



FRUITA
COLORADO

**COUNCIL WORKSHOP
AGENDA ITEM COVER SHEET**

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: KIMBERLY BULLEN, PUBLIC WORKS DIRECTOR

DATE: FEBRUARY 25, 2025

AGENDA TEXT: Facility Master Plan (6:30 p.m. – 7:15 p.m.)

PURPOSE

To provide the City Council and Mayor with information on services provided by McKinstry as it relates to the city's facilities. McKinstry offers a broad range of integrated services that could significantly benefit the City of Fruita as we evaluate our existing facilities. Their expertise spans a variety of sectors, including energy efficiency, building systems and facility management. McKinstry representatives will be in attendance to provide a presentation to Council on the various services we have discussed with them based on the city's needs.

Staff would like direction from Council on their goals and priorities for the city's facilities in order to develop a scope of work for this project.

BACKGROUND

At the request of the City Manager and City Manager, Public Works Director Kimberly Bullen and Procurement Specialist MacKenzie Erickson contacted McKinstry to inquire about the services they provide. McKinstry is a full-service firm and a pre-qualified Energy Service Company with the State of Colorado Energy Office. They are also listed on Omnia Partners which is a group purchasing organization which Fruita is currently a member of. The city requested a scope of work and preliminary cost estimates on the following services:

Facility Condition Assessment (FCA) – a comprehensive review of the current condition of all building systems to identify needed repairs and upgrades.

Investment Grade Audit (IGA) – A detailed, data-driven analysis of energy use, operational efficiency, and the potential for savings, forming the basis for long-term investment decisions.

Energy Performance Contracting (EPC) – A mechanism to finance energy improvements that guarantee energy savings over time, allowing the city to make upgrades without upfront capital expenditures.

Asset Management – Strategic planning and tracking for long-term maintenance and investment needs to ensure the continued functionality and efficiency of city facilities.

Facility Master Plans – A roadmap for future building and infrastructure needs, ensuring alignment with city priorities and long-term goals.

The preliminary cost estimate on the IGA was \$67,484 and the cost of the Master Plan, FCA, and future space needs and planning was an additional \$204,740 for a total project cost of \$272,224.

City Council requested more information and asked that we come back and present at a workshop. This is an opportunity for the City Council to give staff direction on next steps and the expected scope of work for the project.