. These facilities shall be designed by the Applicant to meet a high aesthetic standard.

28. As part of building permit submittal, a final construction management plan is required to be submitted and approved by the Town Engineer and Building Official. The Applicant shall work with the Town to make any necessary adjustments to accommodate other construction activities in and around the site.

29. The Town P&Z recommends ESA approval based on the recent LOMR, the permits granted by the US Army Corp of Engineers, and the sketch plan conditions included in TRC Certificate No. 01, Series of 2014, recorded in the Eagle County Records as Reception No. 201401334.

Approval Documents, Insubstantial Amendments, and Other Legal:

30. The Applicant shall prepare a final site plan for review and approval by the Town Planner. The Site Plan shall be executed and recorded prior to the issuance of a building permit. The Applicant shall prepare any other approval documents deemed necessary by the Town Planner and Town Attorney for review and approval.

31. The Town is responsible for preparing and processing the subdivision plat, and other easements or amendments to existing easements, or other documents as necessary by the Town Attorney which will be recorded prior to RMI's taking title to the Property.

32. Vested property rights for the Final Plan Approval of the initial phase are granted for a period of 3 years from the effective date of the ordinance granting the final approvals. The Applicant may request an extension of vested rights pursuant to the procedures for extending vested rights provided for by Article VI, Vested Property Rights, Chapter 17 of the Basalt Municipal Code, as may be amended. The Applicant shall submit a Final Site Plan Review Application and start construction for Phase 2 (Future Expansion) within 10-years of this approval. The Applicant may request an extension pursuant to Article VI, Vested Property Rights. Unless the Municipal Code has been amended subsequent to this approval to provide additional or alternate steps or procedures, the extensions may be accomplished through an ordinance approved by the Town Council without the need for a duly-noticed public hearing or review by the Planning and Zoning Commission.

33. The Town Planner may review and approve minor amendments to this approval to effectuate the intent of the development approvals. The Applicant shall have the ability to appeal a Town Planner's decision on a minor amendment to the Town Council pursuant to the appeals process established in the Town Code, Chapter 16, Section 16-11, *Procedure for Code Interpretations and Appeals.*

Exhibit B

Dimensional Requirements

	Phase I
Site Area Calculations	
Site Area	41,360.16 sf (.95 acres)
Easements (on-site)	6965.88 sf
Developable Area (site area less easements)	34,394.28 sf
On-site Parking Spaces	6 (1 HC)
On-street Parking Spaces	31 (2 HC)
Total Parking Spaces	37 (3 HC)
Building Data	
Building Area (GSF total)	15,610 sf
Building Footprint	9,476 sf
FAR (building area/developable area)	0.454
Number of Stories	2
Maximum Building Height	34 ft (Above Finish Floor)
Impervious Surface	
Paved Paths	1,207 sf
Other Paved Areas (excluding building footprint)	5,592 sf
Total Impervious Surface	6,799 sf
Open Space	
Square Footage	23,878 sf
Percent of Site (site area - impervious surface & footprint)	57.7%
Setbacks	
North	1'10"
East	34'2"
South	59'6"
West	51'11"
Signage-Wall Sign	30 sf

Note: RMI's Approval for Sketch Plan granted RMI the ability to submit a Final Plan Application for Council approval of a second phase which will affect the site's dimensional requirements.

ENGINEER'S OPINION OF PROBABLE PUBLIC IMPROVEMENTS CONSTRUCTION COSTS
LOT 2B-BASALT RIVERFRONT PARK SUBDIVISION
RMI-BASALT, COLORADO

12154-BIA COST ESTIMATE.xlsx
June 19, 2014

ESTIMATED OVERALL RMI/RFC/TOWN OF BASALT CONSTRUCTION COSTS

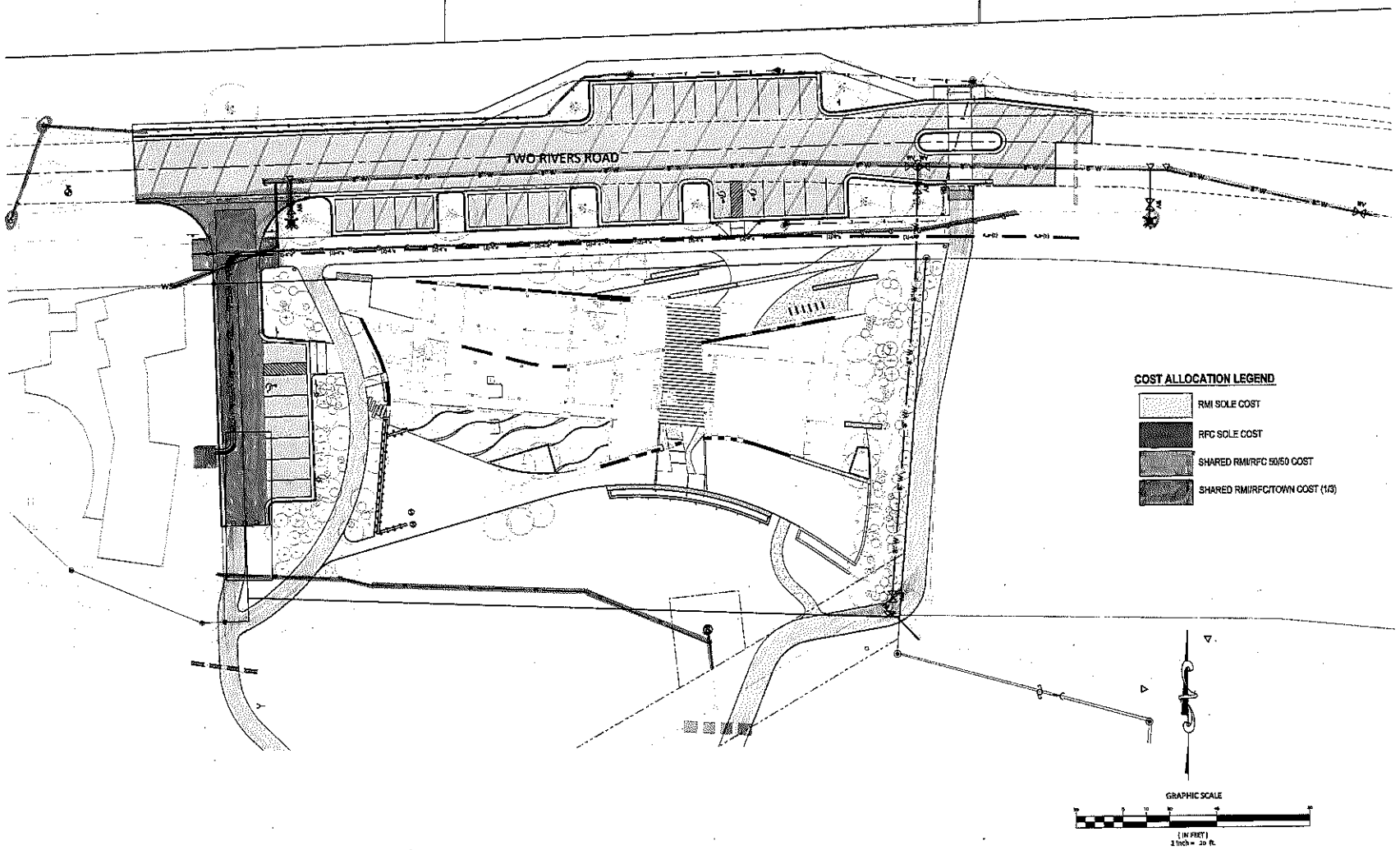
	ITEM	TOTAL QUANTITY	UNIT	UNIT COST	TOTAL PROJECT COST	RMI QUANTITY	RMI TOTAL COST	RFC QUANTITY	RFC TOTAL COST	TOWN QUANTITY	TOWN TOTAL COST	TOTAL PROJECT COST
General:												
G1	MOBILIZATION (5%)	JOB	L.S.	$ 29,040.00	$ 29,040.00	LS	$ 23,065.00	LS	$ 5,920.00	LS	$ 65.00	$ 29,040.00
G2	TRAFFIC CONTROL	JOB	L.S.	$ 32,760.00	$ 32,760.00	LS	32,260.00	LS	500.00	-	$ -	$ 32,760.00
G3	CLEAR AND GRUB	JOB	L.S.	$ 7,605.00	$ 7,605.00	LS	6,855.00	LS	750.00	-	$ -	$ 7,605.00
G4	EROSION AND DUST CONTROL	JOB	L.S.	$ 5,265.00	$ 5,265.00	LS	4,765.00	LS	500.00	-	$ -	$ 5,265.00
Street and Sidewalk Improvements:												
S1	GRADING AND EXCAVATION	JOB	LS	$ 30,420.00	$ 30,420.00	LS	$ 24,640.00	LS	$ 5,780.00	-	$ -	$ 30,420.00
S2	PULVARIZE, WET AND COMPACT EXISTING ASPHALT	1015	SY	$ 12.00	$ 12,180.00	1,015.00	$ 12,180.00	-	$ -	-	$ -	$ 12,180.00
S3	4" ASPHALT	1,869	SY	$ 39.50	$ 73,825.50	1,735.00	$ 68,532.50	134	$ 5,293.00	-	$ -	$ 73,825.50
S4	CLASS 6 ABC	290	CY	$ 41.00	$ 11,890.00	262.50	$ 10,762.50	27.5	$ 1,127.50	-	$ -	$ 11,890.00
S5	CLASS 3 ABC	130	CY	$ 38.50	$ 5,005.00	104.00	$ 4,004.00	26	$ 1,001.00	-	$ -	$ 5,005.00
S6	CONCRETE SIDEWALK/PATH	7,795	SF	$ 10.00	$ 77,850.00	7,693.50	$ 76,835.00	101.5	$ 1,015.00	-	$ -	$ 77,850.00
S7	GRAVEL TRAILS ON WEST AND EAST (6" THICK)	69	CY	$ 41.00	$ 2,829.00	69.00	$ 2,829.00	0	$ -	-	$ -	$ 2,829.00
S8	CURB AND GUTTER	1,180	LF	$ 29.00	$ 34,220.00	1,060.50	$ 30,754.50	119.5	$ 3,465.50	-	$ -	$ 34,220.00
S9	FILLET	300	SF	$ 14.00	$ 4,200.00	150.00	$ 2,100.00	150	$ 2,100.00	-	$ -	$ 4,200.00
S10	VALLEY PAN	354	SF	$ 14.00	$ 4,956.00	303.00	$ 4,242.00	51	$ 714.00	-	$ -	$ 4,956.00
S11	SIGNAGE	5	EA	$ 468.00	$ 2,340.00	4.00	$ 1,872.00	1	$ 468.00	-	$ -	$ 2,340.00
S12	STRIPING FOR PARKING	180	SF	$ 10.00	$ 1,800.00	180.00	$ 1,800.00	-	$ -	-	$ -	$ 1,800.00
S13	PAINTED WORDS OR SYMBOLS (LOADING ZONE AND HANDICAP)	3	EA	$ 351.00	$ 1,053.00	3.00	$ 1,053.00	-	$ -	-	$ -	$ 1,053.00
S14	STAMPED, COLORED CONCRETE CROSSWALK	220	SF	$ 15.25	$ 3,355.00	220.00	$ 3,355.00	-	$ -	-	$ -	$ 3,355.00
S15	HANDI CAP RAMPS IN RIGHT OF WAY (CONCRETE IS INCLUDED IN SIDEWALK)	6	EA	$ 409.50	$ 2,457.00	5.00	$ 2,047.50	1	$ 409.50	-	$ -	$ 2,457.00
Utility Improvements:												
U1	4" UTILITY TRENCH	100	L.F.	$ 14.00	$ 1,400.00	33.50	$ 469.00	33.50	$ 469.00	33.00	$ 462.00	$ 1,400.00
U2	3" UTILITY TRENCH (GAS)	355	L.F.	$ 12.75	$ 4,526.25	-	$ -	355.00	$ 4,526.25	-	$ -	$ 4,526.25
U3	INSTALL 6" CONDUIT (SUPPLIED BY HCE)	200	LF	$ 3.50	$ 700.00	66.75	$ 233.63	66.75	$ 233.63	66.50	$ 232.75	$ 700.00
U4	INSTALL 4" CONDUIT (SUPPLIED BY HCE)	200	L.F.	$ 3.50	$ 700.00	66.75	$ 233.63	66.75	$ 233.63	66.50	$ 232.75	$ 700.00
U5	FURNISH AND INSTALL 4" CONDUIT (CENTURYLINK)	100	L.F.	$ 7.00	$ 700.00	50.00	$ 350.00	50.00	$ 350.00	-	$ -	$ 700.00
U6	INSTALL 2" CONDUIT (SUPPLIED BY COMCAST)	200	L.F.	$ 3.50	$ 700.00	100.00	$ 350.00	100.00	$ 350.00	-	$ -	$ 700.00
U7	FURNISH AND INSTALL 2" CONDUIT (CENTURYLINK)	100	L.F.	$ 6.00	$ 600.00	50.00	$ 300.00	50.00	$ 300.00	-	$ -	$ 600.00
U8	FURNISH AND INSTALL 2" CONDUIT AND TRENCH FOR STREET LIGHTS	578	L.F.	$ 9.00	$ 5,202.00	276.00	$ 2,484.00	302.00	$ 2,718.00	-	$ -	$ 5,202.00
U9	SET TRANSFORMER	1	E.A.	$ 1,170.00	$ 1,170.00	1/3	$ 390.00	1/3	$ 390.00	1/3	$ 390.00	$ 1,170.00
U10	WATER INTERCONNECTION	1	EA	$ 1,755.00	$ 1,755.00	1/2	$ 877.50	1/2	$ 877.50	-	$ -	$ 1,755.00
U11	8" WATER VALVES ALONG TWO RIVERS ROAD	2	EA	$ 1,170.00	$ 2,340.00	1.00	$ 1,170.00	1.00	$ 1,170.00	-	$ -	$ 2,340.00
U12	8" WATER VALVES ALONG EAST SIDE OF RMI	2	EA	$ 1,170.00	$ 2,340.00	2.00	$ 2,340.00	-	$ -			$ 2,340.00
U13	8" DIP WATER MAIN ALONG TWO RIVERS ROAD	476	L.F.	$ 85.50	$ 40,698.00	238.00	$ 20,349.00	238.00	$ 20,349.00	-	$ -	$ 40,698.00
U14	8" DIP WATER MAIN ALONG EAST SIDE OF RMI	207	L.F.	$ 85.50	$ 17,698.50	207.00	$ 17,698.50	-	$ -	-	$ -	$ 17,698.50
U15	FIRE HYDRANT ASSEMBLY	2	EA	$ 3,700.00	$ 7,400.00	1.50	$ 5,550.00	0.50	$ 1,850.00	-	$ -	$ 7,400.00
U16	4" WATER SERVICE FOR ROARING FORK CONSERVANCY	75	L.F.	$ 47.00	$ 3,525.00	-	$ -	75.00	$ 3,525.00	-	$ -	$ 3,525.00
U17	4" VALVE	1	EA	$ 994.50	$ 994.50	-	$ -	1.00	$ 994.50	-	$ -	$ 994.50
U18	STREET LIGHTS AND BASES	7	E.A.	$ 6,435.00	$ 45,045.00	5.00	$ 32,175.00	2.00	$ 12,870.00	-	$ -	$ 45,045.00
Sanitary Sewer Improvements:												
SS1	SEWER INTERCONNECTION	1	EA	$ 877.50	$ 877.50	0.50	$ 438.75	0.50	$ 438.75	-	$ -	$ 877.50
SS2	6" SDR 26 SEWER MAIN	15	L.F.	$ 585.00	$ 8,775.00	7.50	$ 4,387.50	7.50	$ 4,387.50	-	$ -	$ 8,775.00
SS3	4' DIAMETER SEWER MANHOLE	1	EA	$ 3,744.00	$ 3,744.00	0.50	$ 1,872.00	0.50	$ 1,872.00	-	$ -	$ 3,744.00
SS4	6" SEWER SERVICE (RFC)	216	LF	$ 170.00	$ 36,720.00	-	$ -	216.00	$ 36,720.00	-	$ -	$ 36,720.00
Drainage Improvements:												
D1	35X24 ARCHED PIPE	30	L.F.	$ 123.00	$ 3,690.00	30.00	$ 3,690.00	-	$ -	-	$ -	$ 3,690.00
Landscaping:												
L1	STREET TREES	9	E.A.	$ 994.50	$ 8,950.50	9.00	8,950.50					$ 8,950.50
L2	RIGHT OF WAY IRRIGATION AND LANDSCAPING	2,110	SF	$ 1.75	$ 3,692.50	2,110.00	3,692.50					$ 3,692.50
L3	TOPSOIL IN THE TREE ISLANDS (36" DEEP)	732	CF	$ 64.25	$ 47,031.00	732.00	47,031.00					$ 47,031.00
L4	STRUCTURAL TOPSOIL	45	CY	$ 158.00	$ 7,110.00	45.00	7,110.00					$ 7,110.00
L5	RESTORATION	JOB	LS	$ 7,605.00	$ 7,605.00	LS	$ 7,605.00					$ 7,605.00
Utility Company and Civil Fees:												
F1	HOLY CROSS FEES	JOB	LS	12,000.00	$ 12,000.00	LS	4,000.00	LS	4,000.00	LS	4,000.00	$ 12,000.00
F2	SOURCE GAS FEES	JOB	LS	5,400.00	$ 5,400.00	LS	-	LS	5,400.00	LS	-	$ 5,400.00
F3	TELEPHONE FEES	JOB	LS	1,000.00	$ 1,000.00	LS	500.00	LS	500.00	LS	-	$ 1,000.00
F4	SURVEY, CONSTRUCTION OBSERVATION, TESTING AND AS BUILTS	JOB	LS	41,000.00	$ 41,000.00	LS	32,500.00	LS	7,500.00	-	1,000.00	$ 41,000.00
				TOTAL	$ 568,140.25		$ 520,689.50		$ 141,068.25		$ 6,362.50	$ 568,140.25

NOTES:
1) G1 IS CALCULATED AS 5% OF THE TOTAL ESTIMATED FEES, NOT INCLUDING F1 THRU F4
2) THE CONSTRUCTION OF THE SHARED ACCESS BETWEEN RMI AND RFC IS SPLIT BETWEEN THE TWO 50/50
3) U1, U3, U4,U9 AND F1 ARE SHARED 1/3 BETWEEN THE TOWN, RMI AND CDC.
4) U2 IS 100% THE RESPONSIBILITY OF RFC AS RMI IS NOT TAPPING ONTO GAS.
5) U11 AND U13 ARE FOR THE INSTALLATION OF THE WATER MAIN ALONG TWO RIVERS ROAD FROM THE EXISTING STUB EAST OF THE SITE. THESE COSTS ARE SPLIT 50/50 BETWEEN RMI AND RFC.
6) U12 AND U14 ARE FOR THE INSTALLATION OF THE WATER MAIN ALONG THE EAST SIDE OF THE RMI PROPERTY. THIS COST IS 100% THE RESPONSIBILITY OF RMI.
7) THIS ESTIMATE DOES NOT INCLUDE COST FOR THE WATER MAIN EXTENSION FROM THE SOUTH EAST CORNER OF RMI TO MIDLAND AVENUE.

COLORADO REGISTERED PROFESSIONAL ENGINEER
NANCY
28377
7/9/2014

NOTE: This opinion of probable construction cost was prepared for budgeting purposes only. Sopris Engineering, LLC cannot be held responsible for variances from this estimate as actual costs may vary due to bid and market fluctuations.

Exhibit C



SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
950 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970) 704-0313

NO.	REVISION	BY	DATE

DESIGNED BY	
DRAWN BY	
CHECKED BY	

COST ESTIMATE EXHIBIT
TOWN OF BASALT, COLORADO
RMI/RFC/TOWN OF BASALT COST SPLIT OUT

DATE:	06-10-14
JOB NO.	12154
SHEET	1 OF 1

8/26/2014

Property Exchange (RMI and Town of Basalt)

Project Element		RMI	TOB	Notes
Site/ Fill to Remove Property from Floodplain		134,537		Source- Sopris Engineering Spreadsheet 11/7/12 *
Public Improvements		520,690		Source- Sopris Engineering Cost Estimaes 7/9/14
Platting			10,000	Source- Town Staff estimate
Town infrastructure			6,383	Source - Sopris Engineering Cost Estimates 7/09/14
Demolition Building/Utilities			35,000	Source-Sopris Engineering Spreadsheet 7/11/12
Other Site Costs (i.e. monitoring well)			10,000	Source-Town Staff Estimate
Development Review - Outside Charges		7,500		Source-Town Staff Estimate
Sewer Tap		30,380	13,720	
Town Maintenance of Sewer Tap Fees		2,976	1,344	Source-Town Staff costs for maintaining sewer tap fees
	Sub-total	696,083	76,447	
Purchase Price (less earnest $)		595,000		Option Contract
	Total	1,291,083	76,447	
Value of Housing Units	1,200,000			Source-Les Gray Appraisal
Net difference between Hsg and RMI Costs		91,083		* NOTE: Town Agrees to review and Refine as necessary the Site/Fill Amount of $134,537 which is based on a 11/7/12 Estimate to more accurately reflect the Town's actual costs for filling the Property and Removing it from the Floodplain. This may change the net difference owed to the Town of Basalt

Exhibit D

Exhibit E
In-Kind Services

Remaining amount owed from RMI (via in-kind services to Town) **91,083 [1]**

A 10-year program, valued at $9360/year, itemized in chart below; these services could be recategorized and/or expedited upon mutual agreement between the Town and RMI

Proposed In-Kind Services	times/year	est.hrs	rate	total/year
1. Public use of RMI convening space for various community nonprofit and government activities	16	2	$40	$1,280
2. Public use of kitchen when convening space	4	2	$20	$160
3. Public use of outdoor patio behind building	4	2	$40	$320
4. Lunch and Learn Seminars	12	1	$100	$1,200
5. Adult evening seminars — All RMI program topics, including whole-system/collaborative-problem-solving seminars for community leaders	3		$1,200	$3,600
6. Tours of building for students & general public	7		$400	$2,800
				$9,360
				$93,600

NOTE : Balance may be adjusted to reflect more accurate amounts for Site Fill per Condition 11 H of this Ordinance howeer the In-kind Services to be provided by RMI shall total not less than $50,000 over five years and a maximum of $100,000 over a 10-13 year period