



Larimer County Facilities Master Plan Update

Final Report
January 2025

CRB PROJECT #249097



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ACKNOWLEDGMENTS

CRB would like to thank all of the Larimer County staff, elected officials, and Commissioners for their input into this planning update.

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EXECUTIVE SUMMARY



Executive Summary



This document serves as an update to the Larimer County Facilities Master Plan (FMP), issued in 2018. Regular updates are recommended to align capital projects with current building conditions, service delivery, and best practices. Following the COVID-19 Pandemic, changes to work modes and service access necessitated a comprehensive master plan update.

Findings

Planning assumptions for all departments were updated and compared to planning figures from the 2018 study. Findings are as follows:

- Significant progress has been made by the County to address space needs identified in the 5-year timeframe from the previous study. These include reducing leased space at the Midpoint Campus, upgrades and expansions to Community Justice Alternatives facilities, upgrades and expansions to Jail facilities, completion of a new facility for Fleet and Road & Bridge, and completion of new facilities for Elections
- Planned capital improvements are in progress for Solid Waste and Emergency Services facilities
- Opportunities to reconfigure office areas as a result of remote work policies and practices are the most significant areas of change in space projections from the 2018 study; long-term space needs (10- to 20-year timeframes) identified in the 2018 study for non-office areas have not changed significantly
- Recommended capital improvements to Courts facilities present the greatest unmet space need identified in the 2018 study

Based on these findings, CRB updated space needs projections for each department. The most significant difference was related to office area requirements.

Three planning scenarios were developed to understand the County's future space needs based on potential work modes. Scenarios informed planning discussions that were held during the Alternatives Workshop.



Scenario 1 describes the space demand if projections are calculated as they have been historically, using assigned seating for the large majority of staff. This scenario assumes little to no remote work.

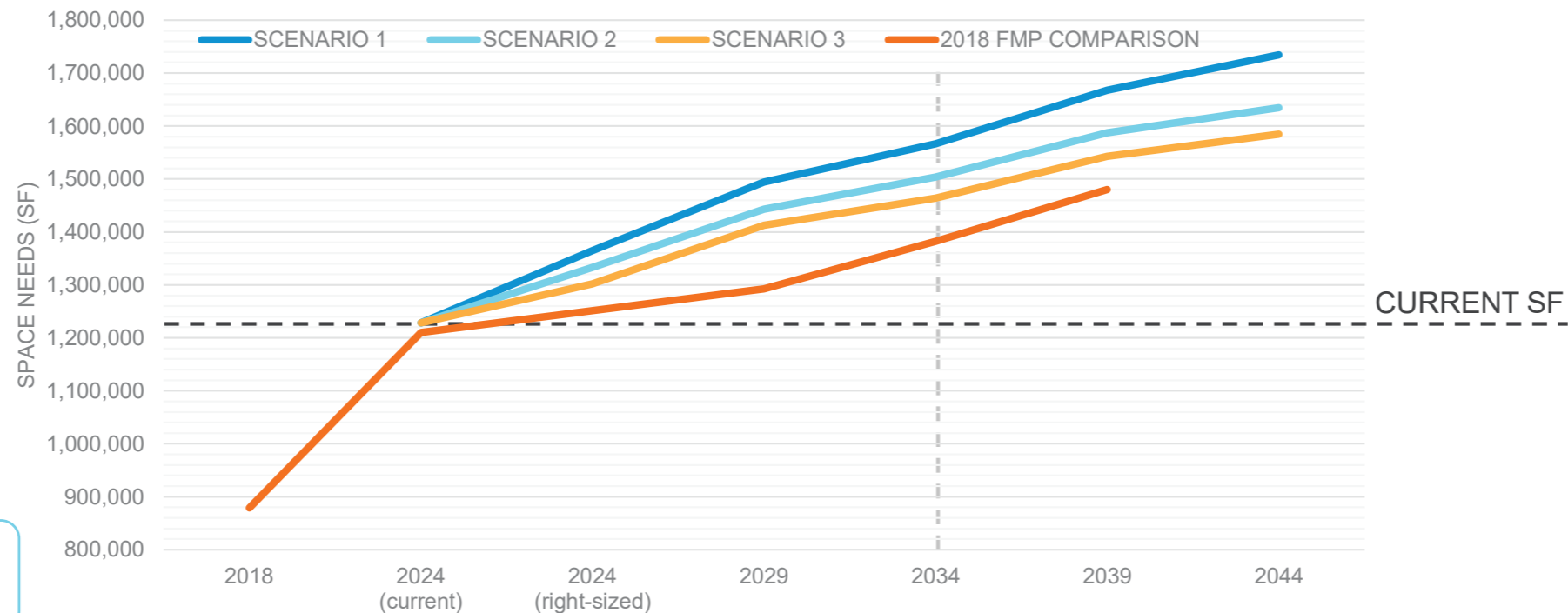
Scenario 2 describes the space demand using individual department preferences for space sharing. This scenario reflects current remote work preferences as described by each individual department or division.

Scenario 3 describes space demand with additional considerations. This scenario reflects an increased rate of remote work consistent with benchmarks from similar organizations.

Remote work has different implications for each department, as not all work can be performed remotely across the organization. For example, Fleet Maintenance work must be done in a shop, while many IT services can be provided from a remote work setting.

Individual department needs and preferences are described in the Appendix.

Name	Description
Baseline	Space utilization in 2024
Scenario 1	Space demand in future years based on status quo.
Scenario 2	Space demand in future years based on department preferences.
Scenario 3	Space demand in future years based on persona method.



	SPACE NEEDS							DELTA (FROM 2024 BASELINE EXISTING SF)	
	2018 FMP	2024 (current)	2024 (right-sized)	2029	2034 (10 YR)	2039	2044	#	%
SCENARIO 1	-	1,228,000	1,365,000	1,494,000	1,566,000	1,668,000	1,735,000	507,000	41%
SCENARIO 2	-	1,228,000	1,333,000	1,443,000	1,504,000	1,587,000	1,635,000	407,000	33%
SCENARIO 3	-	1,228,000	1,302,000	1,412,000	1,464,000	1,543,000	1,585,000	357,000	29%
2018 FMP Comparison	900,000	1,251,000	-	1,293,000	1,382,000	1,480,000	-	229,000	25%

note: 2018 data excluded 200 Peridot and some satellite buildings



Data Analysis

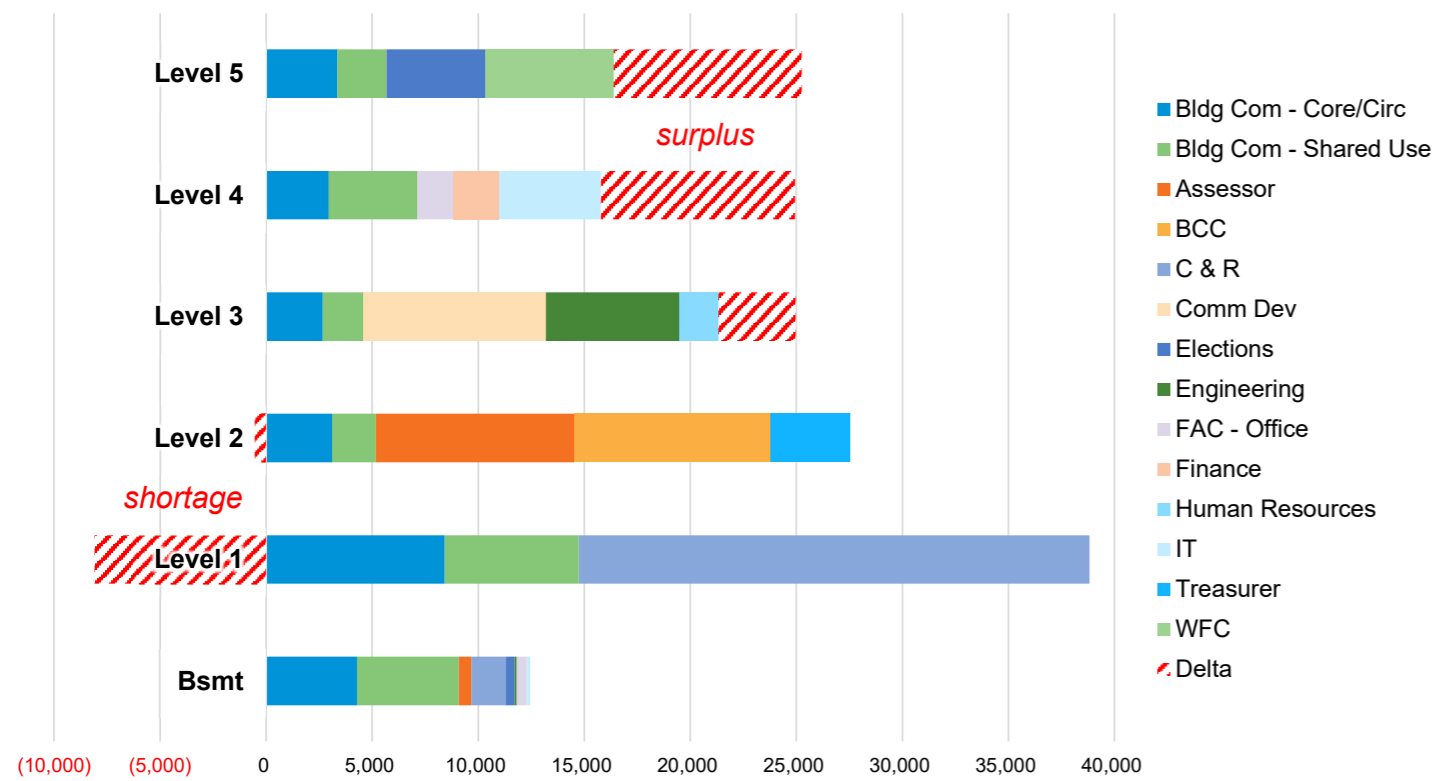
Planning Scenarios revealed that, through space sharing in office areas, the County can delay capital plans for a new facility to house Internal Services. This recommendation from the 2018 FMP is no longer considered necessary. The primary and most immediate space need will be in Justice facilities. Detailed Gap Analyses are provided in the Scenarios and Data Analysis section of this document.

Preferred Directions

An Alternatives Development Workshop was held with representatives from all stakeholder groups. Following discussion of the space needs implications identified in each scenario, it was determined that the County can defer capital planning for new office areas, focusing instead on accommodating space needs for Justice facilities and minor renovations to meet space needs in office areas, including shared spaces. Planning figures and recommendations from the 2018 FMP remain largely appropriate with the exception of office-based functions.

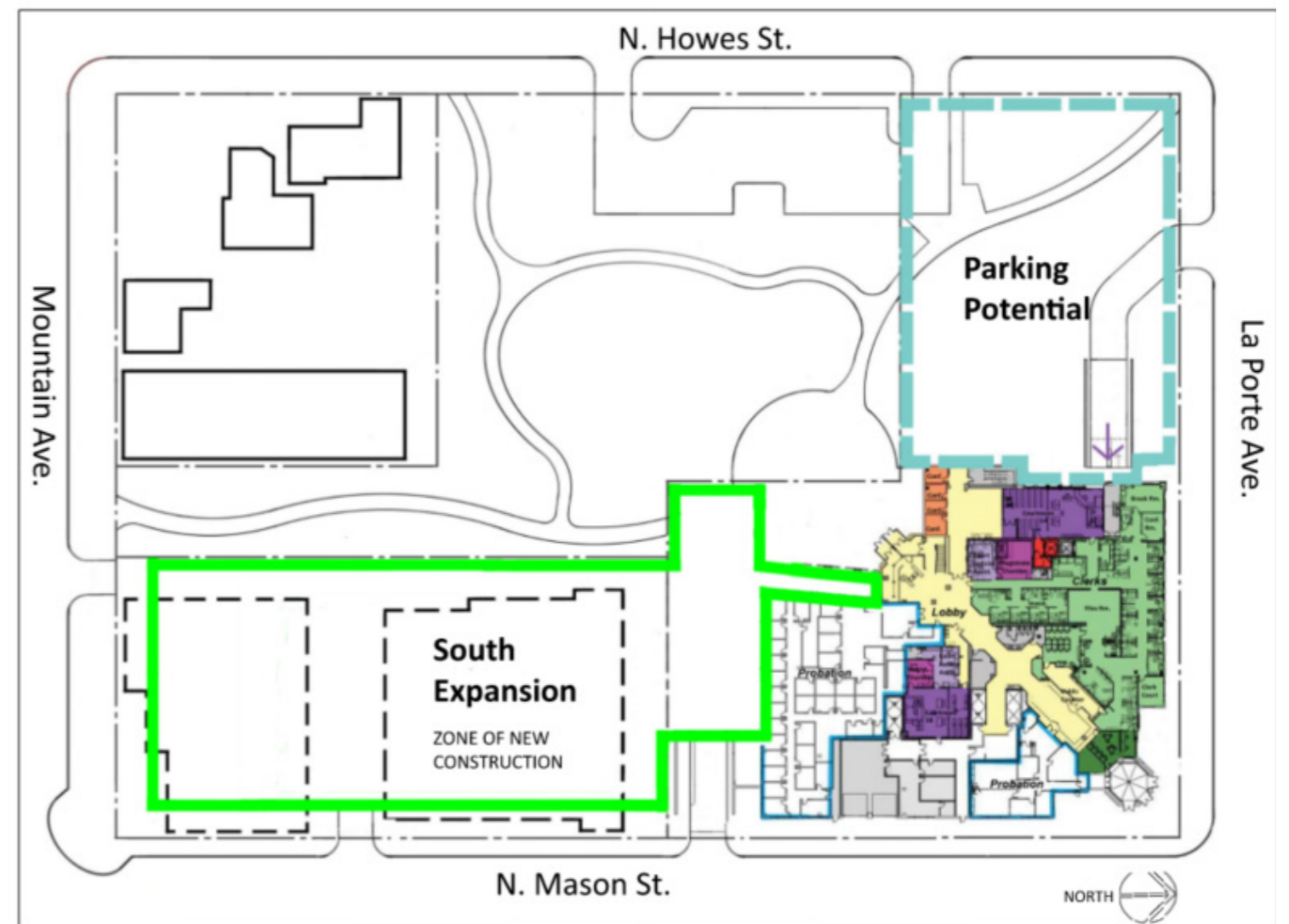
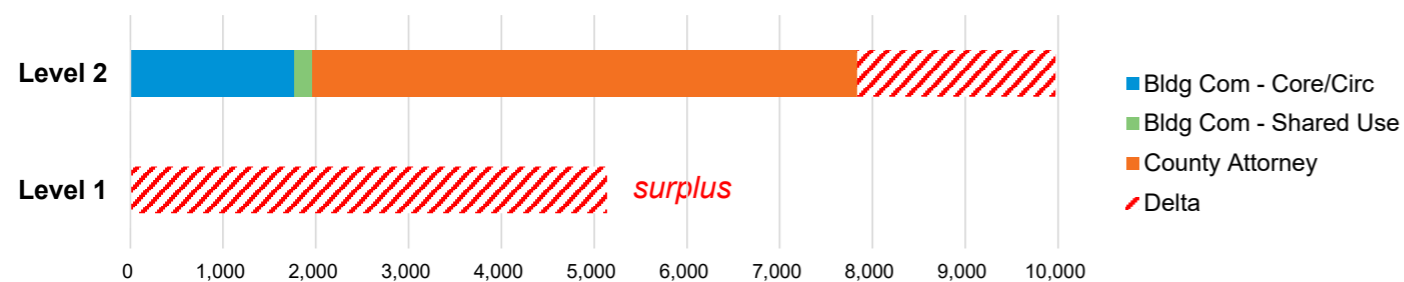
BUILDING GAP ANALYSIS

200 W. Oak Street - 2044, Scenario 3



BUILDING GAP ANALYSIS

Cortina Bldg - 2044, Scenario 3



Justice Center Expansion, South Option (excerpt from 2018 FMP by others)



PROJECT HISTORY & PROJECT APPROACH



Project History and Approach



A Facilities Master Plan for Larimer County was last completed in 2018. Since that time, population growth and the impacts of the COVID-19 pandemic on remote work and digitization of services have had an impact on space and facility requirements.

These factors, along with a review of the updates made since 2018, drove the need for an updated Larimer County Facilities Master Plan. The 2024 plan update presented here is a result of that effort.

The goal of this plan is to provide an updated roadmap and living document for facility decisions over the next several years.

The process for this update to the Larimer County Facilities Master Plan began in May of 2024. Taking a holistic approach, the scope included all key county functions with significant participation from each department and division throughout the process. These include:

- Assessor
- Board of County Commissioners (BoCC) and County Administration
- Community Justice Alternatives (CJA), including Alternative Sentencing, Alternatives to Incarceration for Individuals with Mental Health Needs (AIMM), and Community Corrections
- Clerk and Recorder, including Elections, Recording, and Vehicle Licensing
- Community Development
- Coroner
- County Attorney
- Courts (8th Judicial District)
- District Attorney (DA)
- Economic and Workforce Development, including Human and Economic Health and Veterans Services
- Emergency Management
- Emergency Services
- Engineering
- Extension
- Facilities
- Finance
- Fleet
- Health and Environment
- Human Resources
- Human Services
- Information Technology (IT)
- Natural Resources
- Probation (8th Judicial District)
- The Ranch
- Road and Bridge
- Sheriff's Office (continued on following page)

- Solid Waste
- Treasurer and County Trustee

Critical activities completed include:

- Reviewing updates and changes that have been implemented to date since the 2018 Facilities Master Plan
- Facilitating a kick-off and alignment session with key stakeholders
- Survey completion by leadership from all divisions and departments to address space needs and work flow changes since 2018
- Interviews with each division and department
- Existing building tours*, including:
 - 2205 E Hwy 402 - R&B
 - 810 E 10th - Courts, DA, Probation, CJA
 - 200 Peridot - DMV, HS, Health, Sheriff
 - 6994 Rickenbacker Rd - new Fleet/R&B
 - 4872 Endeavor Drive, Johnstown - EOC
 - 201 LaPorte - Courts, DA
 - 200 W Oak - main County offices
 - 224 Canyon - County Attorney and unoccupied space
 - 1501/1525 Blue Spruce - HS, Health, Extension
 - 2643 Midpoint - R&B Admin
 - 2619 Midpoint - Elections
 - 2601 Midpoint - Wellness Clinic
 - 2573 Midpoint - Elections
 - 2555 Midpoint - HS, Facilities Maintenance, Probation , AIIIM
 - 2501 Midpoint - Sheriff, Jail
 - 2307 Midpoint - ASD
 - 2225 Midpoint - CommCorr
 - 1600 Prospect Park Way - Coroner, Probation
- Development of space projection methodologies and scenarios used for future projections
- Review of interim findings and proposed planning methodologies in a public work session
- Development of a Space Needs Program, detailing current and projected headcount and space requirements per division/department by scenario
- Alternatives Development Workshop

Following this Final Report, a presentation will be made to the Board of County Commissioners in a work session. This is anticipated for January 2025.

*note: buildings that were not toured due to the Alexander Mountain Fire include 1800 S CR 31 (Natural Resources), 5887 S Taft Hill Drive (Landfill), 4200 W CR 38E (Natural Resources), 1313 N Shields (Emergency Services)

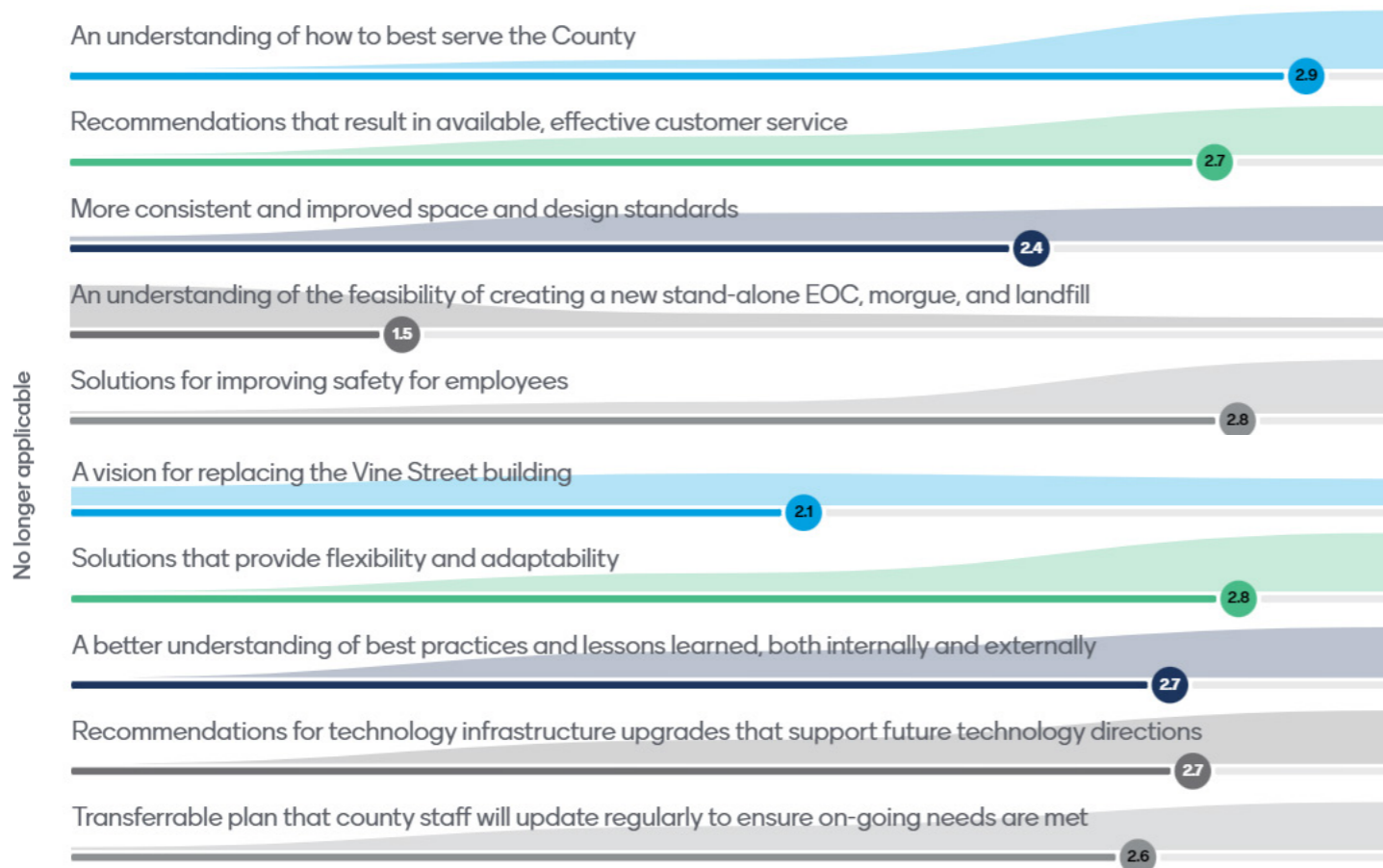




HOW MUCH PROGRESS HAVE YOU MADE ON EACH OF THE FOLLOWING GOALS FROM 2018?



HOW APPLICABLE ARE EACH OF THESE PREVIOUS GOALS?



Kick-off and Alignment

A Kick-off meeting was held on May 28, 2024. During the meeting, CRB provided an overview of the project and process, and facilitated an alignment discussion to review and update the goals from the previous plan. Participants scored the previous goals on how much progress had been made, as well as how relevant they remained moving forward. The outcome of those discussions is illustrated here.

Following review of the previous goals, stakeholders were asked to provide new goals to consider for the update. Those are:

- Improve health and wellness of employees through facility design/features.
- Improve gathering and collaboration spaces, physical and virtual.
- Balance employee desires with customer service needs.
- Prioritize best use of space rather than the county standard.
- Improve access in areas where services do not exist.
- Improve accessibility, equity, and inclusivity of spaces and services.
- Encourage use of flex space.
- Don't lose sight of future phases of projects trimmed to meet available budgets.
- Incorporate climate responsive design (energy and water efficiency, renewable energy, multi-modal transportation, etc).
- Capture space use implications of remote work/flex work.

Stakeholder Surveys

Stakeholder leadership provided input data through an online survey created by CRB. The responses identified trends in space use and space needs, as identified below.

80%

- OF PARTICIPANTS STATE A PERCENTAGE OF THEIR EMPLOYEES WORK OUTSIDE OF THEIR DEPARTMENT SPACE, EITHER IN THE FIELD OR WITHIN ANOTHER BUILDING (EXCLUDING REMOTE WORK)
- OF PARTICIPANTS STATE A PERCENTAGE OF THEIR EMPLOYEES WORK REMOTELY SOME OR ALL OF THE TIME

COLLABORATION AND CUSTOMER SERVICE ARE THE TWO MAIN DRIVERS FOR WORKING IN THE OFFICE IN PERSON.



FOUR FIFTHS OF ALL DEPARTMENTS SERVE CLIENTS/MEMBERS OF THE PUBLIC WHO VISIT IN PERSON TO OBTAIN SERVICES, INFORMATION, ETC.

OVER 80% OF SURVEY PARTICIPANTS SAY THEY ARE CURRENTLY LOCATED IN THE BEST LOCATION FOR THE CLIENT BASE THEY SERVE, AND DEPARTMENTS WHO WORK WITH THEM **note: improved since 2018 = Coroner, EOC, Community Development**
still needs improvement = Extension, HS



Progress Since 2018

Illustrated below is information regarding capital project progress since 2018, including recommended projects that will be considered for this update.

PRIMARY PROJECTS			
1-5 YEARS	5-10 YEARS	10-15 YEARS	15-20 YEARS
New Fleet Building Relocate Facilities Shop, R&B			
PH I - Jail Expansion/Remodel	Comm.Corr./Alt Sent. Expansion	PH II - Jail Expansion	Fit out Jail Core/Shell Space
PH I - Justice Center Expansion/ Remodel	Fit out Justice Center Core/Shell Space		
Backfill Midpoint with Human Svcs & Probation	Begin releasing Midpoint leased space	Release final lease at Midpoint	
Move Extension to Ranch Backfill with Health & Env.	New HHS Building at Blue Spruce (By Year 5)		
Reconfigure/Rightsize W Oak St		New Internal Services Building	
New Recycling Building			
Search & Rescue Expansion			
Options			
-Vacate/Sell Vine Street	-Redevelop Vine Street -Vacate/Sell Blue Spruce Bldgs -Acquire new site for H&E and HS	-Use Vine Site for Internal Svcs -Redevelop Blue Spruce for Internal Svcs -Co-locate Internal Svcs with new H&E and HS site	COMPLETE
			IN PROGRESS
			PLANNED
			RECONSIDER



Projections

Headcount projections, described in the table below, are based on comparisons between 2018 figures and current headcount data. Current headcounts are aligned with projections from the 2018 study, therefore, projections for this update utilize the same methodology, which projects at an annual compounded rate of 1.9%.

2018	2018 FMP Projection for 2024	2024 Actual	2029	2034	2039	2044	Max Compounded Annual Growth Rate
2,016	2,363-2,616	2,613*	2,849	3,130	3,439	3,778	1.9%

*headcount data revised 11/5/2024



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SCENARIOS AND DATA ANALYSIS

- SCENARIO DEVELOPMENT / METHODOLOGY
- DATA ANALYSIS



Scenario Development / Methodology

Space Planning Scenarios

Three planning scenarios were developed to understand the County’s future space needs based on potential work modes. These scenarios informed the planning discussions held during the Alternatives Workshop. As such, no single scenario determines the final planning considerations.


- Scenario 1 describes the space demand if projections are calculated as they have been historically, using assigned seating for the large majority of staff.
- Scenario 2 will describe the space demand using individual department preferences for space sharing.
- Scenario 3 will describe space demand based on the persona method, described below.

Remote work has different implications for each department, as not all work can be performed remotely across the organization. For example, Fleet Maintenance work must be done in a shop, while many IT services can be provided from a remote work setting. Consideration for shared seating will be included in all scenarios. Individual department needs and preferences are described in the Appendix.

Name	Description
Baseline	Space Utilization in 2024
Scenario 1	Space demand in future years based on status quo.
Scenario 2	Space demand in future years based on department preferences.
Scenario 3	Space demand in future years based on persona method.


Scenario 3: Persona Method

The Persona Method was used in Scenario 3 to determine space needs based on seat sharing (remote work) ratios as applicable to certain persona types. These personas are described below.




Persona A

- Public - facing
- In Person
- Office - based
- Standard SF/seat




Persona B

- Public - facing
- Remote
- Office - based
- Reduced SF/seat




Persona C

- Public - facing
- In Person
- Site - specific
- Custom SF/seat




Persona D

- Internal
- In Person
- Office - based
- Standard SF/seat



Persona E

- Internal
- Remote
- Office - based
- Reduced SF/seat



Persona F

- Internal
- In Person
- Site - specific
- Custom SF/seat

Name	Persona A	Persona B	Persona C	Persona D	Persona E	Persona F
Public - facing	X	X	X			
Internal				X	X	X
In Person	X		X	X		X
Remote		X			X	
Office - based	X	X		X	X	
Site - specific			X			X

Groupings for Planning

For planning analysis, County departments were organized into three groupings based on their functions and how they serve the County. These groupings are shown below.
* Indicates that planning data is consistent across all three planning scenarios (remote work implications are not significant to space projections).



COMMUNITY JUSTICE

Community Justice Alternatives (CJA)*
Courts*
District Attorney (DA)
Emergency Services*
Probation
Sheriff



ADMIN & OPERATIONS

Assessor
Clerk & Recorder
Clerk & Recorder Elections*
Coroner*
County Attorney
Board of County Commissioners (BoCC)
Economic & Workforce Development
Emergency Operations Center (EOC)*
Extension
Facilities*
Finance
Health & Environment
Human Resources (HR)
Human Services
Information Technology (IT)
Treasurer
Wellness Clinic*



COMMUNITY PLANNING INFRASTRUCTURE & RESOURCES (CPIR) + FLEET

Community Development
Engineering
Fleet*
Natural Resources
Road & Bridge*
Solid Waste*



Scenario Development / Methodology

Scenario 2 & 3 Breakdown

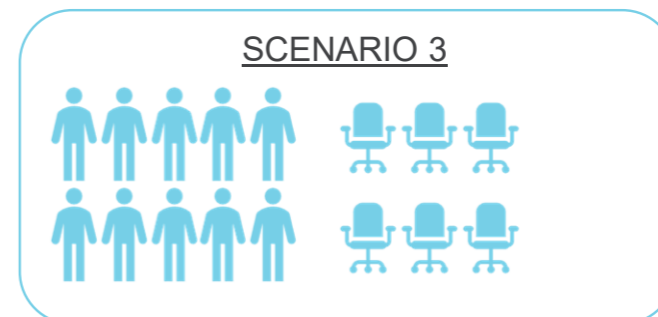
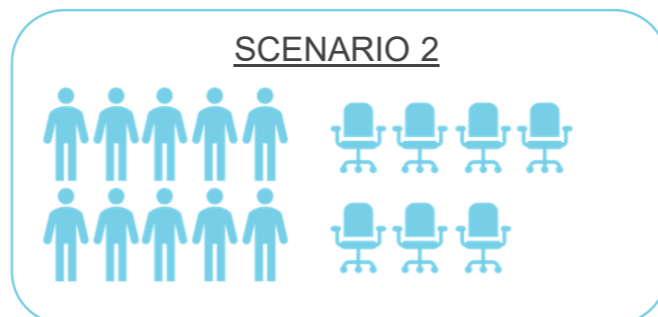
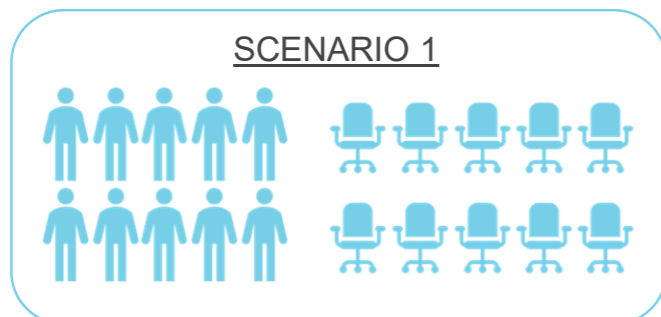
Below is a breakdown of the average percentage of work style that was assigned to each planning grouping in Scenarios 2 and 3.

Scenario		Work Style	Justice	Admin & Ops	CPIR
2	Department Preference for Remote / Hybrid Staff	Remote / Hybrid	14%	75%	13%
		Assigned	86%	25%	87%
3	Persona A	Public + In Person + Office	13%	9%	8%
	Persona B	Public + Hybrid + Office	15%	69%	26%
	Persona C	Public + In Person + Equip / Site - based	0%	2%	0%
	Persona D	Internal + In Person + Office	0%	1%	0%
	Persona E	Internal + Hybrid + Office	0%	12%	0%
	Persona F	Internal + In Person + Equip / Site - based	0%	3%	14%
	N/A	Facility type not altered by persona planning	71%	3%	52%

Seating Ratios in Office Areas

The below chart shows the ratio of seats to head count for each planning scenario. A 1:1 ratio represents equal seats per headcount. The other two ratios listed show less seats than headcount, which assumes seat sharing and remote work implications.

Scenario	Ratio	2024		2044	
		Office Staff Headcount	Seats Available	Office Staff Headcount	Seats Available
Scenario 1	1 : 1	1,531	1,531	2,261	2,261
Scenario 2	0.7 : 1		1,537 (+6)		1,884 (-377)
Scenario 3	0.6 : 1		1,368 (-163)		1,637 (-624)

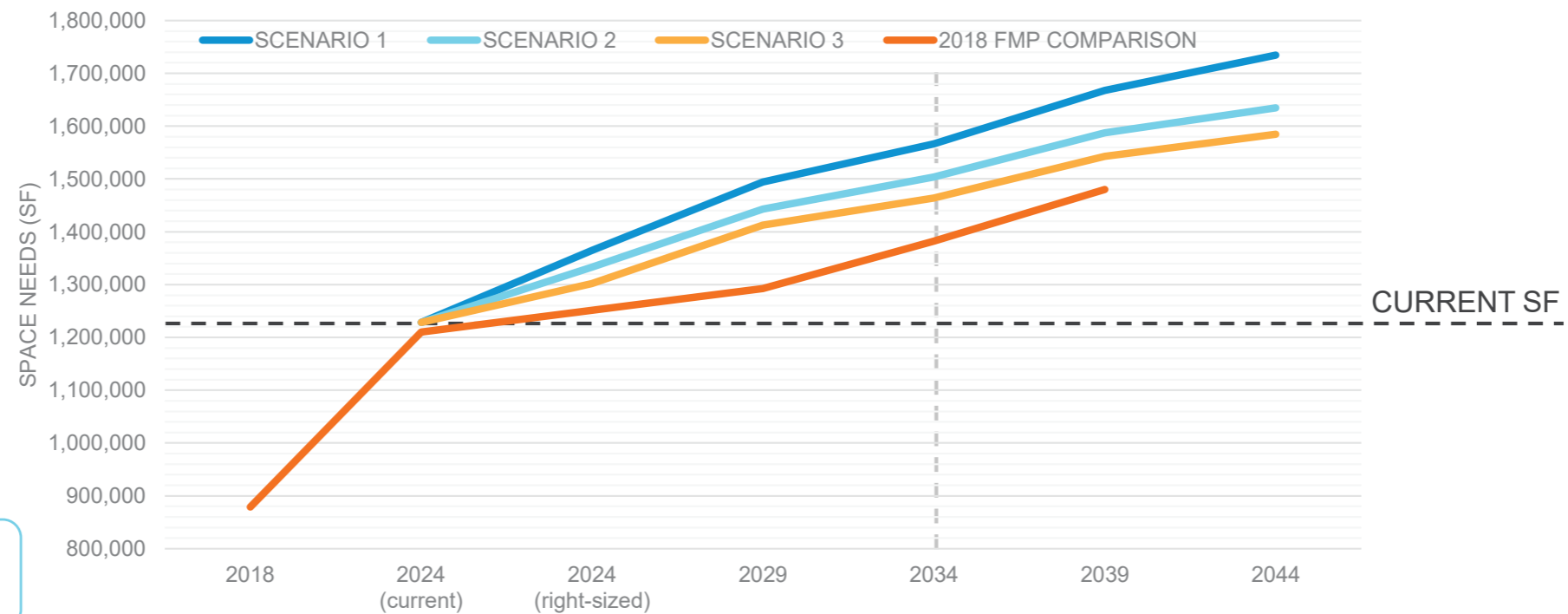




Data Analysis

Gap Analysis - Scenario Comparison

Below is a line graph showing the County-wide space needs projections in each Scenario. The year is noted on the bottom of the graph on the horizontal axis and the space need in square footage is on the vertical axis.



2024 Baseline Current SF:
1,228,000

	SPACE NEEDS							DELTA (FROM 2024 BASELINE EXISTING SF)	
	2018 FMP	2024 (current)	2024 (right-sized)	2029	2034 (10 YR)	2039	2044	#	%
SCENARIO 1	-	1,228,000	1,365,000	1,494,000	1,566,000	1,668,000	1,735,000	507,000	41%
SCENARIO 2	-	1,228,000	1,333,000	1,443,000	1,504,000	1,587,000	1,635,000	407,000	33%
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2018 FMP Comparison	900,000	1,251,000	-	1,293,000	1,382,000	1,480,000	-	229,000	25%

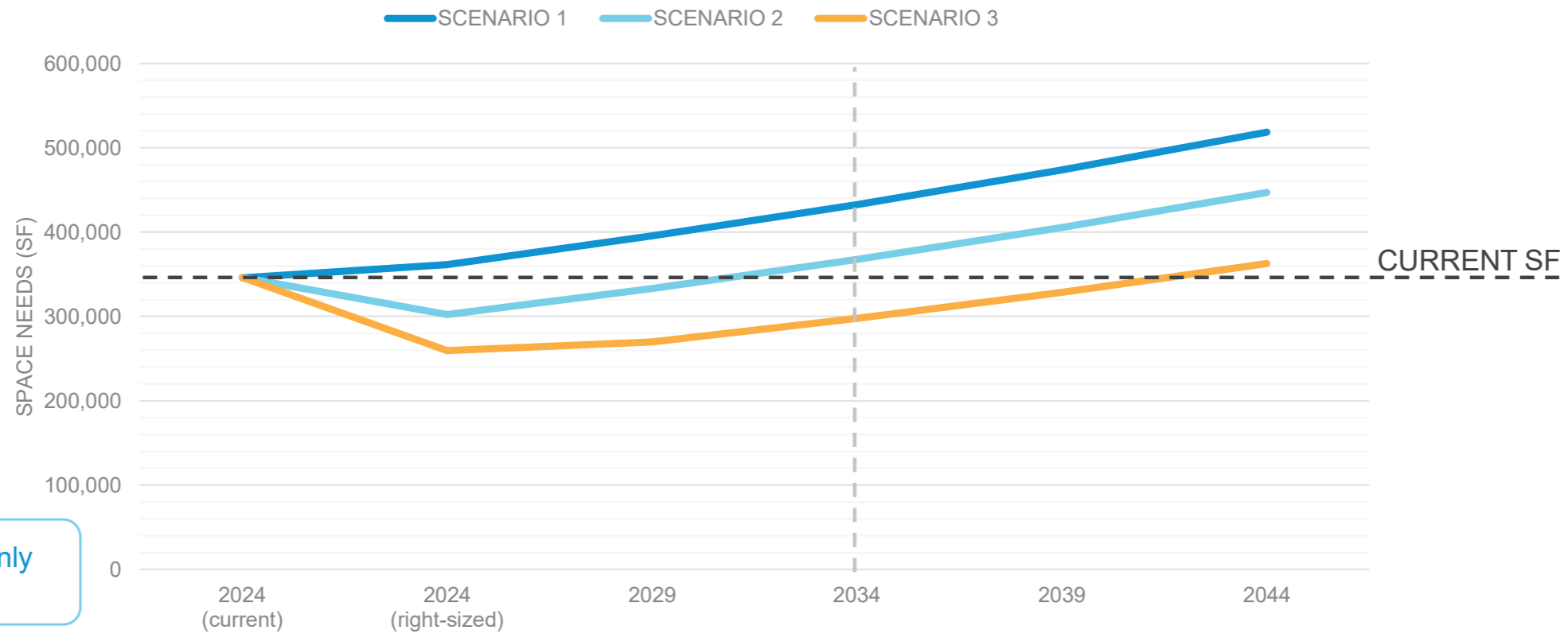
note: 2018 data excluded 200 Peridot and some satellite buildings



Data Analysis

Gap Analysis - Scenario Comparison (Office-based only)

The below line graph is similar to the graph shown on the previous page, but is broken out to show office based space needs only. The impact of remote work and seat sharing is greatest for these space types allowing for growth in place for many departments.



2024 Baseline Office Only
Existing SF: **346,000**

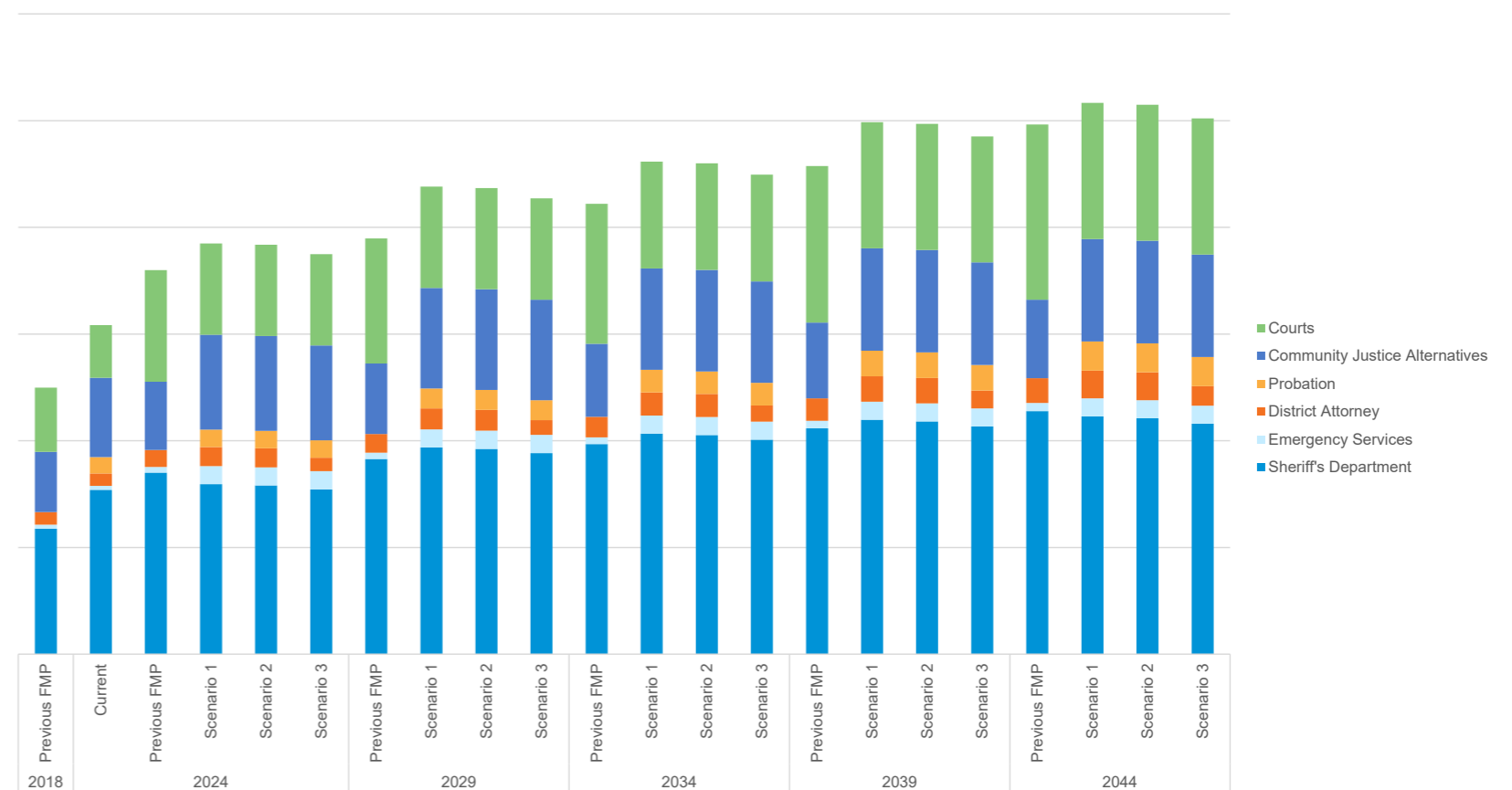
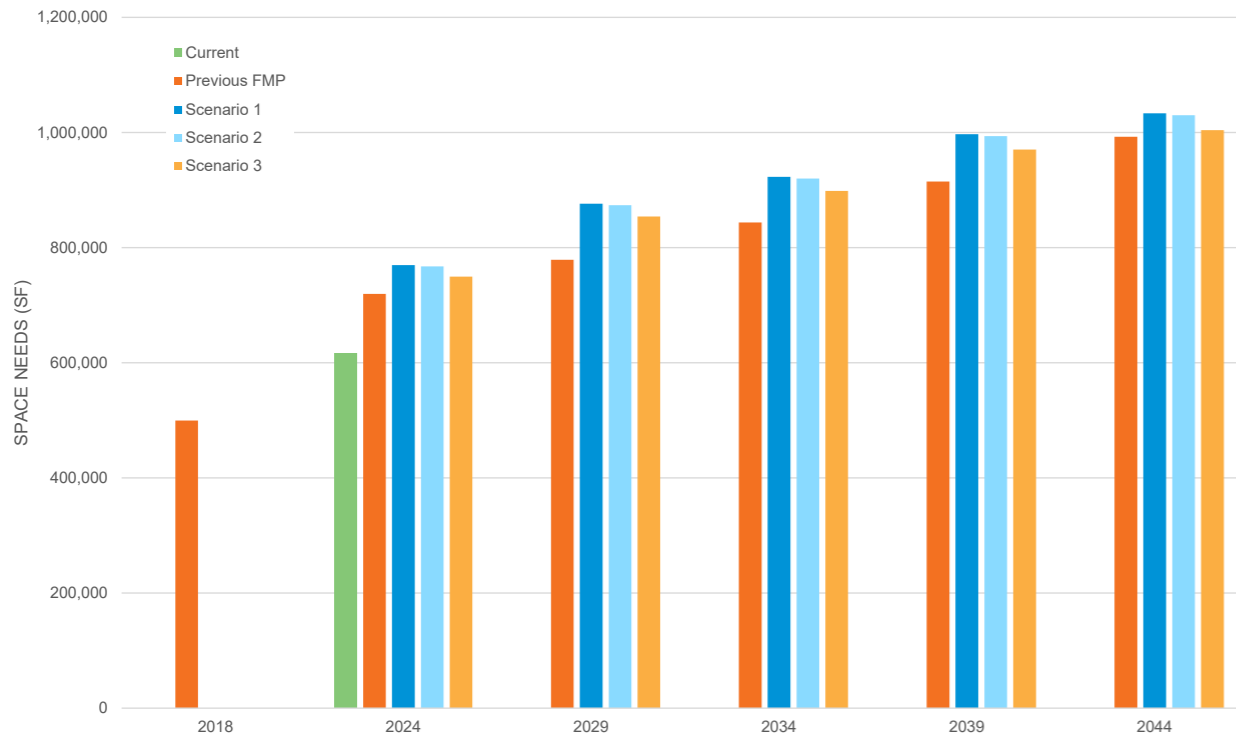
SCENARIO	SPACE NEEDS						DELTA	
	2024 (current)	2024 (right-sized)	2029	2034 (10 YR)	2039	2044	#	%
SCENARIO 1	346,000	362,000	395,000	433,000	474,000	519,000	173,000	50%
SCENARIO 2	346,000	304,000	332,000	363,000	398,000	436,000	90,000	26%
SCENARIO 3	346,000	250,000	273,000	273,000	327,000	358,000	12,000	3%



Data Analysis

Gap Analysis - Justice

The bar graph below on the left shows the total projected space needs per scenario for the Justice planning grouping only. Compared to the other two planning groupings, the impact of remote work and seat sharing is lowest for these space types, showing a projected space increase need (in lieu of being able to grow in place). The bar graph on the right shows a break down of these total projected spaces needs by department.



Gap Analysis by Building

Deficient Space
Sufficient Space
Surplus Space

SCENARIO 2
 201 Laporte (Justice Center)
 200 Peridot (Sheriff)
 2555 Midpoint (Probation)
 2555 Midpoint (AIIIM)
 2501 Midpoint
 1600 Prospect Parkway (Probation)
 810 E 10th (Loveland, ongoing study)
 2307 Midpoint (ASD)
 2225 Midpoint (Community Corrections)

200 W Oak
 New Sheriff's Office Emergency Services*
 (in Planning phase)

SCENARIO 3
 201 Laporte (Justice Center)
 200 Peridot (Sheriff)
 2555 Midpoint (Probation)
 2555 Midpoint (AIIIM)
 2501 Midpoint
 1600 Prospect Parkway (Probation)
 810 E 10th (Loveland, ongoing study)
 2307 Midpoint (ASD)
 2225 Midpoint (Community Corrections)

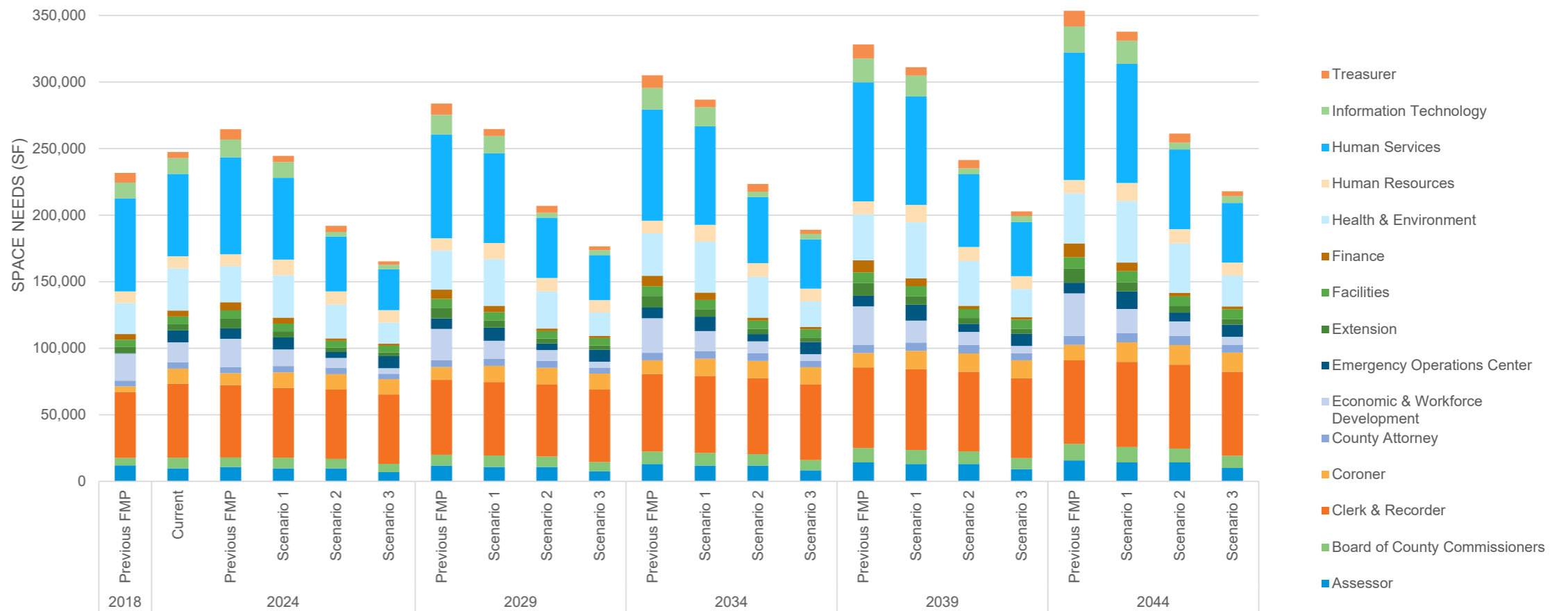
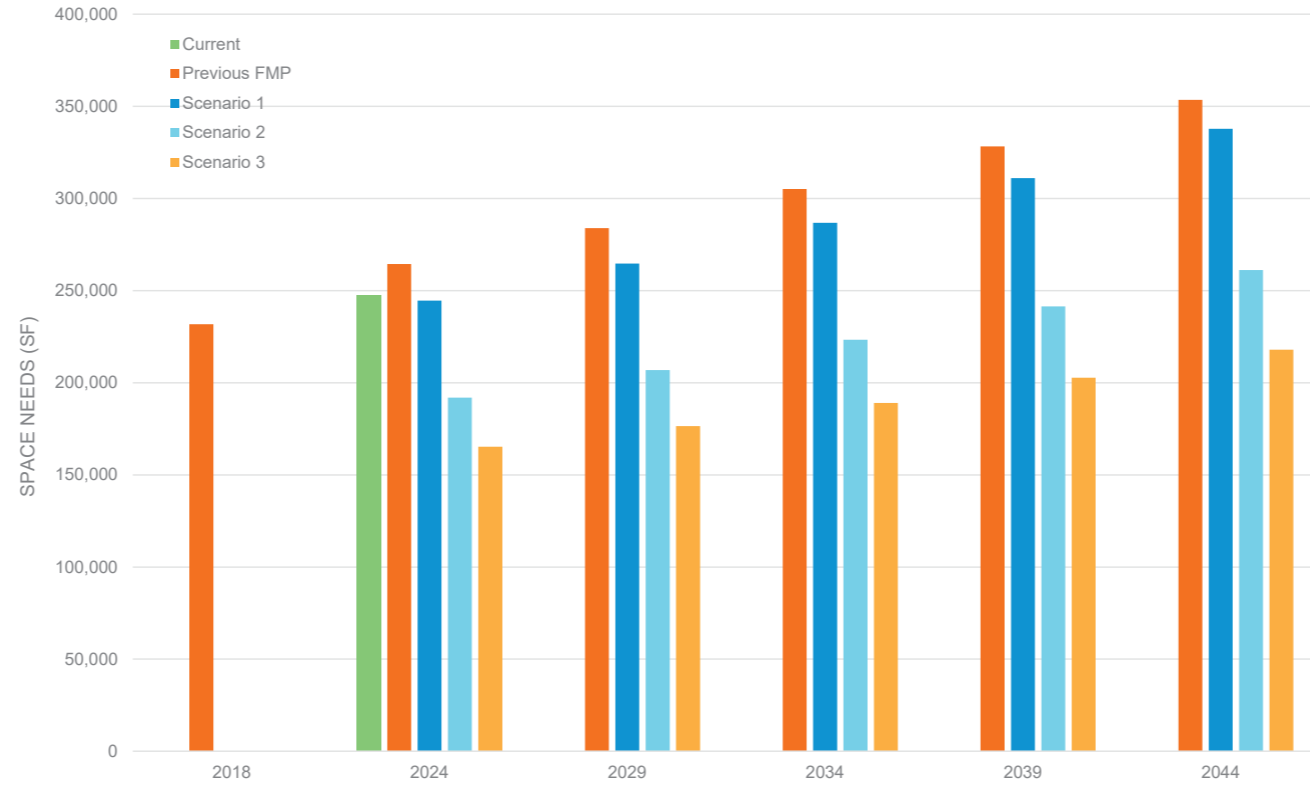
200 W Oak
 New Sheriff's Office Emergency Services*
 (in Planning phase)



Data Analysis

Gap Analysis - Admin & Operations

The bar graph below on the top shows the total projected space needs per scenario for the Admin and Operations planning grouping only. The impact of remote work and seat sharing is highest for these space types, showing the ability to grow many departments in place. The bar graph on the bottom shows a break down of these total projected spaces needs by department.



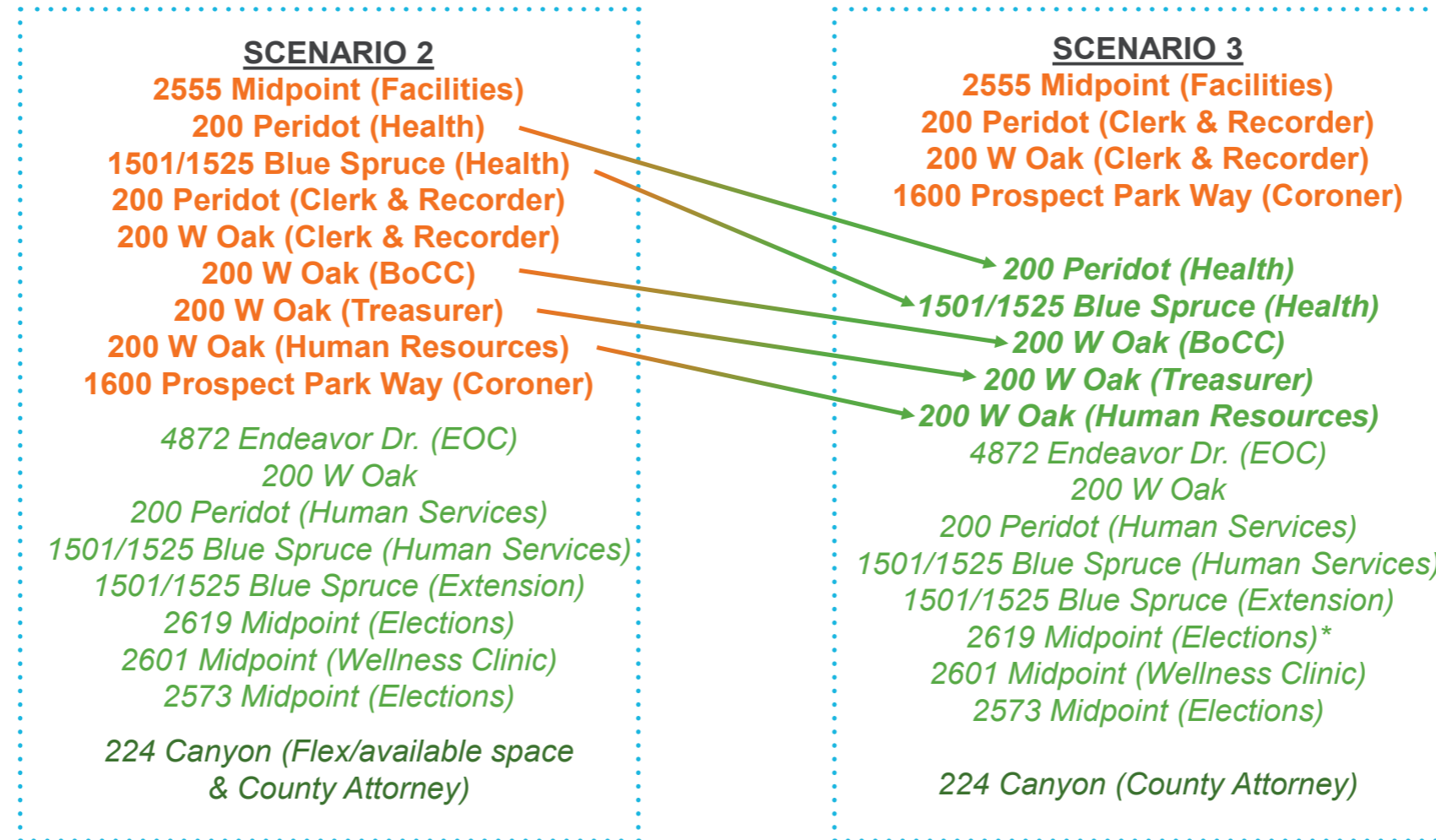


Data Analysis

Gap Analysis - Admin & Operations

Gap Analysis by Building

Deficient Space
Sufficient Space
Surplus Space





Data Analysis

Gap Analysis - Community Planning Infrastructure & Resources (CPIR) + Fleet

The bar graphs below show the total projected space needs per scenario for the CPIR planning group. The upper graph shows total space, while the lower graph shows a break down of projected space needs by department.



Data Analysis

Gap Analysis - Community Planning Infrastructure & Resources (CPIR) + Fleet

Gap Analysis by Building

Deficient Space
Sufficient Space
Surplus Space



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ALTERNATIVES

- ALTERNATIVES DEVELOPMENT
- WORKSHOP OUTCOMES



Alternatives Development

Deficiency and Surplus Overview

Following the data analysis, projected space need deficiencies and areas of surplus were identified based on the 2044 projections.

Downtown Fort Collins

- 201 Laporte (Justice Center)**

Departments: Courts, District Attorney, Probation, Sheriff

Space needs are deficient in both Scenarios 2 and 3.

- 200 W Oak**

Departments: Assessor, Board of County Commissioners, Clerk and Recorder, Community Development, Elections, Engineering, Facilities, Finance, Human Resources, Information Technology, Treasurer, Workforce Center

Space needs for the building are deficient by 7,000 SF in Scenario 2. Space needs for the building are met using Scenario 3, with a surplus of 13,000 SF. Refer to building gap analysis on this page, showing the surplus and space shortages per floor level for Scenario 3.

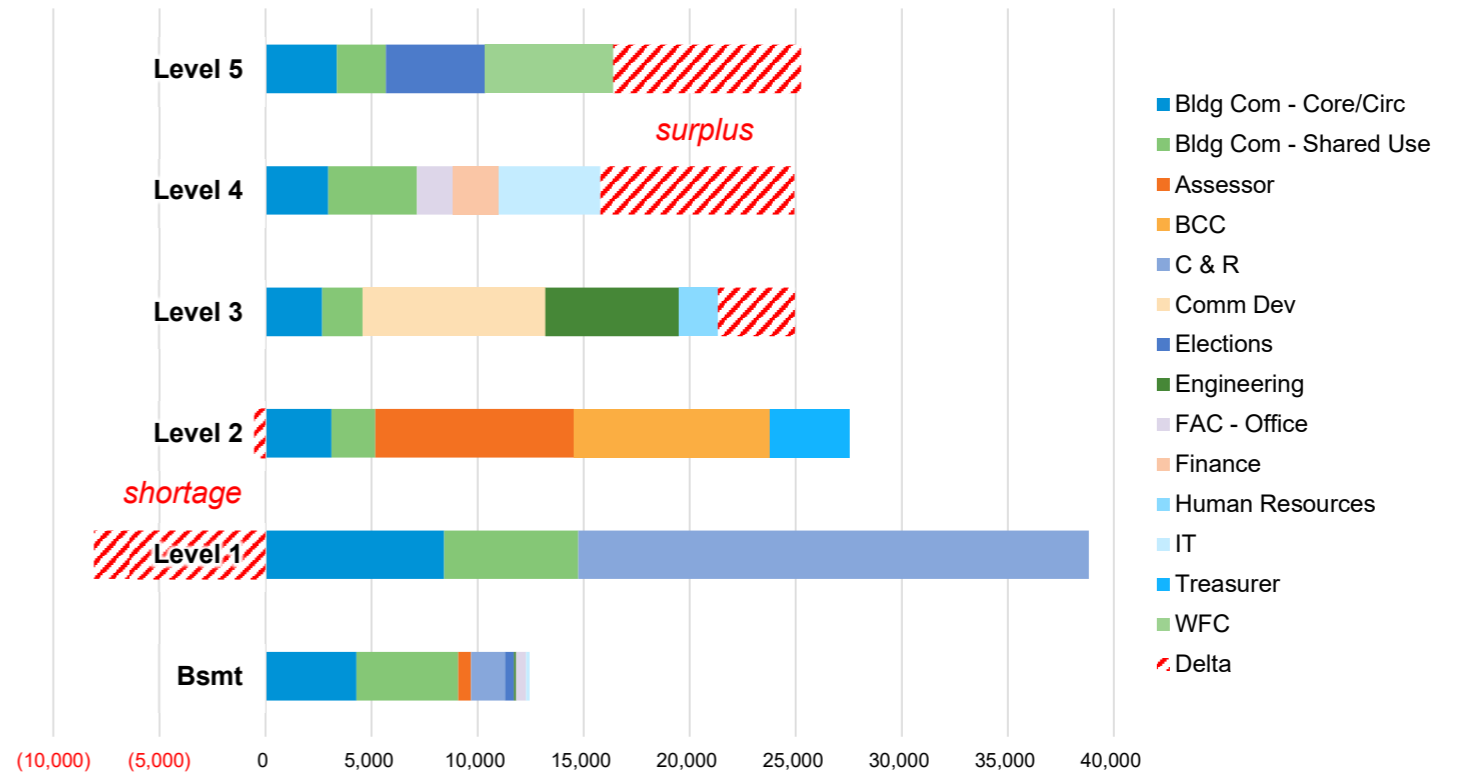
- 224 Canyon Ave. (Cortina Building)**

Departments: County Attorney + Unoccupied Space

Space needs for the building are met in both Scenarios. Scenario 2 has a surplus square-footage of 6,240. Scenario 3 has a surplus square-footage of 7,300. Refer to building gap analysis on this page, showing the surplus per floor level for Scenario 3.

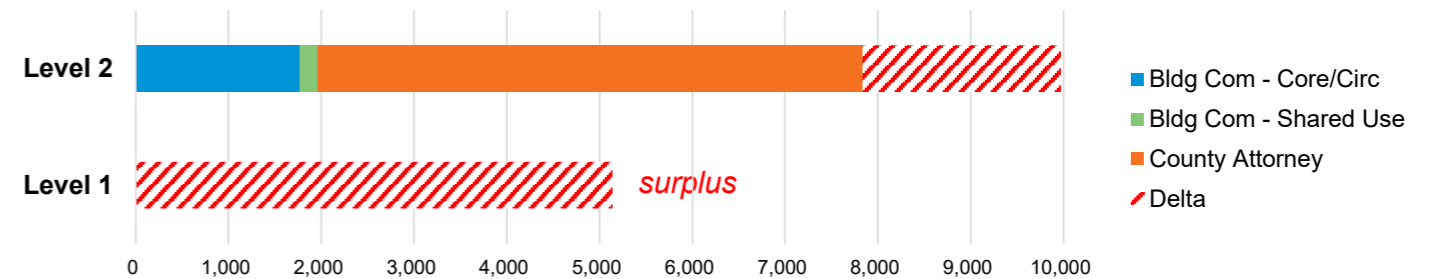
BUILDING GAP ANALYSIS

200 W. Oak Street - 2044, Scenario 3



BUILDING GAP ANALYSIS

Cortina Bldg – 2044, Scenario 3





Deficiency and Surplus Overview, Continued

Blue Spruce and Midpoint

- **1501 and 1525 Blue Spruce Drive**

Departments: Extension, Health and Environment, Human Services

Space needs for 1525 Blue Spruce are deficient by 4,000 SF in Scenario 2. Space needs for both buildings are met using Scenario 3, with a surplus of approximately 13,000 SF.

- **Midpoint Campus**

Departments: Elections, Wellness Clinic, Human Services, Probation, Facilities, AIIIM

Space needs are deficient in both Scenarios 2 and 3.

Loveland

- **200 Peridot**

Departments: Clerk and Recorder, Health and Environment, Human Services, Sheriff

Space needs are deficient in both Scenarios 2 and 3.

Other Locations

- **1600 Prospect Park Way**

Departments: Coroner

The office space at 1600 Prospect Park Way offers room for growth and can accommodate projected space needs, but will need improvements to address their sally port.

- **4872 Endeavor Drive**

Departments: EOC

Current space is projected to meet long-term needs.

- **2250 W County Road 56 (proposed)**

Departments: Emergency Services

The planned capital improvements are projected to meet their long-term needs (if completed as planned).

- **1800 S County Road 31, 4200 W CR 38E, 17 Hermit Park Rd**

Departments: Natural Resources

Upgrade existing facilities to meet long-term needs.

- **5887 South Taft Hill Rd, 15669 County Rd 9 (proposed)**

Departments: Solid Waste

Planned capital improvements projected to meet long-term needs.

- **Brodie Offices, Estes Park**

Departments: multiple departments have assigned space as well as shared space to meet service delivery requirements to customers in this region.

Planned capital improvements are projected to meet long-term needs.

- **Road & Bridge Locations**

Departments: Road & Bridge, multiple locations - see Appendix for descriptions.



Alternatives Development

Alternatives 1 & 2, Downtown Fort Collins

To address the deficiencies in the Downtown Fort Collins locations, the following two alternatives were proposed, using the excess space at the 224 Canyon Location (Cortina Building):

Alternative 1:

- The Hearing Room at 200 W Oak relocates to provide space for Clerk and Recorder to expand on the first floor.

Alternative 1A: The hearing room relocates to the Cortina Building.

Alternative 1B: The hearing room relocates to an upper floor within the Oak Street building.

Alternative 2:

- The Clerk and Recorder partially relocates, vehicle licensing expands their space on the first floor.

Alternative 2A: A portion of the Clerk and Recorder relocates to the Cortina Building.

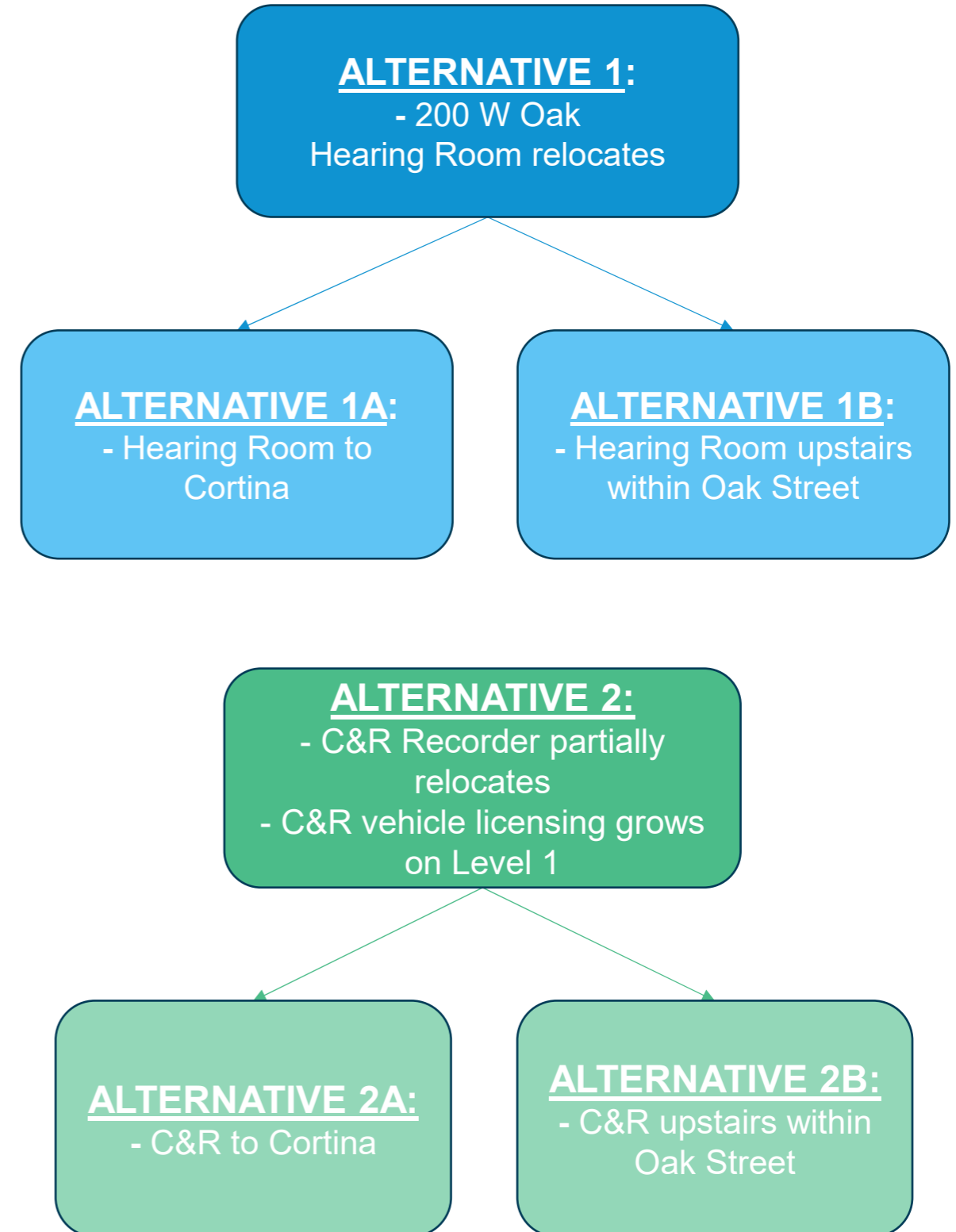
Alternative 2B: A portion of the Clerk and Recorder relocates to an upper floor within the Oak Street building.

The following additional departments / functions were listed as potential options for a relocation to the Cortina Building:

- Human Resources
- Wellness Satellite
- Extension
- Shared meeting and hotel seating
- Elections (5th Floor of Oak)

The following departments / functions were ruled out as options for a relocation to the Cortina Building, due to insufficient space available at Cortina:

- Workforce Center
- Clerk and Recorder
- Engineering and Community Development



Alternatives Blue Spruce & Midpoint

1501 and 1525 Blue Spruce Drive:

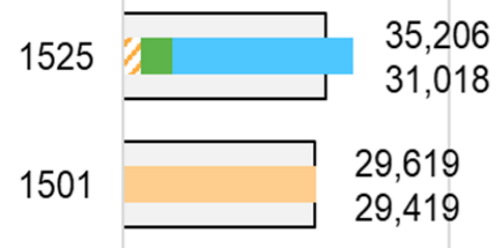
- To address the space needs for Health and Environment and Human Services at the Blue Spruce locations, a proposed alternative is to relocate Extension to allow for these departments to expand at their current location.

Midpoint Campus:

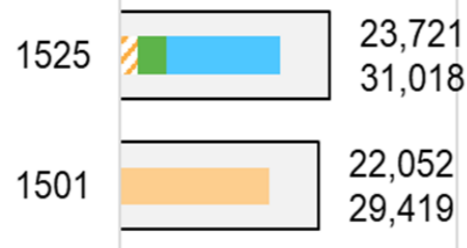
- Create a satellite wellness clinic in downtown Fort Collins. Long-term implications of probation growth needs to be considered.

RELOCATE EXTENSION TO ALLOW GROWTH FOR HHS @ BLUE SPRUCE

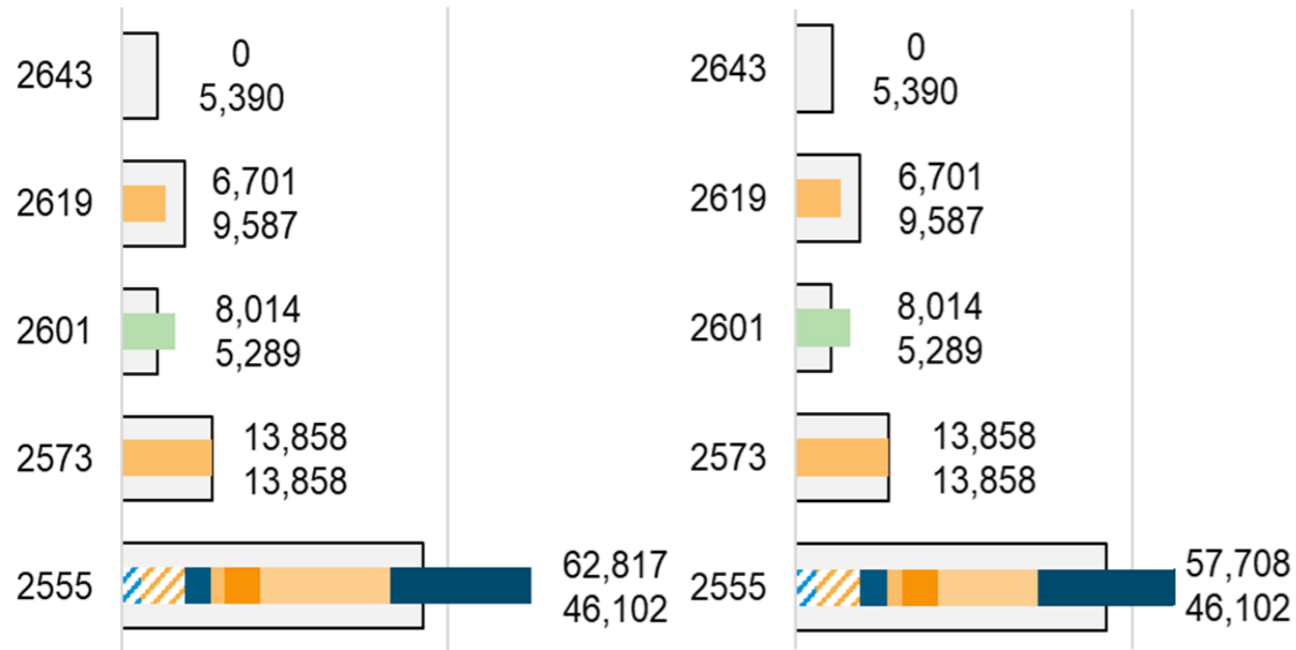
Scenario 2



Scenario 3



CREATE SATELLITE CLINIC DOWNTOWN, CONSIDER LONG-TERM IMPLICATIONS OF PROBATION



hashed lines indicate shared space





Alternatives Development

Alternatives 3 & 4, Loveland

To address the deficiencies in the 200 Peridot Loveland location, the following alternatives were proposed:

Alternative 3:

- Reserve first floor space as meeting / hotel space. Allow the Clerk and Recorder to grow into required space over time.

Alternative 4:

- Temporarily convert first floor suite for Sheriff. This space to return to the Clerk and Recorder and Health and Human Services as required over time.

The following additional departments / functions were listed as potential options for a relocation to the Cortina building:

- Extension
- Elections (5th Floor of Oak)
- Other options (open discussion with workshop participants)

ALTERNATIVE 3:

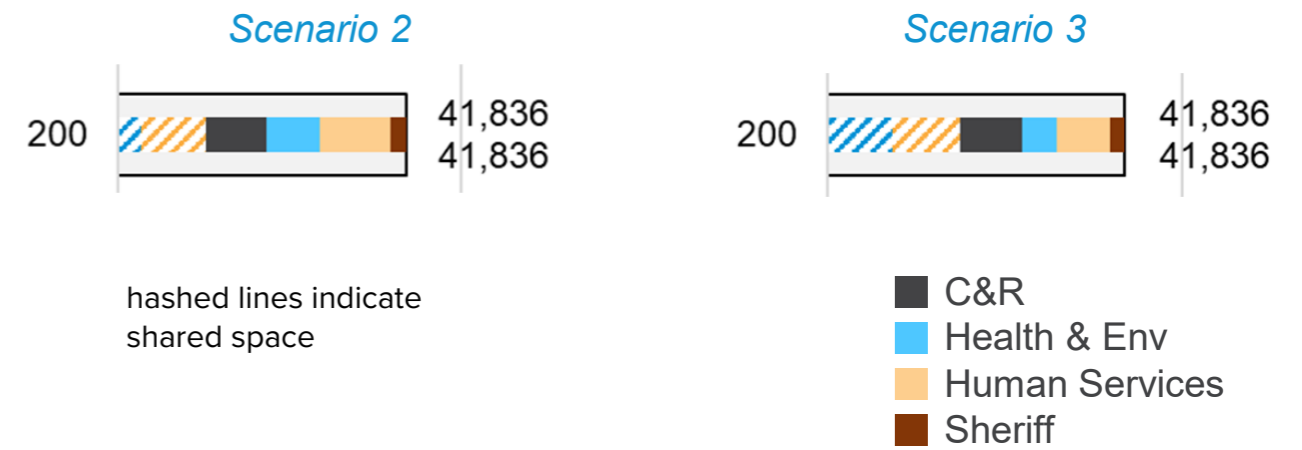
Reserve 1st Floor space as meeting/hotel space, allow C&R to grow into required space over time

ALTERNATIVE 4:

Temporarily convert 1st Floor suite for Sheriff, return to C&R, HHS over time

OTHER CONSIDERATIONS:

- Extension
- Elections (5th Floor Oak)
- Other?



Workshop Outcomes

On November 6, 2024, CRB and the Larimer County Facilities team conducted a workshop to review the alternatives with stakeholders from each department. Implications of different planning options were discussed among the group in order to achieve consensus on preferred directions. These discussions informed the recommendations that will be presented to the Board of County Commissioners. Note that no final decisions were made in this workshop.

The agenda of the workshop included the following:

- Review of progress to date
- Review of headcount projections
- Alternatives: Review of Methodology
- Alternatives Review
- Breakout Groups for ranking of alternatives and gathering additional stakeholder feedback.

On the following pages is a summary of the feedback received during the breakout group exercise. Results shown are an average of responses from each group.

Breakout Group Exercise: The groups for this exercise were organized per table (based on who naturally was seated at each table). Each group was asked to work as a team to rank each alternative against the County’s goals. These goals were originally established in the 2018 Facilities Master Plan and then revised in the kick-off meeting for this current 2024 Facilities Master Plan. They are listed below for reference.

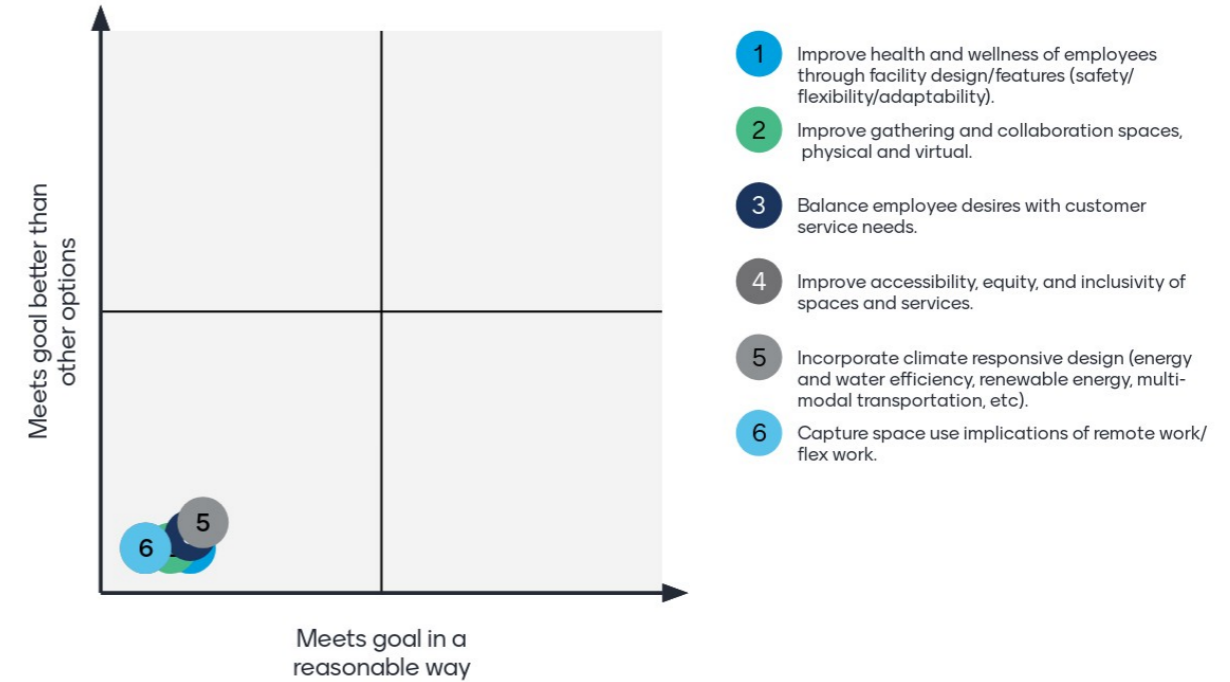
LARIMER COUNTY VISIONING GOALS

- 1 Improve health and wellness of employees through facility design / features (safety / flexibility / adaptability)
- 2 Improve gathering and collaboration spaces, physical and virtual.
- 3 Balance employee desires with customer service needs.
- 4 Improve accessibility, equity, and inclusivity of spaces and services.
- 5 Incorporate climate responsive design (energy and water efficiency, renewable energy, multi-modal transportation, etc.)
- 6 Capture space use implications of remote work / flex work.

Alternative 1A

Relocate Hearing Room to Cortina

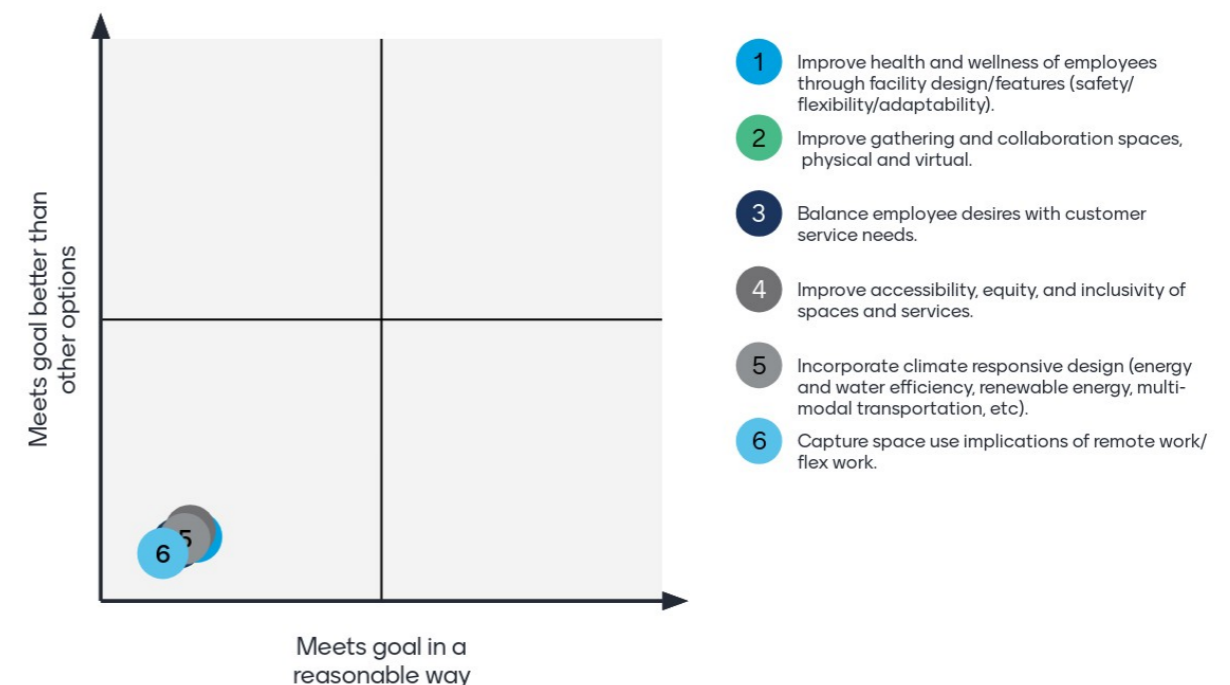
• As shown below, overall this alternative was perceived to be less successful with regards to meeting county goals than the other alternatives presented.



Alternative 1B

Relocate Hearing Room upstairs within Oak Street

• As shown below, overall this alternative was perceived as less successful with regards to meeting county goals than the other alternatives presented.





Workshop Outcomes

Alternative 2A

Relocate Clerk and Recorder to Cortina (Vehicle Licensing to remain on Level 1 of Oak Street)

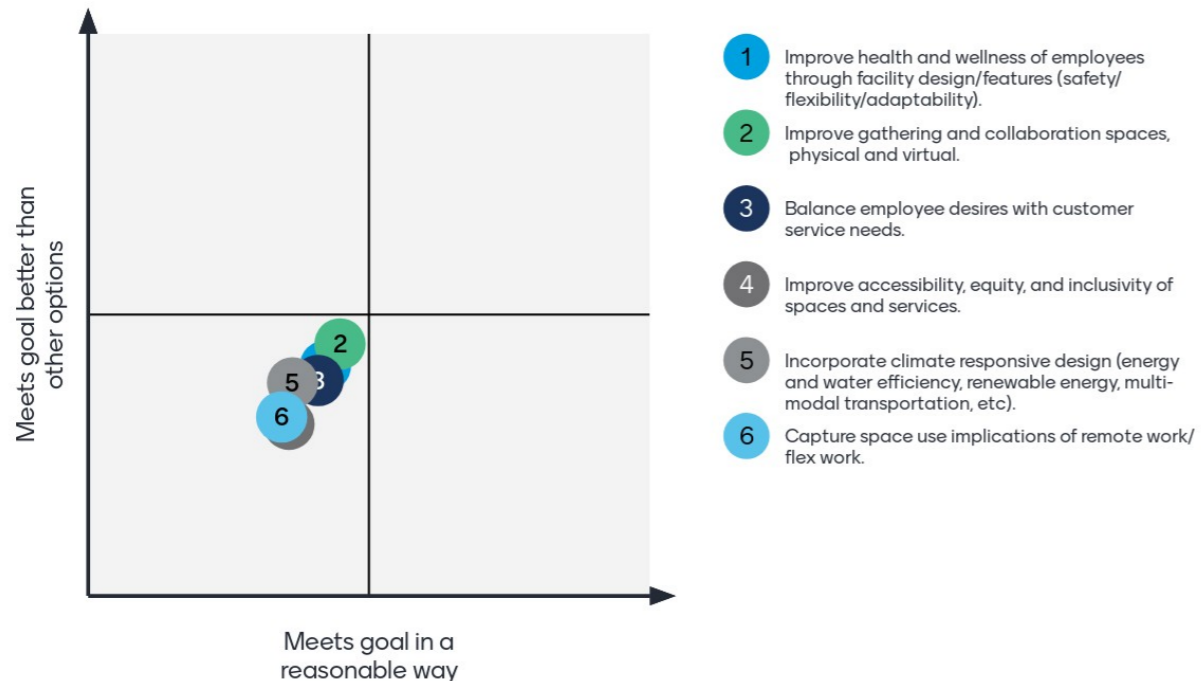
• As shown below, overall this alternative was perceived as less successful with regards to meeting county goals than the other alternatives presented.



Alternative 2B

Relocate Clerk and Recorder within Oak Street (Vehicle Licensing to remain on Level 1 of Oak Street)

• As shown below, overall this alternative was perceived as more successful with regards to meeting county goals than the other alternatives presented.

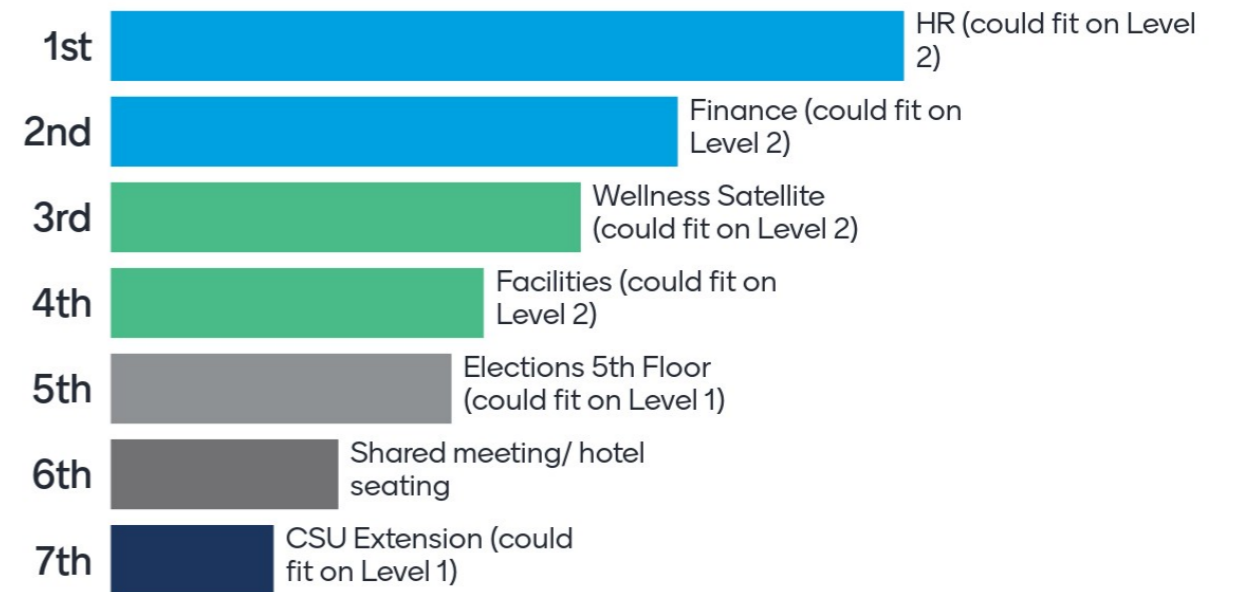


Alternatives 1 & 2

Alternate candidates for relocation to Cortina

The workshop groups were also asked to rank the following candidates in order of preference / priority for relocation to 224 Canyon (Cortina Building): Human Resources, Finance, Wellness Satellite, Facilities, Elections (from 5th floor of Oak), Shared meeting / hotel seating, CSU Extension.

Below are the results of this exercise, with Human Resources, Finance, and a Wellness Satellite being the top preferences for being located at the Cortina building.



Workshop Outcomes

Alternative 3

At 200 Peridot in Loveland, reserve first floor space as meeting / hotel space, allowing Clerk and Recorder to grow into required space over time.

• As shown below, overall this alternative was perceived as more successful with regards to meeting county goals than the other alternatives presented.



Alternatives 3 & 4

Candidate Ranking for potential relocation to 200 Peridot

No preferred candidate emerged for potential backfill at 200 Peridot. Considerations included Extension and Elections, however it was determined that neither group is appropriate.

Alternative 4

At 200 Peridot in Loveland, temporarily convert the first floor suite for the Sheriff and then return to Clerk and Recorder and Health and Human Services as needed over time.

• As shown below, overall this alternative was perceived as less successful with regards to meeting county goals than the other alternatives presented.



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PREFERRED DIRECTIONS

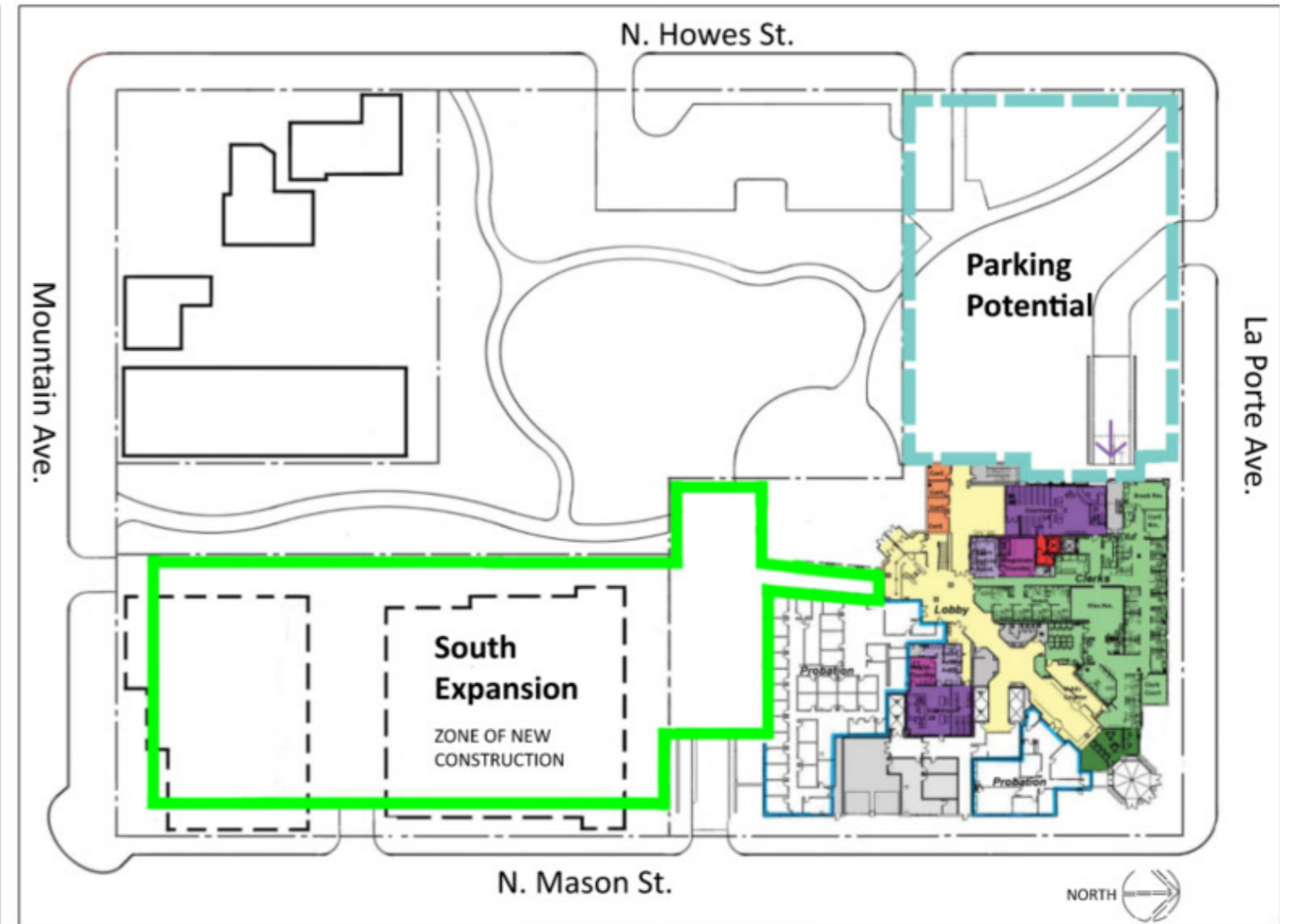
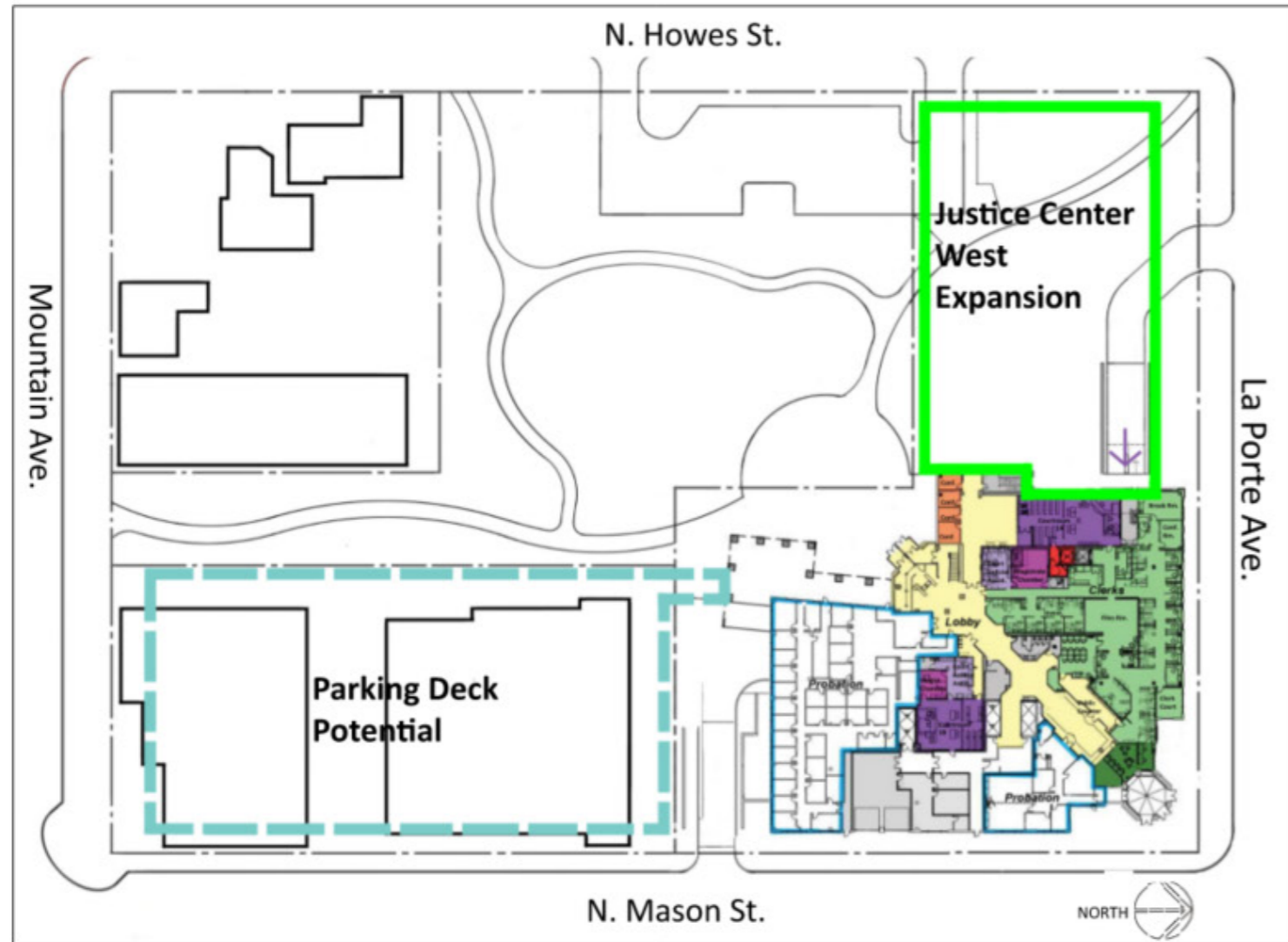


Preferred Directions

Through discussions in the Alternatives Workshop, it was determined that the County can maintain the 2018 FMP planning assumptions for the majority of Community Justice and CPIR facilities, while deferring significant capital projects for most Admin & Operations facilities based on updated space needs for office-based functions. Preferences are as follows:

Community Justice

Planning assumptions from the 2018 plan remain appropriate for Community Justice Facilities and should be prioritized for upcoming implementation. The County should revisit recommended options for expansion of the Justice Center, shown below, in order to account for upgrades to existing courts and court services facilities as well as the relocation of Probation. Site acquisition opportunities remain a variable.



Justice Center Expansion Options (excerpt from 2018 FMP by others)

Admin & Operations

The 2018 FMP recommended a 10-year (2028) investment in a facility for Internal Services office space. Based on current demand for office space, in part due to remote work technology enhancements following the COVID-19 Pandemic, it is recommended that the County delay capital investment in office space for 5 to 10 more years. It should be noted that, with these preferred directions, the County will continue to have surplus office space in the short term. It is important to maintain availability of these spaces for flexible use as unplanned demand may arise. Subleasing this space is not desirable for a variety of reasons, including resource availability to administer sublease contracts. Potential temporary uses for short-term surplus space was discussed in the Alternatives Workshop. While preferences were determined, The County will defer

immediate decision-making in order to focus on requirements for non-office areas, such as courts. Considerations for temporary space include additional clinic space, radio shop space, and small pockets of space for offices that are expanding in the short term, such as Sheriff and Probation.

Community Planning Infrastructure & Resources (CPIR) + Fleet

Planning recommendations from the 2018 FMP have largely been implemented, or are planned for future implementation. County growth projections have remained consistent with projections from the previous study. It is recommended that previous recommendations be maintained and revisited at the time of the next FMP update.





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