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City Council Work Session November 19, 2013 After the Regular Council Meeting

- **CALL TO ORDER.**

1. Master Plan for Blocks 32 & 42, Downtown Fort Collins and Utility Building Expansion Update.
(staff: Ken Mannon, Mike Beckstead, Lance Smith, Wayne Sterler; 1 hour discussion)

The purpose of this work session is twofold:

1. Part A is intended to provide City Council with an update on the Master Plan for Blocks 32 and 42 and how the proposed new Utility Customer Service and Administration building fits into this plan.
2. Part B is intended to provide City Council with an update on the proposed new Utility Customer Service and Administration Building and renovation of the existing Utility Service Center at 700 Wood Street.

Part A - Master Plan for Blocks 32 and 42

The City of Fort Collins is looking towards development of its downtown property to meet future building capacity and improve efficiencies between departments. Most City buildings are at or near capacity, and the City is looking at ways to use Blocks 32 and 42 and plan how the City of Fort Collins should function as the area is developed over the next 15 -20 years and prepare for future growth for the next 50 plus years. RNL Design leads the team which is looking at these properties, determining how the various departments interact, and helping us develop a conceptual master plan.

The design and building project teams have developed two final design options presented here, along with staff recommendation.

Part B - Utilities Building Update

A new Utilities Customer Service and Administration building is being proposed for construction beginning in May 2014. This building would be located in Block 32 on Mason Street and would house the customer service and senior management of the Fort Collins Utilities Service Area. Space initially unused by Utility staff would be leased in this building to the City's Sustainability Services Area in the near term until it is needed by Fort Collins Utilities.

In addition to the new building on Mason Street there are operational needs to renovate existing space at 700 Wood Street. Such a renovation would also improve the building's security and energy efficiency. Together, the construction of the new building and the renovation of the existing building are expected to cost \$20M. Currently, the Light & Power Fund has \$4.5M in Reserves for this effort leaving a need for \$15.5M to be financed.

A revenue bond is recommended to finance this project. It is recommended that a single bond issuance be made through the Light & Power Enterprise Fund.

- **OTHER BUSINESS.**

- **ADJOURNMENT.**