



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, June 23, 2025 at 4:30 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

Please join my meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/82027147841>

You can also dial in using your phone.

United States: 719-359-4580

Meeting ID: 820 2714 7841

WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Grand County Wildfire Update
 - B. Grand Lake Chamber Update
 - C. Ayers Associates- Food Truck, Business District, & "Mountain Feel" Discussion

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Manager's Report
 - A. June 23, 2025
7. Public Comments (Limited to 3 Minutes)

8. Consent Agenda

[A.](#) Accounts Payable- June 23, 2025

9. Financial Review

[A.](#) Financial Statements- May 2025

10. Items of Discussion

[A.](#) Consideration of Resolution 29-2025, a Resolution Awarding 2025 Cairns Asphalt Paving Project

[B.](#) Consideration of Resolution 28-2025, a Resolution Setting Certain Fees for a Special Event Permit for the Rocky Mountain Folk Schools Special Event, "Flint Knapping Demo and Archaeology Display"

[C.](#) Consideration to Approve a New Pontoon Boat for Headwaters Marina

[D.](#) Consideration to Approve Vendor Fees for Pay as You Throw Bags

[E.](#) Space to Create Status Update

[F.](#) Consideration to Approve the Contract for Space to Create Services with AWA Consulting

[G.](#) Consideration to Approve the Contract for Space to Create Modular Building Units

[H.](#) 7:00 PM Space to Create Interview- Elk Mountain Construction

[I.](#) 8:00 PM Space to Create Interview- MW Golden Construction

[J.](#) Consideration to Select a General Contractor for Space to Create

11. Future Items for Consideration

12. Mayor's Report

13. Adjourn Meeting

2024

Grand County Wildfire Council

Section 4, Item A.

Mitigation Successes

GCWC COMMUNITY CHIPPING DAYS

5 Days
281 attendees – 2x 2023!
545 acres – 30% Increase!
2,200 volunteer hours

The Grand County Wildfire Council (GCWC) is a non-profit collaborative engaging in wildfire prevention, preparedness, mitigation, and survival in Grand County, CO. From federal and state agencies to local governments, fire districts, HOAs, businesses and concerned citizens, our diverse group of individuals works hard to keep us on the path to becoming a fire adapted community — ***Fire Adapted Grand County.***

GCWC HOME HAZARD IGNITION ZONE COST SHARE REIMBURSEMENT

\$48,440 GCWC
\$112,140 Match
34 recipients
36 acres mitigated

GCWC STRATEGIC FUELS COST SHARE REIMBURSEMENT

\$188,438 GCWC
\$511,282 Match
30 recipients
396 acres mitigated

GCWC 911 REFLECTIVE ADDRESS SIGNS

326 signs
1,951 since 2015

GCWC TRAINING

Community Mitigation Best Practices (COCO)
Preparing Your Home for Wildfire Season (GCWC)
Insurance in a Wildland Urban Interface (GCWC)
Becoming Firewise (GCWC)

GCWC WILDFIRE EDUCATION

Ultimate Wildfire Guide
20 Events
600 Contacts—3x 2023!

Funding for Fire Restriction Pamphlets & Evacuation Magnets for Short Term Rental Units



ACTIVE FIREWISE COMMUNITIES

16 Communities
Alpine Timbers
Fairways at Pole Creek
Gorewood
Granby Ranch*
Grand River Ranch Owners Association*
Homestead Hills
Mountain Shadow Estates
Pole Creek Meadows
Shores of Shadow Mountain
Stagecoach Meadows
Sunset Ridge Estates
Ten Mile Creek
The Reserve at Elkhorn Ridge
The Valley at Winter Park
Wildacres II*
Winter Park Highlands
*New for 2024

GCWC ROADS SAFETY PROJECT

92 Acres Treated
15 Miles of Road
Reduced Risk in Grand Fire & Grand Lake Fire Districts along County Byways with Risk of Entrapment and Long Flame Length

GCWC COSWAP-DNR PROJECTS

181 Acres Mitigated in Granby Ranch and Winter Park Highlands, Granby area
20 Acres Mitigated in The Shores, Grand Lake area
5 Acres Mitigated in Homestead Hills, Granby area

GCWC ASSESSMENTS

115 Home Hazard Ignition Zone and Community Assessments
400 Drive by Parcel Level Assessments

FIRE DISTRICTS COMBINED

55 Home & Community Assessments
655 piles burned
2000 Drive By Parcel Level Assessments
Many Home Inspection Insurance Letters
Short Term Rental Education Distribution into Units
Coordination with Firewise Communities



GCWC is a 501(c)(3) funded by grants and donations. We thank all of our partners and sponsors for helping us continue our life and property saving efforts. www.BeWildfireReady.org



2024

Grand County Wildfire Council

Section 4, Item A.

Mitigation Successes

Home Hazard Ignition Zones



Our successes represent work done by the Grand County Wildfire Council, Colorado State Forest Service - Granby Office (CSFS), USFS Arapaho Roosevelt National Forest - Sulphur Ranger District, USFS Medicine Bow National Forest, BLM - Kremmling Field Office, Grand County Natural Resources, Grand County Office of Emergency Management, our Firewise Communities, and our local fire districts including our Grand Wildland Fire Team.

COUNTY WIDE TRAINING

NWCG Basic Wildland Class
NWCG Wildland Fire Behavior
NWCG Wildland Squad Boss

2023-2024 PRIVATE LAND BURN SEASON (thru Grand County DNR)

407 Permits Issued
2,900 Piles Burned (reported)
2,400,000 Cubic Feet Burned (reported)

US FOREST SERVICE

Medicine Bow/ Routt-West Grand 2022-2024

3,000 Piles Burned on 75 acres

32 Machine Piles Burned on 254 acres

Fuels Reduction Planned on 3,000+ acres

Arapahoe Roosevelt-East Grand 2023-2024

Pile Burning on 261 acres with 600 labor hours

47 acres Overstory Removal & Clearcut with Machine Piles with 3,948 labor hours

1,282 acres Reforested in East Troublesome Burn Scar with 237,440 Trees

167 Acres Reforested in Williams Fork Burn Scar with 44,045 Trees

Over 50,000 Trees to be Planted in 2025

Good Neighbor Agreement with CSFS

64 acres Clearcut with Machine & Hand Piles

21 Acres Mastication Fuels Mitigation

\$382,300 Estimated Dollar Value of Treatment (State Funded) with 5,376 labor hours

FIRE RESTRICTIONS

GCWC worked to amplify Grand County's fire restrictions which included personalized visits to over 50 local businesses and increasing compliance through education.

ALL PARTNERS

Grand County Community Wildfire Protection Plan (CWPP).

We are using the CWPP to show risk, apply for funds, and educate the community.



CSFS PRIVATE LAND TREATMENTS

20 projects

522 acres mitigated

3 projects planned for 735 acres

GOOD NEIGHBOR AUTHORITY TREATMENTS

4 projects

282 acres mitigated

BUREAU OF LAND MANAGEMENT

800 acres chemical noxious weeds treated

500 piles burned



GCWC is a 501(c)(3) funded by grants and donations. We thank all of our partners and sponsors for helping us continue our life and property saving efforts. www.BeWildfireReady.org





WILDFIRE PREPARATION STARTS WITH YOU. **TAKE THE FIRST STEP IN 2025.**

ABOUT US

Grand County Wildfire Council (GCWC) is a non-profit, community-based education and mitigation program for the residents and visitors of Grand County, Colorado. Our group consists of members from local, state, and federal government agencies, our local fire departments, homeowner groups, local businesses, and concerned citizens. GCWC's ultimate goal is to create a *"Fire Adapted Grand County."*

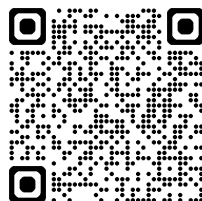
BE A PART OF OUR 10TH ANNIVERSARY!

WE ARE CELEBRATING 10 YEARS! (2015-2025) SEE BELOW FOR EVENTS AND WAYS TO GET INVOLVED.

2025 COMMUNITY CHIPPING DAYS ****Mark your calendar****

Chipping days offer residents a **free option** to remove slash from their property. Additional information including maps and accepted materials will be available at bewildfireready.org.

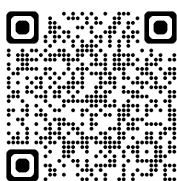
- Kremmling Fire Station: Saturday, May 17th (Kremmling Community Clean Up Day)
- Grand Fire Station #1: Saturday, June 28th
- East Grand Fire Station: Saturday, July 12th
- Bud Wilson Fire Station: Saturday, August 2nd
- Grand Lake, location TBD: Saturday, August 23rd



Community Chipping Days



Fuels Reduction Cost-Share Program



WILDFIRE RISK REDUCTION COST-SHARE PROGRAMS

If you are looking to hire a contractor to perform vegetation reduction mitigation on your property, check out our *Cost-Share Programs* to see if you are eligible for partial reimbursement. Grant funding is limited and program stipulations exist.

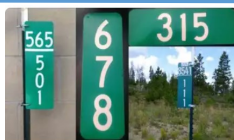
Go to bewildfireready.org to learn more today!

2025 LEARN ABOUT LIVING WITH FIRE ****Mark your calendar****

Join us for trainings this summer at Grand Fire Station #1 in Granby!

Additional information will be available at bewildfireready.org.

- Preparing Your Home for Wildfire Season: Friday, June 6th
- GCWC Programs and Becoming Firewise: Friday, June 20th
- Property Insurance in the Wildland Urban Interface: Friday, July 11th
- Wildland Urban Interface: Upcoming Building Codes: Friday, August 15th



Reflective Address Signs



REFLECTIVE ADDRESS SIGNS

In low-light conditions, non-reflective address signs are hard to see which may make it difficult for emergency personnel to find your home in the event of a medical emergency, fire or evacuation order. 9-1-1 reflective address signs **SAVE LIVES**. **Go to bewildfireready.org to order one today!**

GRAND COUNTY

COMMUNITY WILDFIRE PROTECTION PLAN



Community Wildfire Protection Plans (CWPPs) provide recommendations intended to reduce the extreme severity or risk of wildland fire. In conjunction with our partners, we completed our CWPP in 2023.



GRAND COUNTY WILDFIRE COUNCIL

BEWILDFIREREADY.ORG | BEWILDFIREREADY@GMAIL.COM | 970-627-7121

ADDITIONAL RESOURCES

GCWC Free Home or Community Assessment — GCWC offers free wildfire risk home and community assessments in conjunction with our fire district partners. This is a great first step in determining your wildfire risks and next actions. Sign up for a free assessment!



Become a Firewise USA® Community — If you live in an HOA, subdivision, or have near-by neighbors, consider becoming a “Firewise” community. **Firewise USA® is a national recognition program** that provides a collaborative framework to help neighbors in a geographic area get organized, find direction, and take action to increase their homes and community’s safety.



Read our GCWC Educational Wildfire Guide — Check out our ULTIMATE Wildfire Guide. It is the most comprehensive LOCAL guide to Grand County.



Volunteer with GCWC! — We are always looking for volunteers to assist with our events and programs. Check out bewildfireready.org for more information.



East Troublesome Fire in Grand County
October 21, 2020
Photo by Philip Brinkmann

TAKE THE FIRST STEP

We got the call from our neighbor: “The fire crossed highway 125.” My husband and I looked at each other and the blue sky darkening to our west. We had moved a few large items in the days before when we received the pre-evacuation notice with the help of our friends and family. I wandered from room to room looking at the piles of items I had deemed essential or sentimental, varying between panic and dismissiveness as the sky got lower and heavier and the ash began to fall.

A few hours later, we had the cars packed with our two cats, two dogs, our 3-month-old son, and whatever else we could fit. I drove up to the county road and took one last look at our home which was quickly becoming invisible through the ashy clouds. We learned a few days later that our home did not survive.



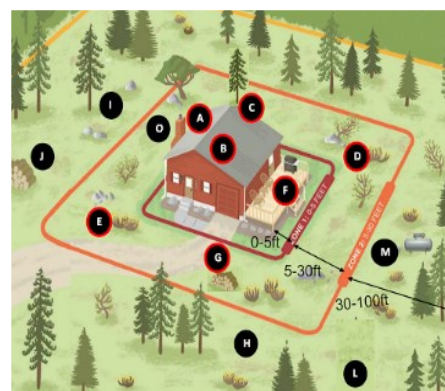
battling with insurance - I never imagined how difficult this experience would be for myself and my family. I hope you can learn from my experience and begin the first steps to mitigating your home and reducing your risk in a wildfire.

We at the Grand County Wildfire Council have research-backed recommendations and programs that reduce the risk of losing your home in a wildfire. Please visit bewildfireready.org to learn more.

Jessica Rahn, MSOL
President, Executive Director

We had not taken steps to mitigate our home before the fire. Dealing with the unimaginable loss of our home, moving to seven different rentals over 24 months, rebuilding our home starting with no construction plan (and with a deadline to finish the build,)

Home Ignition Zones





Grand County Community Wildfire Protection Plan

This story map for the Grand County CWPP allows you to explore the plan through maps, graphics, and other visual resources

SWCA Environmental Consultants

September 26, 2022



Earthstar Geographics | Sources: Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, GEBCO, N Robinson, NCEAS, N... Powered by Esri

Introduction

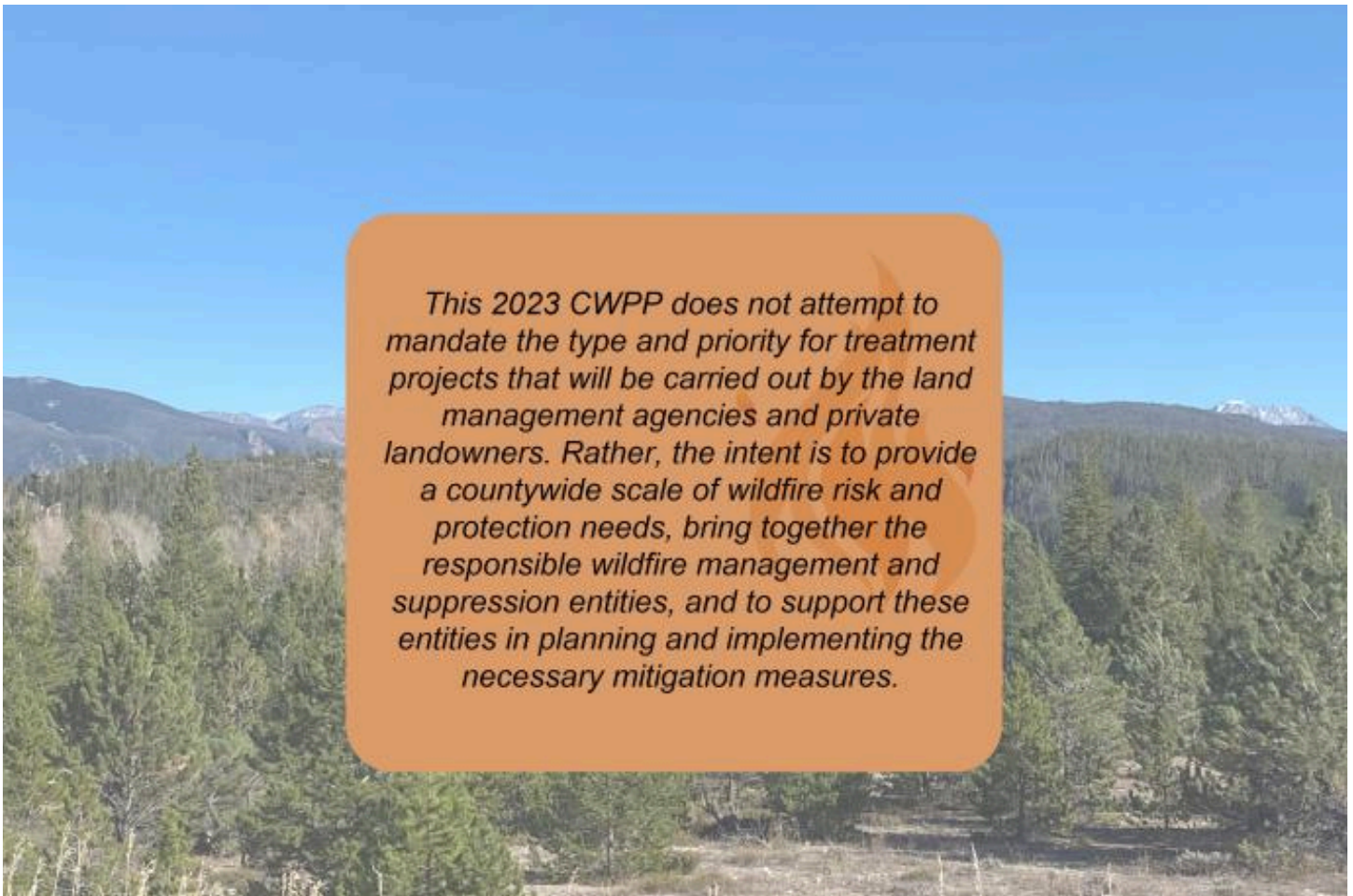
Welcome!

This is a story map, or interactive graphic tool, that is devoted to the development of the Grand County Community Wildfire Protection Plan (CWPP). To learn more about how to navigate this story map, please see the **How to Navigate** heading.

The story map will be updated as new information becomes available. Please visit the story map regularly for information on how the public can engage in this process by clicking on the **Public Involvement** heading in the navigation bar.

Use the 3D viewer to the right to explore current wildfire incidents. To explore the 3D view, click on the map to activate and use the left button on your mouse to move directionally and the right button to move three-dimensionally.

You can also view current wildfire information through Inciweb's website. **[Click here to view the map.](#)**



Project History

As wildfire severity increases, communities need a plan to help prepare for, reduce the risk of, and adapt to wildland fire events. Community Wildfire Protection Plans (CWPPs) help accomplish these goals by providing recommendations that are intended to reduce, but not eliminate, the extreme severity or risk of wildland fire.

Development of the CWPP is rooted in facilitated collaboration among local, state, and federal officials, as well as non-governmental stakeholders and private citizens. The 2023 Grand County CWPP identifies potential priority areas where mitigation measures are needed to protect from wildfire the irreplaceable life, property, and critical infrastructure within the County. This document is advisory, not mandatory.



National Cohesive Strategy

The plan has been aligned with the National Cohesive Wildland Fire Management Strategy (Cohesive Strategy) and its Phase III Western Regional Action Plan by adhering to the nation-wide goal “To safely and effectively extinguish fire, when needed; use fire where allowable; manage our natural resources; and as a Nation, live with wildland fire.” (Forests and Rangelands 2014:3).

The primary, national goals for achieving this vision are:

- **Restore and maintain landscapes:** Landscapes across all jurisdictions are resilient to fire-related disturbances in accordance with management objectives.
- **Fire-adapted communities:** Human populations and infrastructure can withstand a wildfire without loss of life and property.
- **Wildfire response:** All jurisdictions participate in making and implementing safe, effective, efficient risk-based wildfire management decisions.

For more information on the Cohesive Strategy, click here.

Healthy Forests Restoration Act (HFRA)

This CWPP has been, and all future updates will be developed in response to the federal Healthy Forests Restoration Act (HFRA) of 2003.

The 2023 Grand County CWPP meets the requirements of the HFRA by addressing the following:

1. Collaborative action by multiple agencies at the state and local levels in consultation with federal agencies and other interested parties.
2. The identification and prioritization of fuel reduction treatments accompanied by recommended types and methods of treatments to protect at-risk communities and pertinent infrastructure.
3. The suggestion of multi-party mitigation, monitoring, and outreach.
4. Recommendation measures and action items that residents and communities can take to reduce the ignitability of structures.
5. Input from the public on the draft CWPP

[To view the HFRA, click here.](#)

Section 4, ItemA.

Acknowledgements

We would like to formally thank the Core Team and all stakeholders for contributing their time and expertise throughout the planning process. Your participation has contributed to creating resilient landscapes, implementing public education, reducing structural ignitability, and ensuring safe and effective wildfire response.



Public Involvement

Join the Community-Driven Planning Process

A key element in the CWPP planning process is the discussion generated among community members regarding priorities for local fire protection and forest management (Society for American Foresters [SAF] 2004). But the work doesn't stop when the plan is developed! We need help from you to reduce risk within your community. Check out the [Mitigation Strategies Tab](#), [Homeowner Resources Tab](#), and/or the [Grand County Wildfire Council](#) website for additional details and resources for reducing wildfire risk.

Scheduled Events

None at this time.

Previous Events

In conjunction with the County, SWCA hosted a live (and recorded) online CWPP Q&A events with local first responders, emergency managers, and project managers. The webinars took place on Tuesday December 13th from 5-6pm MT and Tuesday January 10th from 4-5pm MT. These public meetings were a primary vehicle for you to give your feedback on your wildfire concerns in the County and ensure that the plan addresses them.

Communication Tools

- The [Arc GIS Hub Site](#) and Story Map are the primary communication tools to provide project information as well as gather input from the public.
- Please visit this site often for updates on public engagement.

Fire Environment

The fire environment describes the conditions which influence wildfire behavior. Here we describe the wildland urban interface (WUI), fire regimes, and fire history.

Wildland Urban Interface (WUI)

A WUI is composed of both interface and intermix communities and is defined as areas where human habitation and development meet or intermix with wildland fuels (U.S. Department of the Interior [USDI] and U.S. Department of Agriculture [USDA] 2001:752-753).

- **Interface** areas include housing developments that meet or are in the vicinity of continuous vegetation.
- **Intermix** areas are those areas where structures are scattered throughout a wildland area where the cover of continuous vegetation and fuels is often greater than cover by human habitation.

In the WUI, fire can move readily between structural and vegetative fuels, increasing the potential for wildland fire ignitions and the corresponding potential loss of life and

property. Combined with the collective effects of fire suppression policies, resource management practices, land use patterns, climate change, and insect and disease infestations, recent human expansion of the WUI into areas with high fire risk has created an urgent need to modify fire management practices and policies, and to understand and manage fire risk effectively in the WUI (Pyne 2001; Stephens and Ruth 2005).



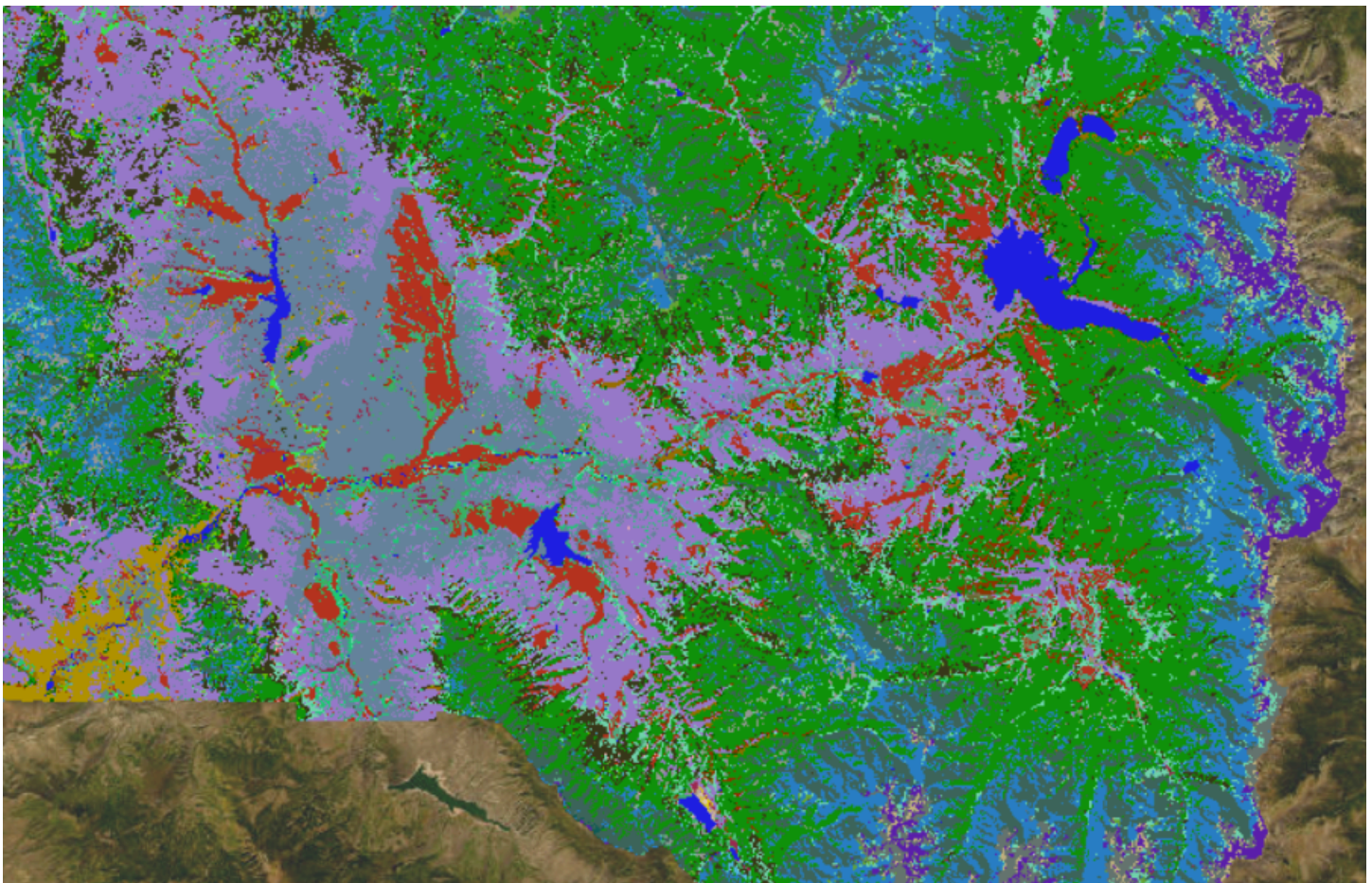
Fire Regimes

Fires are characterized by their intensity, the frequency with which they occur, the season in which they occur, their spatial

pattern or extent, and their type. Combined, these attributes describe the fire regime.

The fire regime within Grand County includes Lodgepole Pine Forests, Spruce-Fir Forests, and Sagebrush Shrublands and Sagebrush Steppe.

- [Learn more about Lodgepole Pine here.](#)
- [Learn more about Spruce-Fir Forest here.](#)
- [Learn more about Sagebrush Shrublands and Sagebrush Steppe here.](#)



Earthstar Geographics

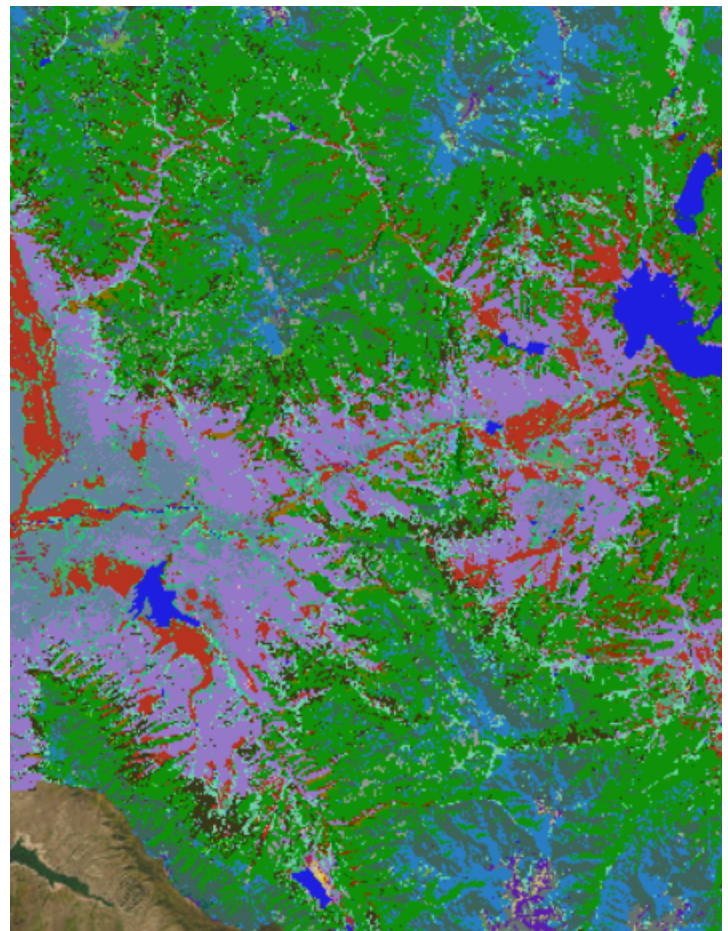
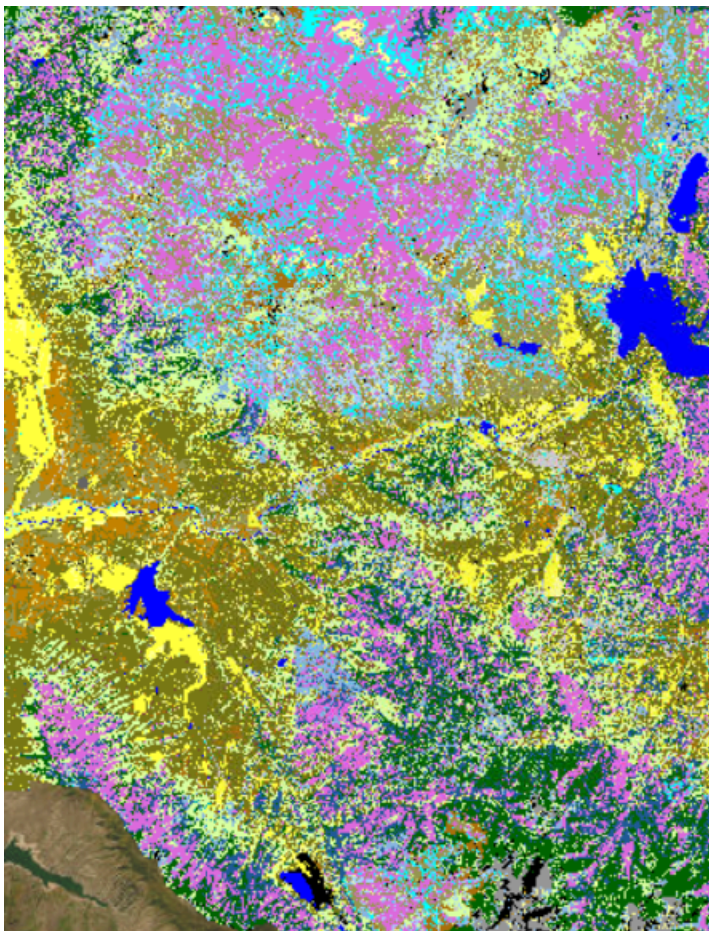
10 km Powered by Esri

Vegetation

Vegetation zones within the county are primarily a function of elevation, slope, aspect, substrate, and associated climatic regimes. Since a broad range in elevation and topography exists across the county, characteristics in vegetative communities are quite variable across the county.

According to the Southwest Regional Gap Analysis Project (SWReGAP) (2022) the dominant vegetation types in Grand County are Inter-Mountain Basins Big Sagebrush Shrubland, Inter-Mountain Basins Sagebrush Steppe, Rocky Mountain Lodgepole Pine Forest, and Rocky Mountain Subalpine Mesic Spruce-Fir Forest. Other types of land cover (alpine tundra, agricultural areas, and water bodies) also exist in the focus areas and are not described in more detail as they do not play a significant role in fire behavior.

See the map on the right for a spatial representation of vegetation within the county.



Fire Behavior Fuel Model

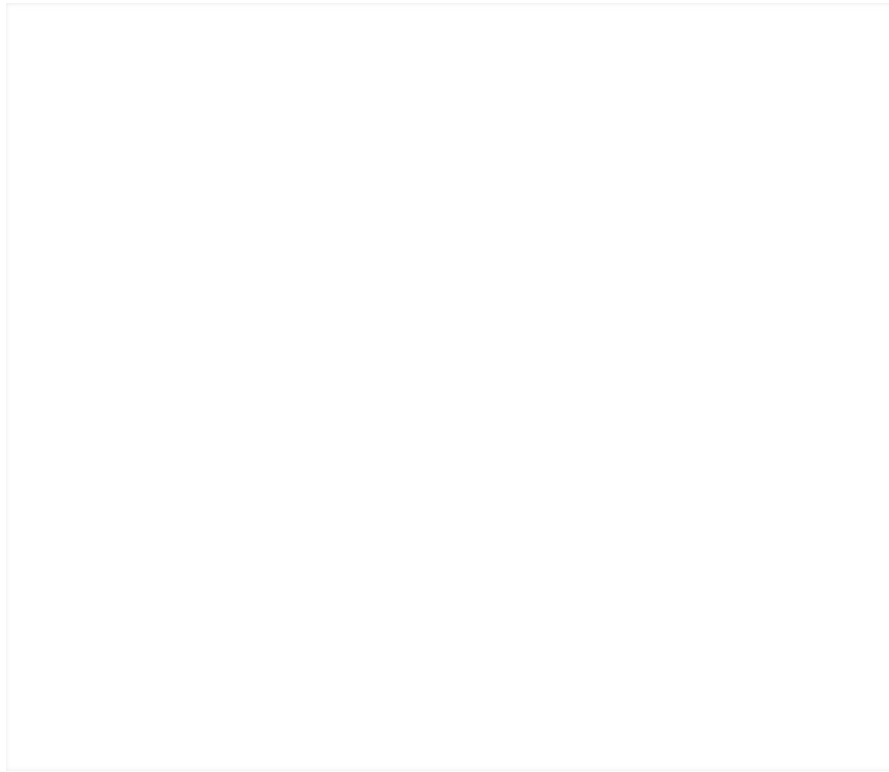
The maps to the left depict vegetation types and the corresponding fuel models in the planning region. The fuel map translates vegetation types into fire behavior fuel models that

can be used to predict the type of fire behavior that can be expected in the event those fuels undergo combustion.

The fuels in the planning area are classified using Scott and Burgan's (2005) Standard Fire Behavior Fuel Model classification system, where each vegetation and litter type is broken down into 40 different models. The general fuel groups are classified as:

- (NB) Non-burnable
- (GR) Grass
- (GS) Grass-Shrub
- (SB) Slash-Blowdown
- (SH) Shrub
- (TL) Timber Litter
- (TU) Timber-Understory

*To toggle between the two maps, move the slider
back and forth.*



Click on image above to enlarge.



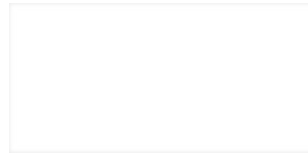
Click on image above to enlarge.

[To learn more about the fuel models, click here...](#)

Recent Fire History

Most of the fires in the county have been less than 10 acres. However, the larger fires, while few in number, comprise most of the burned acres in any given year. In 2018, the Silver Creek Fire burned approximately 20,000 acres of land. In 2020, two fires, the Williams Fork Fire and the East Troublesome Fire, burned more than 208,000 acres of land. These large fires, especially the East Troublesome Fire, were mostly stand-replacing events.

Use the time slider application to view historic wildfire perimeters over time.



Click the play button to start the animation.

Recent Fire Occurrence

An analysis of Grand County's wildland fire history (1931-2020) (LANDFIRE 2022) shows that fires have mostly occurred in the county's forested areas. However, larger forest fires have spread into the rangelands and there have also been incidents isolated to the rangelands. There is a low number of recorded fires in Grand County prior to 2010. However, after 2010, Grand County has experienced numerous wildfires.

Click on the columns of the charts to filter the fires shown on the map. Re-click on the columns to

remove the filter from the map.

Section 4, Item A.

Fire Ignitions

Humans have been the primary cause of wildfire ignitions; however, natural ignitions are also common. Since 2014, humans have been responsible for 71.2% of the fires that have occurred within Grand County and have a known ignition source, with many of these human-caused ignitions occurring near the county's towns and municipalities. This high percentage is likely to due to the high number of recreationists in Grand County and the large proportion of WUI within the county; ATV use, railroad sparks, campfires, garbage burns, and other similar sources of ignition are becoming an increasing concern.

Fire Season

Colorado's fire season has been estimated to occur between mid-May and mid-October (Wei et al. 2017). Grand County's

recent fire history reflects this, as most fires occurred within the period of June through September, which is when high temperatures and drier conditions are more probable across the county. While ignitions are less likely in October, these late-season ignitions can result in large and destructive wildfires, such as the East Troublesome Fire, which started on October 14, 2020 (NPS 2021).



Photo Credit: Philip Brinkmann

Environmental Challenges

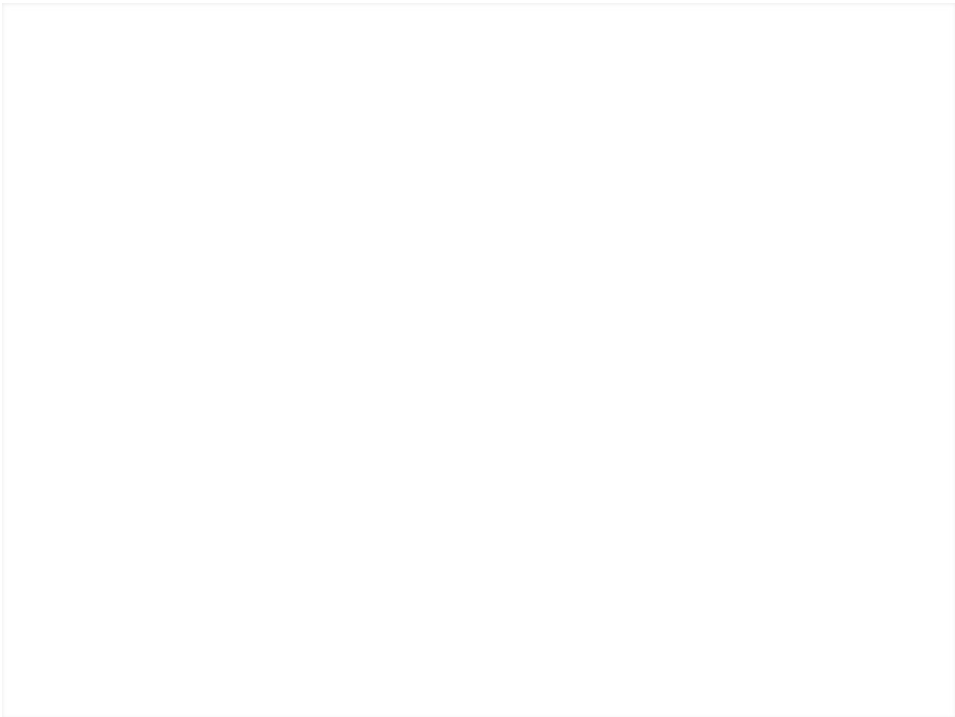
[Click here to read more about drought and climate.](#)

[Click here to learn more about tree mortality.](#)

[Click here to learn more about ecosystem services.](#)

Fire Planning and Decision Support

Wildfires have continued to grow in size and severity over the last decade, which has led to the need for fire managers to institute more robust pre-fire planning as well as adapt and improve decision-making tools in order to reduce risk to fire responders and the public, and assess impacts on ecological processes.



Sources: Esri, USGS, NOAA | Sources: Esri, Garmin, USGS, NPS 10 km Powered by Esri

Fire Response

Fire management in Colorado is accomplished through a cooperative interagency partnership among federal, state, and local entities. Wildlandfire response is directed and managed by regional interagency fire centers in Colorado. These dispatch centers are part of the larger Rocky Mountain Area Coordination Center. The dispatch centers in Colorado include the Fort Collins, Craig, Grand Junction, Montrose, Durango, and Pueblo Interagency Dispatch Centers. Wildfire response in Grand County is largely an interagency cooperative effort (Geographic Area Coordination Centers [GACC] 2022). The Fort Collins and Craig Interagency Dispatch Centers serve lands located in Grand County.

Always call 911 if you see smoke and are not aware of any local burns. Early wildfire detection can make all the difference!

Local Response

[Click here for local fire response information.](#)

State Response

[Click here for information on state fire response.](#)

Federal Response

[Click here for information on federal fire response.](#)

Interagency and Mutual Aid

[Click here for information regarding interagency response and mutual aid.](#)



Earthstar Geographics | Esri, HERE

10 km Powered by Esri

Evacuation Route Risk Analysis and Evacuation Resources

The results of SWCA's evacuation route and road entrapment analysis are shown in the map on the left.

[Click here for more information regarding the route risk and entrapment analysis...](#)

[Click here for information regarding Grand County emergency evacuations..](#)

Please note that the public should follow the latest guidance from trusted sources, such as official government agencies, in regard to evacuation orders, especially as emergency response plans change rapidly. Current evacuation orders should always be adhered to and supersede all information presented in the CWPP.



Sources: Esri, USGS, NOAA | Amy Odom, ARP GIS Specialist Mike Caggia...

10 km Powered by Esri

Potential Operational Delineations (PODs)

Potential Operational Delineations (PODs) are fire management/planning units that are spatially delineated based off of potential control features (such as roads, rivers, waterbodies, major fuel changes, etc.) which can potentially be used as a fire containment feature. PODs are developed collaboratively by a variety of fire managers, scientists, and stakeholders (USFS 2022j).

[Click here to learn more about PODs.](#)

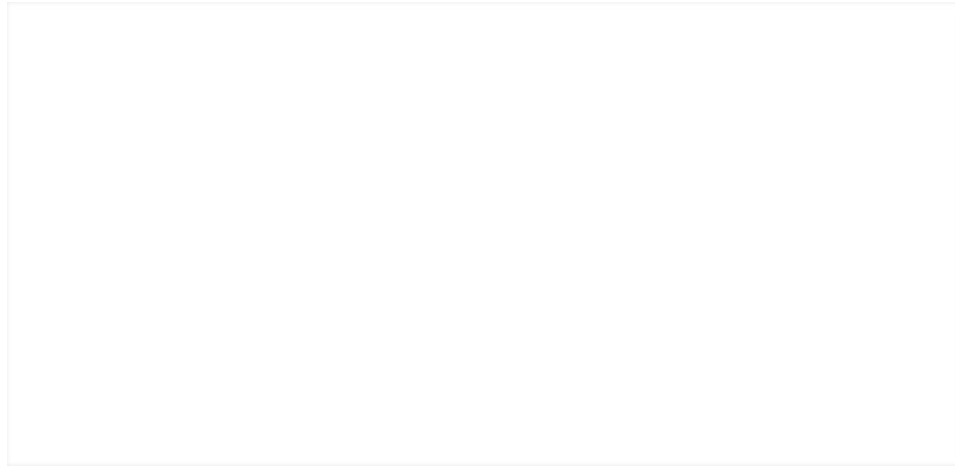
[Click here to view a PODs at a Glance summary sheet.](#)

Risk-Hazard Assessment

Disclaimer:

The purpose of this risk assessment is to provide a community- and landscape-level overview of wildfire risk and is not recommended for use at smaller scales (such as for a property level analysis). It is also not recommended for use in determining insurance rates or policies. This risk assessment is a model, and as such has inherent biases, missing data, and other shortcomings, though every effort has been made to include the best available data and use the most robust scientific processes. Also note that just because an area is shown as high or low risk does not mean that that area will be burned or not burned in a wildfire—a low risk area can still be affected by wildfire if the conditions are right. This risk assessment is also not intended for

use during active wildfire events, but rather only as a tool for pre-fire planning.



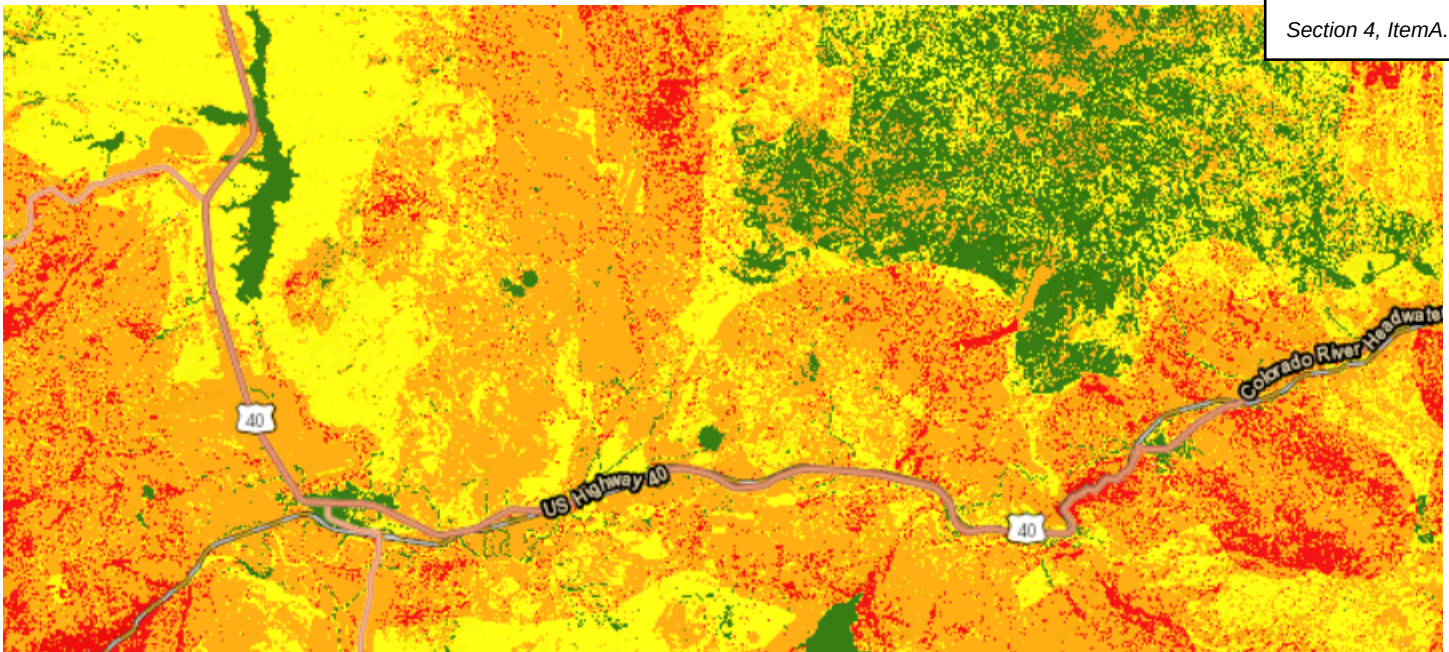
Although many definitions exist for hazard and risk, for the purpose of this CWPP these definitions follow those used by the firefighting community:

Hazard is a fuel complex defined by kind, arrangement, volume, condition, and location that forms a special threat of ignition and resistance to control.

Risk is defined as the chance of a fire starting as determined by the presence and activity of causative agents (National Wildfire Coordinating Group [NWCG] 1998).

The Composite Risk-Hazard Assessment combines the findings from a field-based Community Hazard Assessment (using NFPA Wildland Fire Risk and Hazard Severity Form 1144) and a Desktop Risk-Hazard Assessment using modeled inputs.

[For more detail regarding the field-based assessment and Risk-Hazard Assessment click here.](#)



Sources: Esri, USGS, NOAA | Esri, HERE | Sources: Esri, Garmin, USGS, NPS

5 km  Powered by Esri

Risk Rating

The Risk-Hazard Assessment is highly influenced by fuels and the WUI. Generally, forested regions composed of conifer fuels that fall within the WUI that have yet to experience recent wildfire display the highest risk to wildfire. For example, unburned forested regions that fall within the WUI east of Grand Lake display extreme risk from wildfire. Similar patterns are observed in the unburned conifer forests that surround Granby, Fraser, Winter Park, Hot Sulphur Springs, and Kremmling. Undeveloped rangelands in the WUI typically display high risks from wildfire. Fuels in these areas are typically comprised of GS (grass-shrub fuels), where bunchgrass species and sagebrush (*Artemisia tridentata*) typically comprise the fuels. These fuels can yield high rates of spread but relatively short flame lengths. Regions with the lowest risk from wildfire usually fall outside the WUI. These areas are usually composed of recently burned forests and rangelands, alpine areas, agricultural plots, water bodies, and large tracts of aspen forests. Overall, risk reduction efforts should be focused on the forests and rangelands within the WUI that place communities at high to extreme risk from wildfire.

Community Hazard Assessments

Based on the NFPA 1144 Community Hazard Assessments, each area received a numerical score and associated adjective rating for risk from low to high.

Explore the map to the right to view the community summaries. Click on a community polygon and click the pdf logo in the pop up to view the pdf.

Click on the below link to access the result summaries for each community.

- [Big Horn Park](#)
- [Blue Valley Acres](#)
- [City of Granby](#)
- [Fraser and Winter Park](#)
- [Gorewood](#)
- [Grand River Ranch](#)
- [Highlands/Pole Creek](#)
- [Highway 125](#)
- [Homestead Hills](#)
- [Hot Sulphur Springs](#)
- [Ice Box](#)
- [Junction Ranch](#)
- [Kremmling](#)
- [Lake Agnus](#)
- [Legacy Park Ranch](#)
- [Lower Williams Fork](#)
- [Northern Grand Lake](#)
- [Old Park](#)
- [Parshall and Surrounding Areas](#)

- Ranch Creek
- Snow Mountain Ranch and YMCA
- Southern Grand Lake
- Sun Outdoors Crossing
- Sunset Ridge
- Tabernash
- Trail Creek
- Troublesome Creek
- Upper Williams Fork
- West Granby
- Winter Park Resort

Risk to Lifelines

FEMA defines a lifeline as something that “enables the continuous operation of critical government and business functions and is essential to human health and safety or

economic security” (FEMA 2020). In other words, lifelines are “the most fundamental services in the community that, when stabilized, enable all other aspects of society to function” (FEMA 2020). The relevant FEMA lifelines in Grand County include those listed below. Note that many of these lifelines overlap with the county’s HVRAs, which have been incorporated into our Risk-Hazard Assessment.

- Safety and security
- Food, water, and shelter
- Health and medical
- Energy
- Communications
- Transportation

[Click here to read more about risk to lifelines.](#)

Try the interactive legend. Explore data by selecting values in the legend to filter map layers. Features that match the filter criteria are emphasized on the map. Click a legend item to apply a filter.

Values at Risk

This section provides information on community values within the county that may be at risk from wildfire. The CWPP seeks to develop mitigation measures that protect these vulnerable assets.

The Core Team used the county's Risk-Hazard Assessment in addition to critical infrastructure data to develop a preliminary list of values at risk from wildland fire – this list is not exhaustive or final. The data is also supplemented with Highly Valued Resources and Assets (HRVA) data, which is a dataset that is being gathered nationwide and available through IFTDSS. Values at risk can include natural, social, and cultural resources.

It is important to note that although the identification of values at risk can inform treatment recommendations, a number of factors

must be considered in order to fully prioritize areas for treatment. These factors include appropriateness of treatment, land ownership constraints, locations of ongoing projects, available resources, and other physical, social, or ecological barriers to treatment.



Sources: Esri, USGS, NOAA | Colorado Parks and Wildlife Biologists, Distri...

10 km  Powered by Esri

Natural

[Click here for natural values at risk.](#)



Sources: Esri, USGS, NOAA | Sources: Esri, Garmin, USGS, NPS

10 km  Powered by Esri

Socioeconomic

[Click here for socioeconomic values at risk.](#)



Sources: Esri, USGS, NOAA | Sources: Esri, Garmin, USGS, NPS

10 km  Powered by Esri

Cultural

[Click here for cultural values at risk.](#)

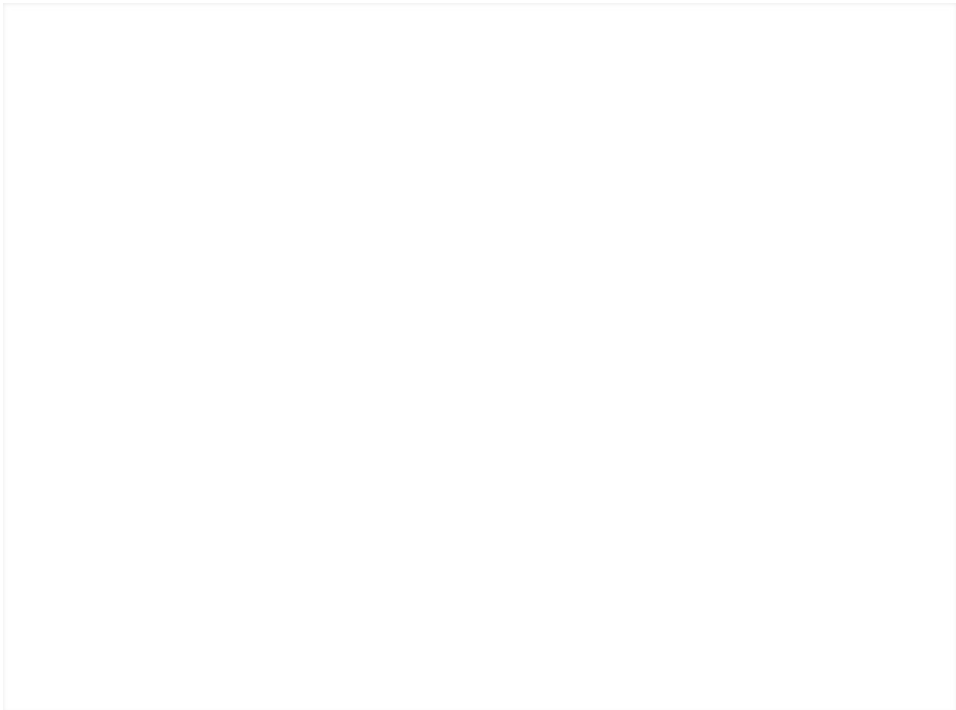
Mitigation Strategies

The 2023 Grand County CWPP has been aligned with the **Cohesive Strategy** and its **Phase III Western Regional Action Plan** by adhering to the nation-wide goal “To safely and effectively extinguish fire, when needed; use fire where allowable; manage our natural resources; and as a Nation, live with wildland fire” (Forests and Rangelands 2014:3).

In order to do this, the CWPP recommendations have been structured around the three main goals of the Cohesive Strategy: restoring and maintaining landscapes, fire-adapted communities, and wildfire response. Many of these community-specific recommendations can be implemented at the homeowner or community level.



Restore and Maintain Landscapes

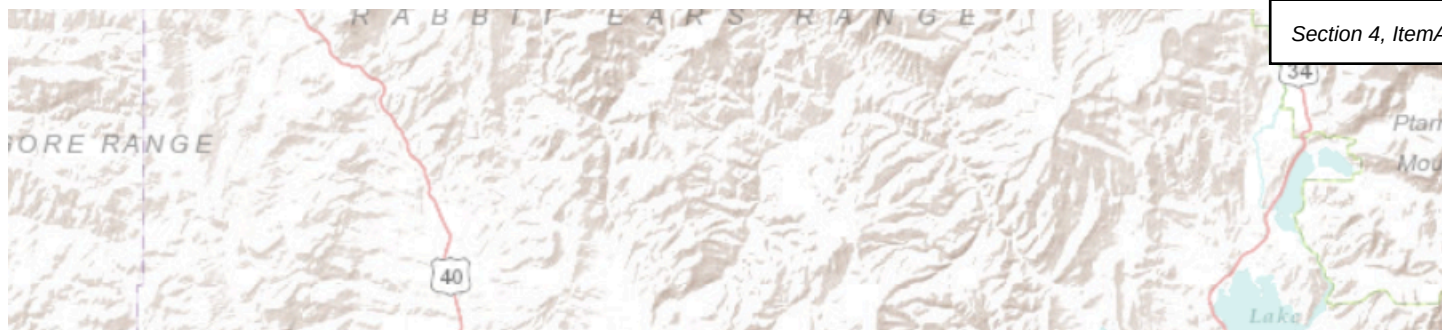


Goal 1 of the Cohesive Strategy and the Western Regional Action Plan is: **Restore and Maintain Landscapes:** Landscapes across all jurisdictions are resilient to fire and other disturbances in accordance with management objectives.

Recommendations to restore and maintain landscapes focus on vegetation management and hazardous fuel reduction. Fuels management on public and private land in the WUI is key to the survival of homes during a wildfire event. Recommendations initially focus on areas adjacent to structures (defensible space), then near community boundaries (fuel breaks, cleanup of adjacent open spaces), and finally in the wildlands beyond community boundaries (larger-scale forest health and restoration treatments).

Fire management cannot be a one-size-fits-all endeavor. Treatment approaches and methods will be site-specific and should be adapted to best meet the needs of the landowner and the resources available. Moreover, each treatment recommendation should address protection of Values at Risk (VARs), particularly the protection of threatened and endangered species.

[Click here to see a table that summarizes treatments recommended for creating resilient landscapes throughout the planning area.](#)



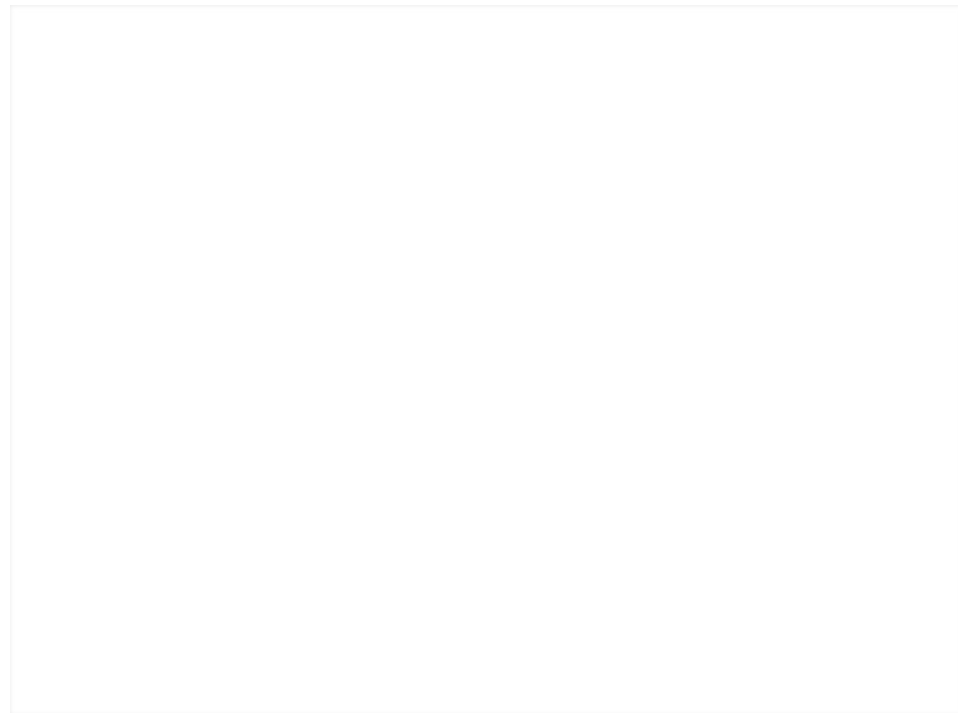
Sources: Esri, USGS, NOAA | Sources: Esri, Garmin, USGS, NPS

10 km Powered by Esri

Areas of Concern

Proposed treatment areas have been delineated based on the Risk-Hazard Assessment and Core Team input. Many of these treatment recommendations are general across the communities because similar conditions and concerns were raised for all communities that border wildland areas.

Fire-Adapted Communities



Goal 2 of the Cohesive Strategy/Western Regional Action Plan is:

Fire-Adapted Communities: Human populations and infrastructure can withstand a wildfire without loss of life and property.

Recommendations to create fire adapted communities focus on public education and structural ignitability. Just as environmental hazards need to be mitigated to reduce the risk of fire loss, so do the human hazards. Lack of knowledge, lack of positive actions (such as home hardening), and negative actions (such as no vegetation maintenance) all contribute to increased risk of loss in the WUI.

Carrying out fuels reduction treatments on public land may only be effective in reducing fire risk to some communities; if homeowners have failed to provide mitigation efforts on their own land, the risk of home ignition remains high, and firefighter lives are put at risk when they carry out structural defense. It is important to note that no two properties are the same. Homeowners and communities are encouraged to research which treatments would have the most effect for their properties.

A list of action items that individual homeowners can do to reduce the risk of structural ignitability be found here.

Reduction of structural ignitability depends largely on public education that provides homeowners the information they need to take responsibility for protecting their own properties. Please see the **Homeowner Resources** tab for additional resources to make your community fire adapted.

Click here to see a table that summarizes treatments recommended for creating fire adapted communities throughout the planning area.

Actions for Homeowners

Defensible Space

Defensible space is perhaps the fastest, most cost-effective, and most efficacious means of reducing the risk of loss of life and

property. Although fire agencies can be valuable in providing guidance and assistance, creating defensible space is the responsibility of the individual homeowner. Assisting neighbors may be essential in many cases. Homeowners should consider assisting the elderly, sharing ladders for gutter cleaning, and assisting neighbors with large thinning needs. Homeowner actions have been found to also motivate neighbors to act, increasing the scope of the wildfire mitigation across a community (Evans et al. 2015).

[Adopting a phased approach can make the process more manageable. Click here to see an example of a phased approach to mitigating home ignitability.](#)

Effective defensible space consists of creating an essentially fire-free zone adjacent to the home, a treated secondary zone that is thinned and cleaned of surface fuels, and (if the parcel is large enough) a transitional third zone that is basically a managed forest area. These components work together in a proven and predictable manner.

Zone 1: Keeps fire from burning directly to the home; 0-5 feet around structure.

Zone 2: Reduces the adjacent fire intensity and the likelihood of torching, crown fire, and ember production; at least 30 feet from structures

Zone 3: Provides the same at a broader scale, keeping the fire intensity lower by maintaining a more natural, historic condition; to the edge of your property, or at least 100 feet

[Click here for detailed information on defensible space guidance and recommendations.](#)

Safe, and Effective Wildfire Response

Goal 3 of the Cohesive Strategy/Western Regional Action Plan is:

Safe and Effective Wildfire Response: All jurisdictions participate in making and implementing safe, effective, efficient risk-based wildfire management decisions.

Educating the public so they can reduce its dependence on fire departments is essential as these resources are often stretched thin due to limited personnel.

[Click here to see a table of recommendations for improving firefighting capabilities. Many of these recommendations are general in nature.](#)

Monitoring and Evaluation Strategies

The information on this tab is designed to ensure that CWPPs remain current and facilitate long-term sustainability of the Plan.

Risk reduction work on the ground, for the most part, is often not attainable in a few months—or even years. The amount of money and effort invested in implementing a plan such as this requires that there be a means to describe, quantitatively or qualitatively, if the goals and objectives expressed in this plan are being accomplished according to expectations.

[Click here to view recommended monitoring strategies, both quantifiable and non-quantifiable, for assessing the progress of the CWPP and increasing sustainability. It must be emphasized that these strategies are 1\) not exhaustive and 2\) dependent on available funds and personnel to implement them.](#)

The most important part of choosing a monitoring program is selecting a method appropriate to the people, place, and available time. Several levels of monitoring activities meet different objectives, have different levels of time intensity, and are appropriate for different groups of people.

[Click here to see the four levels of monitoring.](#)

Timeline for Updating the CWPP

The HFRA allows for maximum flexibility in the CWPP planning process, permitting the Core Team to determine the time frame for updating the CWPP; it is suggested that a formal revision be made on the fifth anniversary of signing and every 5 years following. The Core Team members are encouraged to meet on an annual basis to review the project list, discuss project successes, and strategize regarding project implementation funding. Updates to the Story Map are encouraged more frequently to provide the public the most up to date information on wildfire planning and mitigation.

This Story Map will remain as a conduit for information exchange between the County, CWPP Core Team, and County residents.

As revisions are made to the CWPP over time, the Story Map will be revised to accommodate those revisions.

Section 4, Item A.

Post-Fire Recovery

The following information pertains to recovery after the passage of a wildfire. Pre-fire planning for post-fire recovery is important to ensure a community is prepared to address post-fire effects during the vulnerable post-fire period.

There are many facets to post-fire recovery, including but not limited to:

- Ensuring public health and safety—prompt removal of downed and hazard trees, addressing watershed damage, and mitigating potential flooding.
- Rebuilding communities and assessing economic needs.

- Restoring the damaged landscape—restoration of watersheds, soil stabilization, and tree planting.
- Reducing fire risk in the future—identifying hazard areas and implementing mitigation.

Recovery of the vegetated landscape is often more straightforward than recovery of the human environment. Residents impacted by the fire need assistance making insurance claims; finding temporary accommodation for themselves, pets, and livestock; rebuilding or repairing damaged property; removing debris and burned trees; stabilizing the land for construction; mitigating potential flood damage; repairing infrastructure; reconnecting to utilities; and mitigating impacts to health.

[Click here for additional information regarding post-fire response and rehabilitation...](#)

Returning Home

[Click here for more information...](#)

Insurance Claims

[Click here for more information...](#)

Community Safety: Post-Fire Floods and Debris Flows

[Click here for more information...](#)

Mobilizing Your Community

[Click here for more information...](#)

Communication

[Click here for more information...](#)

Post-Fire Land Rehabilitation and Resources

Section 4, Item A.

[Click here for more information...](#)

[For specific treatment details, click here..](#)

Long-Term Community Recovery

On non-federal land, recovery efforts are the responsibility of local governments and private landowners. Challenges associated with long-term recovery include homes that were severely damaged or were saved but are located in high-severity burn areas. Furthermore, homes saved but located on unstable slopes or in areas in danger of flooding or landslides present a more complicated challenge. Economically, essential businesses that were burned or were otherwise forced to close pose a challenge to communities of all sizes. Given these complications, rebuilding and recovery efforts can last for years, with invasive species control and ecosystem restoration lasting even longer (CUSP 2016). It is critical that a long-term plan is in place and there is sufficient funding and support for all necessary ecosystem and community recovery. To learn about more post-fire recovery resources, [visit the After the Flames website here..](#)

Additional resources regarding post-fire return and recovery can be found in Appendix H of the CWPP.

Homeowner Resources

Local

Grand County Wildfire Council

- [Wildland Fire Action Guide](#)
- [Strategic Fire Plan](#)
- [Resources for Residents](#)
- [Daily Fire Danger and Fire Restrictions](#)
- [Grand County Wildfire Council Wildfire Prevention, Preparedness, and Survival Guide](#)

Grand County Office of Emergency Management

- [Fire Restrictions List](#)

- [Sign Up for Emergency Alerts](#)
 - [County-Wide Evacuation Map](#)
 - [Mitigation and Preparedness](#)
 - [Fire and Watershed Recovery](#)
 - [Fire Recovery Resources](#)
 - [Main page](#)
-

State

Colorado Division of Fire Prevention and Control (DFPC)

- [Community Preparedness - Living in the WUI and Vehicle Safety Tips](#)
- [Colorado Wildfire Preparedness Plan](#)
- [Wildfire Information Resource Center](#)

Colorado State Forest Service

- [Educational Resources and Publications](#)
 - Includes wildfire mitigation and education for homeowners
- [Resources for Homeowners and Landowners](#)
- [Resources for Communities](#)
- [Programs for Homeowners and Landowners](#)
- [Post-Fire Forest Restoration and Rehabilitation](#)

Colorado Division of Fire Prevention and Control

- [Community Preparedness - Living in the WUI and Vehicle Safety Tips](#)
- [Colorado Wildfire Preparedness Plan](#)

West Region Wildfire Council

- [Online Rapid Wildfire Risk Assessment rating for your home](#)

- [Home hardening information](#)
- [Defensible Space Information](#)
- [Emergency Access Information](#)

Misc.

- [Colorado Association of Realtors; Project Wildfire](#)

National

National Fire Protection Association (NFPA)

- [Community Wildfire Preparedness Day](#)

Protecting your Home

- [Community Wildfire Risk Assessment Tutorial](#)
- [Understanding the Wildfire Threat to Homes](#)
- [Preparing Homes for Wildfire](#)
- [If your Home Doesn't Ignite, It Can't Burn](#)
- [Wildfire Community Preparedness Day Toolkit](#)
- [How do Homes Burn in a Wildfire?](#)
- [5 Key Areas Around the Home You Must Examine When Assessing Wildfire Risk](#)
- [Your Home and Wildfire, Choices That Make a Difference](#)
- [10 Safety Tips](#)
- [Home Hardening Fact Sheets](#)
- [WUI Research and Technology](#)
- [Ignition Resistant Construction Design Manual](#)

Preparation and Evacuation

- [Wildfire Preparedness Tips](#)

- [Wildfire Preparedness for Household Pets](#)
- [Wildfire Preparedness for Horses and Livestock](#)
- [Backpack Emergency GO! Kit](#)
- [Outthink a Wildfire; Wildfire Action Policies](#)

Wildfire Risk to Communities

- [Home ignition zone](#)
- [Home hardening](#)
- [Land use planning](#)
- [Wildfire preparedness](#)
- [Community health](#)
- [Wildfire Prevention](#)
- [Wildfire Response](#)
- [Fuel Treatments](#)
- [Post-fire recovery](#)

International Association of Fire Chiefs (IAFC)

- [Ready, Set, Go!](#)
- [Are You Wildfire Ready?](#)
- [What is the WUI?](#)

Misc.

- [Climate Mapping for Resilience and Adaptation \(CMRA\) portal](#) which provides a live dashboard to help communities see extreme weather and other hazards from climate change
- [Instructor Guide](#); The ability to identifying, analyzing, and using relevant situational information about topographic features can help predict wildland fire behavior is the responsibility of everyone on the fireline
- [WiRē](#); Wildfire Research, an interdisciplinary collaboration on community adaptability to wildland fire

- [Fire and Smoke Map](#)
- [Common Colorado Insects and Diseases](#)
- [Colorado Association of Realtors: useful contacts and information for homeowners, local realtors, and insurance agents](#)
- [Colorado Property and Insurance Wildfire Preparedness Guide](#)
- [Colorado Emergency Alert Notification Sign-up](#)
- [Colorado Association of Realtors Colorado Project Wildfire](#)
- Wildfire Ready App
 - [Apple Store](#)
 - [Google Play](#)

Homeowner Funding Opportunities

Source: Grand County Fire Council

Agency: Colorado State

Website: <https://bewildfireready.org/fuels-reduction-cost-share-program/>

Grand County is offering landowners potential funds for PRE- and POST-fire land management actions such as fuel breaks and defensible zoning projects around their houses.

"The Grand County Wildfire Council (GCWC) is offering private landowners and collective groups of private landowners the opportunity to apply for cost-share funding in an effort to implement recommendations outlined in approved Community Wildfire Protection Plans (CWPPs)."

"DEFENSIBLE SPACE & FUELS REDUCTION (single landowner): Cost-share reimbursement opportunity (up to \$1050/acre treated) for homeowners or groups of homeowners to implement defensible space around their homes in wildland urban interface communities. Examples of eligible projects are: removal of common juniper shrubs, tree removal, tree thinning, tree limbing and pruning. (Projects that involve clearing or reducing vegetation around a structure/home.) For landowners removing fewer than 20 individual "hazard" trees, a maximum reimbursement of up to \$52.5 per tree will be considered.

(2) LANDSCAPE-SCALE FUELS REDUCTION (group of landowners): Cost-share reimbursement opportunity (up to \$1050/acre treated) for groups of private landowners and/or communities to implement landscape-scale fuels reduction projects. Examples include shaded fuel breaks, greenbelt treatments and roadside thinning projects. (Projects that involve clearing or reducing vegetation, focusing on breaking up the continuity of horizontal and vertical fuels.) Actual amount to be reimbursed determined after project is completed."

Source: Forest Ag Program

Agency: Colorado State Forest Service

Website: <https://csfs.colostate.edu/forest-ag-program/>

The Forest Ag Program is a voluntary program available to landowners with 40 or more acres of forested land who manage their land for harvestable wood products. The program is intended to incentivize forest management and fire resilient forests through property tax reductions for land managers. Landowners are required to complete a Forest Management Plan with a professional forester to ensure management activities are in line with landscape objectives and best management practices.

Source: Forest Legacy Program

Agency: Colorado State Forest Service

Website: <https://csfs.colostate.edu/forest-legacy-program/>

The Forest Legacy Program is a federally funded initiative to assist in the acquisition or designation of conservation easements on privately owned forest land. The program was established to permanently protect portions of Colorado's forest that contribute to the state's ecological and scenic value while maintaining sustainable uses of forest resources such as recreation. Funds are primarily provided by the federal government with matching funds required by state funders or conservation organizations to purchase or secure forested lands. Conserved lands can be kept under private ownership or opened to public access through this easement program.

Source: Forest Stewardship Program

Agency: Colorado State Forest Service

Section 4, ItemA.

Website: [https://csfs.colostate.edu/forest-stewardship-program/...](https://csfs.colostate.edu/forest-stewardship-program/)

The Forest Stewardship Program is a voluntary initiative intended to broaden resource availability and technical assistance for privately owned forest land. The program connects landowners with professional foresters to identify property goals and develop a Stewardship Management Plan to improve overall forest health and landowner knowledge. The program goal is to expand forest stewardship principles to ensure proper management and connectivity of private forestland. Financial assistance may be available for landowners with a Forest Stewardship Plan.

[View the CWPP Document here](#)

Section 4, Item A.

Contact Us

The CWPP will be a guiding document for fire and emergency managers, as well as agencies who manage land within the County. The CWPP is designed to serve county residents, and we encourage your interest and engagement in the process. For more information, please contact the Grand County Director of Emergency Management at AKimbrough@co.grand.co.us.

How to Navigate

Click on the section headers across the top to view the story map content.

On smaller screens, click the yellow arrow on the right-hand side of the header to view more sections. When reading through content, you can view more information by clicking on underlined features in the text.

To view the content, scroll or use the scroll bar on the right-hand side to navigate up and down.

References and Glossary

[Click here to view the Grand County CWPP References.](#)

[Click here to view the Grand County CWPP Glossary.](#)



MANAGER UPDATE

Meeting Date: 6/23/2025

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

KFFR Ribbon Cutting June 18, 2025

The Town was represented at the top of Granby Ranch to officially dedicate KFFR 88.3’s new tower which allows for transmission to Grand Lake and other reaches in the county. The station is holding their annual fundraising drive. Here’s a note from the KFFR team:

We’ll Be There for You — Thanks for Being There for Us!
Hello KFFR Community,
We’re kicking off our biggest Membership Drive ever—with a goal of \$50,000—and it’s all about one thing: you.

Last year, we set a bold goal and you helped us smash it. This year, we’re dreaming even bigger as we prepare to expand our signal into Granby, Grand Lake, and Hot Sulphur



Springs—bringing local news, music, emergency alerts, and community voices to even more of Grand County.



Space to Create Design Advisory Group

The Space to Create Design Advisory Committee has successfully completed their work on the initial designs. The MA Studio team was great in taking the feedback and incorporating into the initial schematic designs. The team is recommending that the same committee members consider continuing their work as a Project Advisory Committee. This group of local stakeholders and residents has been extremely valuable with input as we inch closer to completing our Space to Create hub.

Grand Lake Center Security updates

The Grand Lake Center has successfully begun the migration to our new Gym master system. Members are converting to the new Fob/App access system. This will immensely help in monitoring members' access after-hours. Dark Watch Security is performing multiple checks of the building to reduce the incidents we encountered last year after hours as well.

TRADS Services with Transunion

The Town has entered into a subscriber agreement for TransUnion Risk and Alternative Data Solutions, Inc. ("TRADS"). This system allows the Town to identify vehicles which are located in the Town's ROW. The agreement is a use as needed service and the cost per search is less than \$.50.

Marina Updates

Headwaters Marina has successfully transitioned to a new payment processor. The Marina will begin to track all transactions within the point of sale system improving audit controls and ease of use by staff.

National Forest Updates

At the request of the Board, I asked for more information regarding the closures within the National Forest. Eric Freeles, Sulphur District Ranger shared the following:

This is specific to the Stillwater Pass Road Closure:

The southeastern portion of Stillwater Pass Road (Forest System Road 123) on Sulphur Ranger District is closed as a through route while crews replace culverts in areas that have experienced road washouts from the East Troublesome Fire. The closure runs west from the Idleglen Staging Area to the junction with Motorized Trail 117. The construction team will begin work on the main stem of the Stillwater Pass Road, as is shown in the area attached as the "ARP-SRD-2025-04_Stillwaater_20250610" pdf. This closure will be in effect from June 15 – August 18th. Access to the western portion of Stillwater pass will remain open from Hwy 125 to the construction site shown on the attached map. Traffic will not be able to get through this section. This work is a continuation of post-fire recovery work and is being done in partnership with Northern Water to reduce sediment loading in Lake Granby, and to repair damaged stream crossings on the Stillwater Pass Road. This construction will be completed in late August in time for the fall hunting season.

If the public has questions about the open/closed status of a specific road, please feel free to refer them to our roads conditions site: <https://www.fs.usda.gov/r02/arp/conditions>

We are continuing to open new routes in the broader East Troublesome fire scar area, but many of the trails will remain closed until they can be rebuilt. We are working with a contractor to identify specific reconstruction needs and next steps. I've included reference maps.

Upcoming Event Highlights:

6/27/25: Senior Lunch and Learn – Grand Lake Community House

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the May newsletter on the Town's website.

Next Board Meeting: July 14, 2025

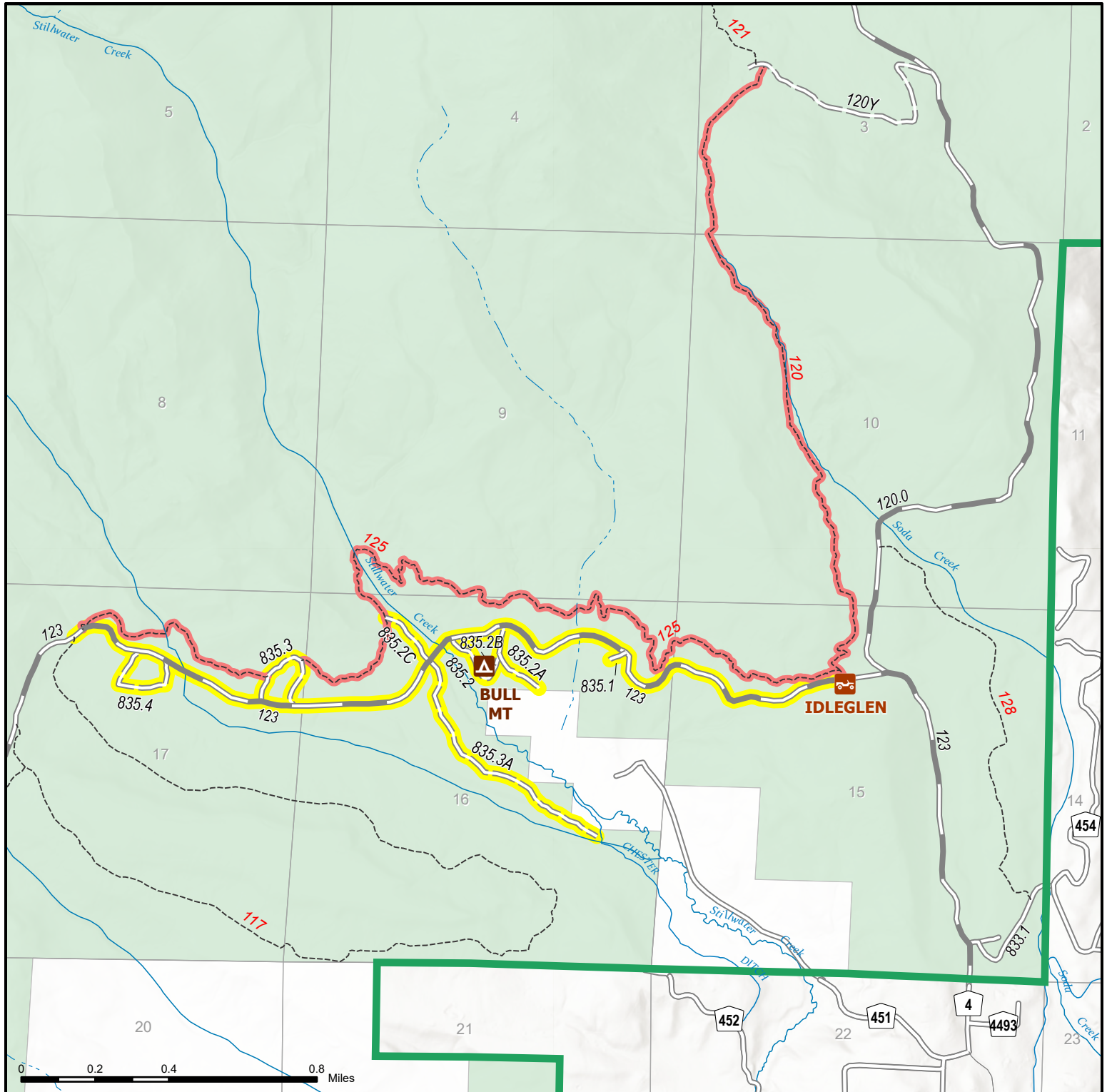


Exhibit A - Location Map | ARP-SRD-2025-04

Section 6, ItemA.

Arapaho and Roosevelt National Forests & Pawnee National Grassland | Sulphur Ranger District

R. 76 W



Closure Location Description

Described Roads: 4.5 miles
Described Trails: 5.4 miles

Sections 3, 9-10, 15-17, T. 3 N, R. 76 W,
6th P.M.
Grand County, Colorado



- Described Roads
- Described Trails
- Gravel Road
- Dirt (Not Paved)
- Road, Not Maintained for Passenger Car
- Trail

- Forest Boundary
- National Forest System Land
- Non-Federal Land
- Campground
- OHV Staging Area

Vicinity Map

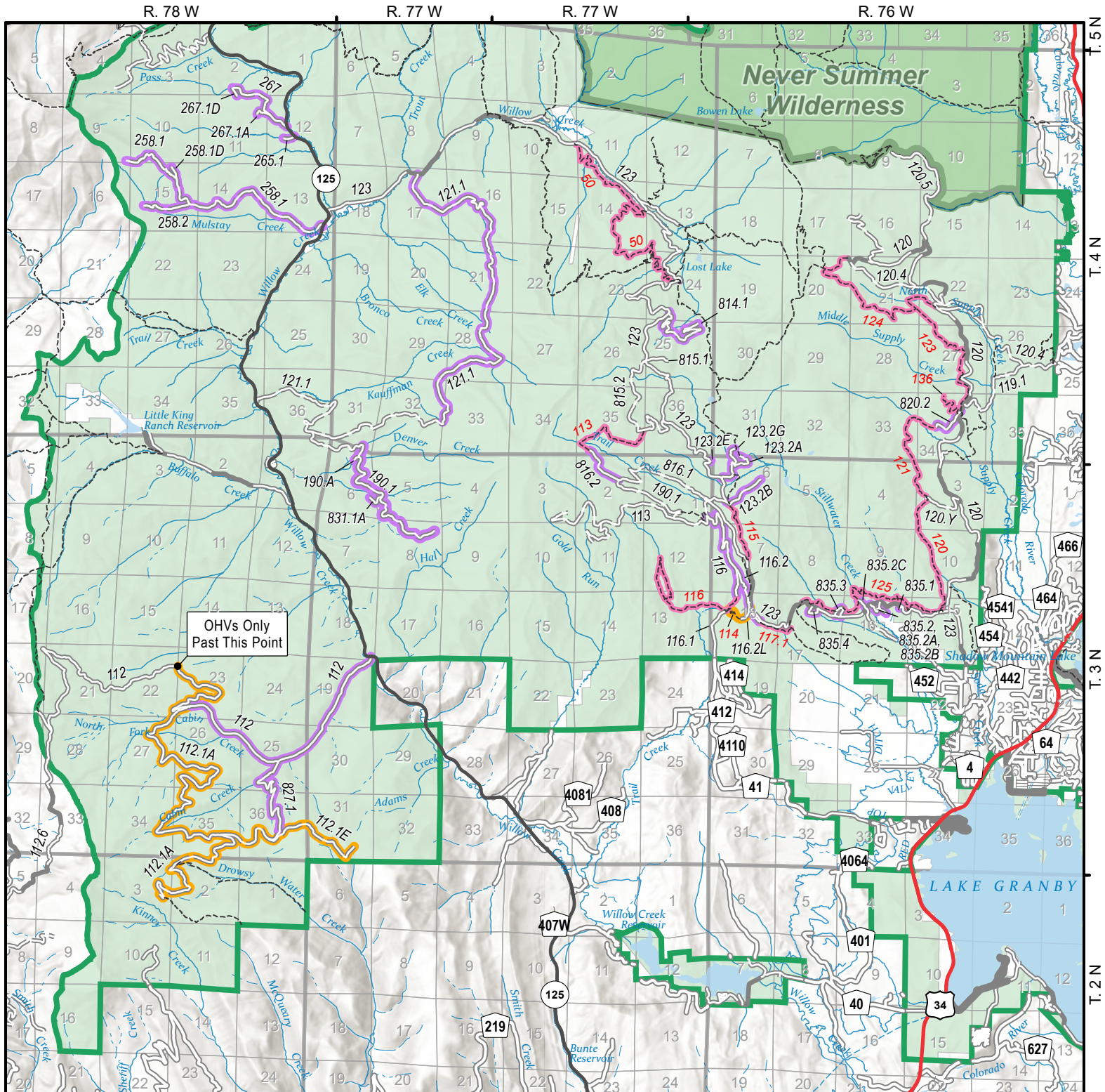




Exhibit A - Location Map | ARP-SRD-2025-03

Section 6, Item A.

Arapaho and Roosevelt National Forests & Pawnee National Grassland | Sulphur Ranger District



Closure Location Description

Described Closed Roads (Table 1):
31 miles
Described Closed Trails (Table 1):
24.6 miles
Described Roads and Trails (Table 2 -
OHV use permitted): 13.6 miles

Grand County, Colorado



- Described Closed Roads (Table 1)
- Described Closed Trails (Table 1)
- Described Roads and Trails (Table 2)
- Forest Boundary
- National Forest System Land
- Non-Federal Land

- Paved Road
- Gravel Road
- Dirt (Not Paved)
- Road, Not Maintained for Passenger Car
- Trail

0 1 2 4 Miles

Vicinity Map

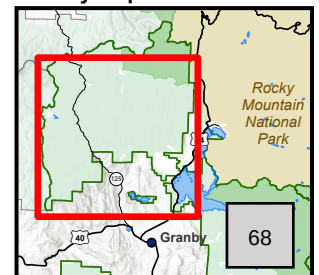
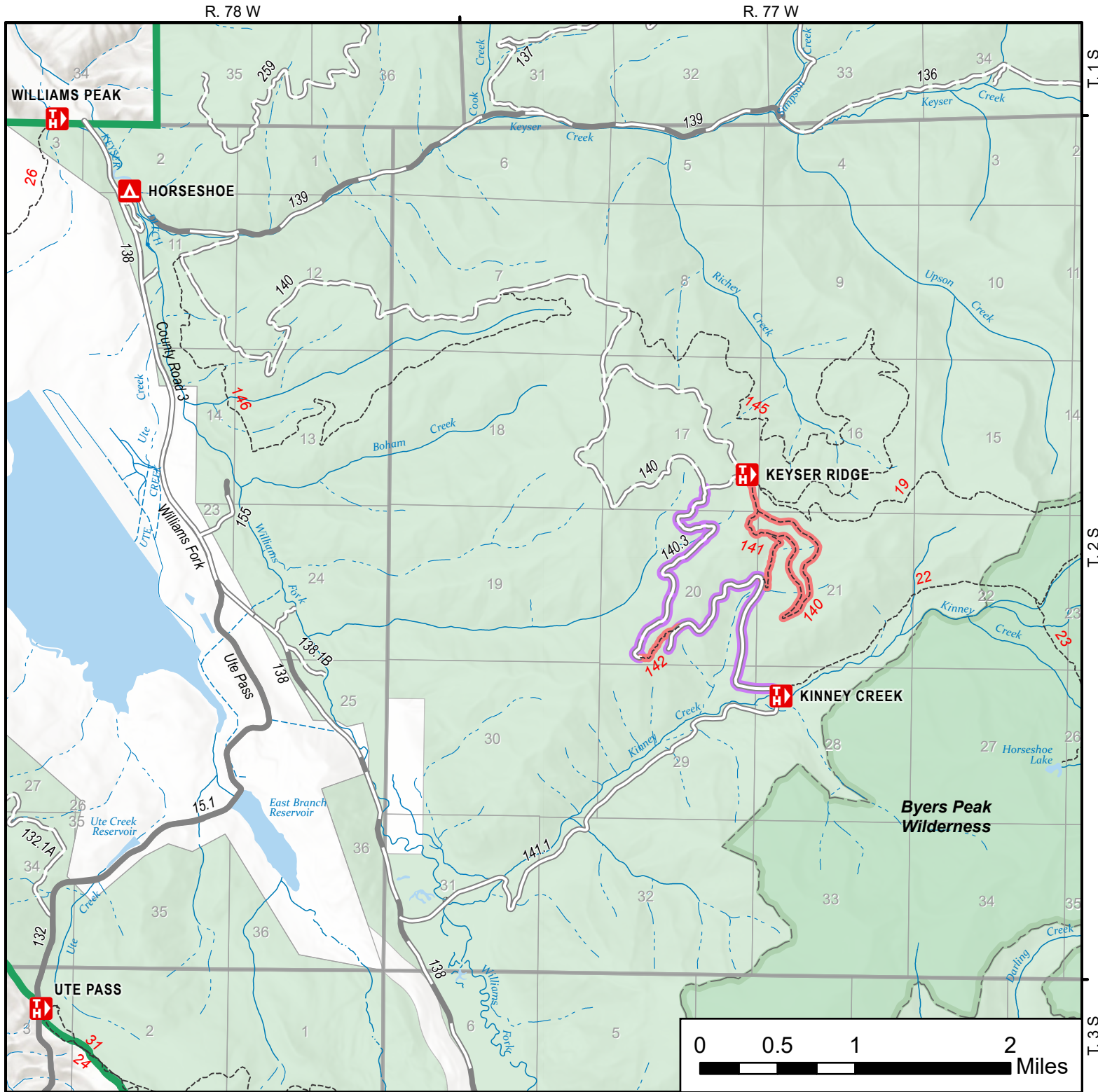




Exhibit A - Location Map | ARP-SRD-2025-02

Section 6, Item A.

Arapaho and Roosevelt National Forests & Pawnee National Grassland | Sulphur Ranger District



Closure Location Description

Described Roads: 3.7 miles
Described Trails: 3.3 miles

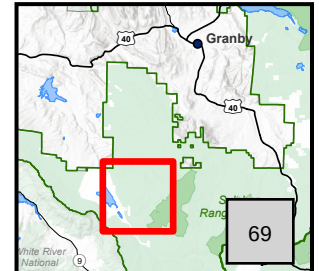
Sections 16, 17, 20, 21, 28, 29, T. 2 S,
R. 77 W, 6th P.M.
Grand County, Colorado



- Described Roads
- Described Trails
- Paved Road
- Gravel Road
- Dirt (Not Paved)
- Road, Not Maintained for Passenger Car
- Trail

- Forest Boundary
- National Forest System Land
- Non-Federal Land
- Wilderness
- Campground
- Trailhead

Vicinity Map





To: Mayor Bergquist & Trustees
From: Melissa Jackson, Town Bookkeeper
Date: June 23, 2025
RE: Accounts Payable- June 23, 2025

BACKGROUND:

At every Board meeting, the Town Board of Trustees approves the accounts payable.

FISCAL NOTE

Accounts Payable documents were distributed to the board on Saturday June 21, 2025.

STAFF RECOMMENDATION

Approve

SUGGESTED MOTIONS

I make a motion to approve/(deny) the accounts payable for June 23, 2025.

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of May 31, 2025 - Unaudited

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Taxes					
Property Tax	\$ 740,946	\$ 568,130	\$ (172,816)	76.7	
Specific Ownership Tax	15,000	13,624	(1,376)	90.8	
General Sales Tax	2,384,727	457,823	(1,926,904)	19.2	Sales tax revenues run 1 month behind
Building Use Tax	70,000	8,095	(61,905)	11.6	Part of the building application fees
Motor Vehicle Use Tax	40,000	29,520	(10,480)	73.8	
Cigarette Tax	3,000	681	(2,319)	22.7	Tax revenues run 2 months behind
Marijuana Tax/Fees	50,000	-	(50,000)	-	
Franchise Tax	80,000	34,911	(45,089)	43.6	Quarterly payments
Subtotal Taxes	3,383,673	1,112,784	(2,270,889)	32.9	
Licenses & Permits					
Business Licenses	30,000	2,769	(27,231)	9.2	Annual event in July
Nightly Rental Licenses	117,000	1,067	(115,933)	0.9	
Liquor License	4,500	3,743	(757)	83.2	
Other Licenses	5,075	1,990	(3,085)	39.2	Sign, grading, animal, boardwalk permits
Subtotal Licenses & Permits	156,575	9,569	(147,006)	6.1	
Intergovernmental					
County Road and Bridge	12,351	12,656	305	102.5	paid in full for the year
Grants	-	-	-	-	
Highway Users Tax	30,716	8,727	(21,989)	28.4	Tax revenues run 2 months behind
Conservation Trust Fund	3,000	602	(2,398)	20.1	Quarterly revenue
Other Intergovernmental	3,000	-	(3,000)	-	State severance tax and federal mineral funds
Subtotal Intergovernmental	49,067	21,985	(27,082)	44.8	
Charges for Services					
Attainable Housing Fee	4,000	-	(4,000)	-	Part of the building application fees
Zoning and Subdivision Review	3,000	1,600	(1,400)	53.3	
Cemetery	11,000	450	(10,550)	4.1	Perpetual fees
Grand Lake Center	118,000	42,737	(75,263)	36.2	Memberships, rec fees, rental income \$35K not reaccuring
Other Charges for Services	16,000	7,183	(8,817)	44.9	EV charging rev and nightly rental app fee and fuel surcharges
Subtotal Charges for Services	152,000	51,970	(100,030)	34.2	
Fines and Forfeitures	500	-	(500)	-	Ordinances and parking fines - fine forgiveness in 2023
Fees and Leases	2,500	-	(2,500)	-	Quarterly payment for Chamber rent
Net Investment Income	100,000	71,982	(28,018)	72.0	Interest income
Other Revenue	12,002	12,331	329	102.7	event fees and rentals
Capital Specific Revenue	7,174,019	-	(7,174,019)	-	\$4M Strong Communities, \$3M Community Rev, \$174,019 LPC (\$2M Addtl Housing for 2026)
Total Revenues	\$ 11,030,336	\$ 1,280,621	\$ (9,749,715)	11.6	

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of May 31, 2025 - Unaudited

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Expenditures					
Boards and Committees					
Board of Trustees	\$ 249,523	94,328	\$ 155,195	37.8	Community grants, donations, BOT compensation office supplies
Cemetery Committee	9,500	-	9,500	-	
Planning Comm & Board of Adj	45,950	26,604	19,346	57.9	Consultant & training
Greenways Committee	91,277	12,807	78,470	14.0	Town flowers, planters, Arbor day
Subtotal Boards and Committee:	396,250	133,739	262,511	33.8	
Administration					
Personnel	827,727	377,956	449,771	45.7	Wages and benefits
Supplies	37,000	26,951	10,049	72.8	Office supplies
Repairs and Maintenance	8,200	901	7,299	11.0	
Purchased Services	72,200	17,536	54,664	24.3	Postage, computer services, Gov.os
Utility Services	50,710	5,209	45,501	10.3	Water and Sewer are billed quarterly
Professional Services	67,700	42,944	24,756	63.4	Legal
Marketing	222,400	47,175	175,225	21.2	Quarterly contribution to Chamber
Other	68,469	42,349	26,120	61.9	Qtrly Prop Ins, Treas Fees, Attainable Housing
Subtotal Administration	1,354,406	561,021	793,385	41.4	
Economic Development Grants	145,000	-	145,000	-	Headwaters & Creative District - Trail Groomers is in Dec.
Public Safety					
Personnel	-	-	-	-	
Purchased Services	369,115	54,288	314,827	14.7	Dispatch & Sheriff's Contract
Subtotal Public Safety	369,115	54,288	314,827	14.7	
Public Works					
Personnel	1,019,632	394,262	625,370	38.7	Wages and benefits
Supplies	25,500	14,542	10,958	57.0	
Repairs and Maintenance	237,500	25,684	211,816	10.8	
Purchased Services	13,500	2,158	11,342	16.0	Computer, Fuel Cloud, background checks, UI testing
Utility Services	55,860	7,432	48,428	13.3	
Professional Services	69,900	-	69,900	-	Winter lights
Other	40,000	1,197	38,803	3.0	Training, equipment rental, sign repair
Subtotal Public Works	1,461,892	445,275	1,016,617	30.5	

TOWN OF GRAND LAKE

Section 9, ItemA.

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of May 31, 2025 - Unaudited

Expenditures	Original Budget	Actual Amounts	Positive (Negative)	%	Notes
Grand Lake Center					
Personnel	\$ 246,930	\$ 47,495	\$ 199,435	19.2	Wages and benefits
Supplies	6,500	392	6,108	6.0	
Repairs and Maintenance	20,400	2,825	17,575	13.8	
Utility Services	29,568	4,854	24,714	16.4	
Professional Services	11,490	4,675	6,815	40.7	Computer Service
Other	57,900	3,058	54,842	5.3	Marketing, Training, Insurance
Subtotal Grand Lake Center	372,788	63,298	309,490	17.0	
Parks					
Personnel	-	-	-	-	
Supplies	37,000	7,405	29,595	20.0	Cleaning and bathroom supplies
Repairs and Maintenance	82,000	10,710	71,290	13.1	
Utility Services	30,030	7,146	22,884	23.8	
Other	6,000	1,334	4,666	22.2	
Parks Capital	-	(1,800)	1,800	-	Marquee
Fireworks	30,000	-	30,000	-	
Ice Rink	2,000	-	2,000	-	
Subtotal Parks	187,030	24,795	162,235	13.3	
Capital Outlay	7,200,000	275,504	6,924,496	3.8	Town Hall, Space to Create, PW Equip, Paving, and Drainage
Debt service					
Lease Principal	95,000	-	95,000	-	Certificate of Participation
Lease Interest	34,485	-	34,485	-	Certificate of Participation
Subtotal Debt Service	129,485	-	129,485	-	
Reserves	-	-	-	-	
Total Expenditures	\$ 11,615,966	\$ 1,557,920	\$ 10,058,046	13.4	
Net Revenue Over (Under)					
Expenditures	\$ (585,630.00)	\$ (277,299.45)	\$ 308,330.55		

TOWN OF GRAND LAKE

Section 9, ItemA.

CAPITAL IMPROVEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of May 31, 2025 - Unaudited

Revenues	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
General Sales Tax	\$ 580,000	\$ 114,456	\$ (465,544)	19.7	Tax revenues run 2 months behind
Subtotal Taxes	580,000	114,456	(465,544)	19.7	
Intergovernmental					
Grants	-	-	-	-	
Other Intergovernmental	-	-	-	-	
Subtotal Intergovernmental	-	-	-	-	
Other Revenue	-	-	-	-	
Net Investment Income	20,000	14,918	(5,082)	74.6	Interest
Total Revenues	\$ 600,000	\$ 129,374	\$ (470,626)	21.6	
Expenditures					
Grant Expenses	-	-	-	-	
Operations	275	-	(275)	-	Bond
Capital Outlay	530,000	40,742	(489,258)	7.7	Boardwalk maint & paving
Debt service					
Bond Principal	130,000	-	(130,000)	-	Annual payment
Bond Interest	149,700	74,850	(74,850)	50.0	Semi annual payments
Subtotal Debt Service	279,700	74,850	(204,850)	26.8	
Reserves	-	-	-	-	
Total Expenditures	\$ 809,975	\$ 115,592	\$ (694,383)	14.3	
Net Revenue Over (Under)					
Expenditures	\$ (209,975)	\$ 13,782	\$ 223,757		

TOWN OF GRAND LAKE

Section 9, ItemA.

WATER FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of May 31, 2025 - Unaudited

5/31/2025

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Water Sales	\$ 739,600	\$ 340,545	\$ (399,055)	46.0	Billed quarterly (Jan, April, July, Oct)
Tap Fees	39,000	6,500	(32,500)	16.7	
Resale Meters	5,000	-	(5,000)	-	New meters purchased by owner
Bulk Water Permits	800	-	(800)	-	
Miscellaneous	-	-	-	-	
Sale of Assets	-	-	-	-	
Interest Income	50,000	33,248	(16,752)	66.5	
Reimbursement Income	-	-	-	-	
Capital Lease Proceeds	-	-	-	-	
Total Revenues	\$ 834,400	\$ 380,293	\$ (454,107)	45.6	
Expenditures					
Personnel	610,877	195,496	485,004	32.0	Wages and Benefits
Office Supplies	15,500	401	15,099	2.6	
Operations Supplies	24,400	9,382	19,169	38.5	
Repairs and Maintenance	49,650	14,926	35,421	30.1	
Resale Supplies	10,150	-	10,150	-	Meters
Purchased Services	27,000	15,900	19,266	58.9	
Utilities	39,200	3,609	35,591	9.2	Water and Sewer are billed quarterly
Professional Services	9,400	10,314	(820)	109.7	Computer programs and support & Telemetry Maintenance
Other Expenses	25,100	4,433	20,667	17.7	Quarterly property insurance
Water Capital	-	12,673	-	-	
Debt Service-Principal	72,819	36,228	72,819	49.8	Semi annual payments
Debt Service-Interest	21,969	11,166	21,969	50.8	Semi annual payments
Total Expenditures	\$ 906,065	\$ 314,527	\$ 591,538	34.7	
Net Revenue Over (Under)					
Expenditures	\$ (71,665)	\$ 65,766	\$ 137,431		

MARINA FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of May 31, 2025 - Unaudited

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Marina Rentals	\$ 365,000	\$ 2,250	\$ (362,750)	0.6	
Tours	73,000	-	(73,000)	-	
Space Rentals	11,784	-	(11,784)	-	
Miscellaneous	1,000	-	(1,000)	-	
Interest Income	8,000	8,700	700	108.8	
Sale of Assets	20,000	-	(20,000)	-	
Total Revenues	\$ 478,784	\$ 10,950	\$ (467,834)	2.3	
Expenditures					
Personnel	316,075	-	316,075	-	Wages and benefits
Office Supplies	1,500	503	997	33.5	
Operations Supplies	16,250	332	15,918	2.0	
Fireworks	-	-	-	-	4th of July fireworks
Repairs and Maintenance	35,000	49	34,951	0.1	
Permits and Fees	1,000	-	1,000	-	
Purchased Services	28,350	2,354	25,996	8.3	Computer service & office supplies
Utilities	4,088	990	3,098	24.2	Water and Sewer billed quarterly
Professional Services	7,700	-	7,700	-	Audit and background checks
Other Expenses	16,501	1,024	15,477	6.2	Insurance
Capital Outlay	50,000	-	50,000	-	
Total Expenditures	\$ 476,464	\$ 5,252	\$ 471,212	1.1	
Net Revenue Over (Under)					
Expenditures	\$ 2,320	\$ 5,698	\$ 3,378		

TOWN OF GRAND LAKE

Section 9, ItemA.

PAY AS YOU THROW FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of May 31, 2025 - Unaudited

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Bag Sales	\$ 79,368	\$ 1,960	\$ (77,408)	2.5	
Interest Income	-	-	-	-	
Total Revenues	\$ 79,368	\$ 1,960	\$ (77,408)	2.5	
Expenditures					
Operations Supplies	9,500	-	9,500	-	PAYT bags
Repairs and Maintenance	35,000	-	35,000	-	End of year adjustment
Purchased Services	36,500	6,639	29,861	18.2	Dumpster service
Professional Services	510	-	510	-	
Other Expenses	669	-	669	-	
Capital Outlay	20,000	-	20,000	-	Move facility
Total Expenditures	\$ 102,179	\$ 6,639	\$ 95,540	6.5	
Net Revenue Over (Under)					
Expenditures	\$ (22,811)	\$ (4,679)	\$ 18,132		

TOWN OF GRAND LAKE
COMBINED CASH INVESTMENT
MAY 31, 2025

Section 9, ItemA.

COMBINED CASH ACCOUNTS

01-102000	US BANK CHECKING	.00
01-104000	2019 UBB MONEY MARKET	551,080.41
01-104500	2019 UBB CHKG - OPERATIONS	(38,061.91)
01-106000	RETURNED CHECK CLEARING ACCT	.00
01-106500	BANK MIDWEST / CCB	217,232.34
01-106700	OLD MIDWEST	.00
01-107500	UTILITY CASH CLEARING ACCT	(1,190.30)
01-107600	AR CASH CLEARING ACCT	(6,582.82)
TOTAL COMBINED CASH		722,477.72
01-200000	ACCOUNTS PAYABLE GENERAL	.00
01-100000	CASH ALLOCATED TO OTHER FUNDS	(722,477.72)
TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	(181,267.27)
20	ALLOCATION TO WATER FUND	395,192.69
40	ALLOCATION TO MARINA FUND	335,963.77
50	ALLOCATION TO PAY-AS-YOU-THROW FUND	149,736.14
90	ALLOCATION TO CAPITAL IMPROVEMENT FUND	22,852.39
TOTAL ALLOCATIONS TO OTHER FUNDS		722,477.72
ALLOCATION FROM COMBINED CASH FUND - 01-100000		(722,477.72)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

TOWN OF GRAND LAKE
BALANCE SHEET
MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

ASSETS

10-100000	CASH IN COMBINED CASH FUND	(	181,267.27)	
10-103000	CSAFE		227,354.50	
10-103100	CSAFE - CORE		2,583,711.32	
10-109100	COLOTRUST		1,085,140.81	
10-116000	PETTY CASH		100.00	
10-116500	GLC PETTY CASH		100.00	
10-116501	AFTER SCHOOL PROG PETTY CASH		.00	
10-117000	ACCOUNTS RECEIVABLE	(	197,321.71)	
10-117100	PROPERTY TAXES RECEIVABLE		817,048.38	
10-117500	ACCOUNTS RECIVABLE - AR		4,169.33	
10-123000	FUEL AR - FUEL PAYMENTS		.00	
10-129000	UNLEADED GAS INVENTORY		6,816.44	
10-130000	DIESEL INVENTORY		16,419.69	
10-131000	DUE FROM WATER FUND		.00	
10-131001	DUE FROM MARINA FUND		.00	
10-131002	DUE FROM PAYT		.00	
10-143100	PREPAID EXPENSES FOR GENERAL F		.00	
10-143500	GLC PREPAID EXPENSES		.00	
10-149000	DEPOSITS PAID BY THE TOWN		.00	
TOTAL ASSETS				4,362,271.49
<u>LIABILITIES AND EQUITY</u>				

TOWN OF GRAND LAKE
BALANCE SHEET
MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

LIABILITIES

10-200000	ACCOUNTS PAYABLE GENERAL	15.19	
10-205000	RETAINAGE PAYABLE	.00	
10-217100	SOCIAL SECURITY WITHHOLDING	.00	
10-217200	FEDERAL W/H PAYABLE	.00	
10-217300	STATE W/H PAYABLE	.00	
10-217400	MEDICARE WITHHOLDING	.00	
10-217500	SUTA PAYABLE	.00	
10-217600	WC PAYABLE	.00	
10-219100	FLEX MEDICAL	11,054.68	
10-219200	MEDICAL BENEFIT PAYABLE	.00	
10-220000	ICMA W/H PAYABLE	.00	
10-221000	ICMA EMP LOAN PAYABLE	.00	
10-221001	ICMA/ROTH IRA	.00	
10-221100	MISC DEDUCTIONS PAYABLE	.00	
10-222000	DEFERRED REVENUE-PROPERTY TAX	530,203.00	
10-223100	PREPAID FEES FOR DEPOSITS	(320.00)	
10-223180	PREPAID LICENSES	.00	
10-225000	ESCROW MONIES GENERAL	.00	
10-226000	USE TAX DEFERRED REVENUE	.00	
10-227000	DEFERRED REV	.00	
10-228100	GLC CUSTOMER DEPOSITS	251.00	
10-228200	PREPAID RENTAL FEES & DEPOSITS	250.00	
10-228300	GLC PREPAID MEMBERSHIPS	(400.00)	
10-228400	DEPOSITS TOWN EVENTS	2,050.00	
10-228500	LAND USE/MUNI PROP DEPOSITS	1,500.00	
10-228600	ATTORNEY RETAINER	(6,380.00)	
10-230000	HEADSTONE DEPOSIT	4,200.00	
10-231000	FOLK SCHOOL PAYMENTS	65.80	
10-231200	WINTER CARNIVAL	743.69	
10-232000	DUE TO WATER FROM GF	.00	
10-233000	DUE TO MARINA FROM GF	.00	
10-234000	AEROLAB, INC PAYMENTS	.00	
10-241000	RENTAL DEPOSITS	1,000.00	
TOTAL LIABILITIES			544,233.36

FUND EQUITY

10-270000	PARKING FEE-IN-LIEU	.00	
10-275000	FUND BALANCE	3,525,908.51	
10-281000	CEMETERY FUNDS	119,256.89	
10-283000	CONSERVATION TRUST FUNDS	46,073.26	
10-284000	ATTAINABLE HOUSING FUNDS	282,006.22	
10-285000	FUND BAL RESVD - INV & PRE PDS	5,091.51	
10-286000	EMERGENCY RESERVES	117,000.00	
UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD		(277,298.26)	
BALANCE - CURRENT DATE		(277,298.26)	
TOTAL FUND EQUITY			3,818,038.13

TOWN OF GRAND LAKE
BALANCE SHEET
MAY 31, 2025

Section 9, Item A.

GENERAL FUND

TOTAL LIABILITIES AND EQUITY

4,362,271.49

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>GENERAL TAXES</u>					
10-311-100 PROPERTY TAXES	60,242.40	567,969.50	740,646.00	172,676.50	76.7
10-311-110 SPECIFIC OWNERSHIP	2,609.35	13,624.11	15,000.00	1,375.89	90.8
10-311-120 INTEREST & PENALTY-PROP TAXES	141.47	160.43	300.00	139.57	53.5
10-311-130 MOTOR VEHICLE USE & SALES TAX	.00	29,519.87	40,000.00	10,480.13	73.8
10-311-140 SALES TAX 4%	.00	457,823.20	2,384,727.00	1,926,903.80	19.2
10-311-150 BUILDING USE TAX	3,127.52	8,094.64	70,000.00	61,905.36	11.6
10-311-160 CIGARETTES-SELECT SALES TAX	.00	681.11	3,000.00	2,318.89	22.7
10-311-161 MARIJUANA TAX	.00	.00	50,000.00	50,000.00	.0
TOTAL GENERAL TAXES	66,120.74	1,077,872.86	3,303,673.00	2,225,800.14	32.6
<u>UTILITY FRANCHISE TAX</u>					
10-316-170 FRANCHISE CABLE	5,745.72	11,663.01	20,000.00	8,336.99	58.3
10-316-171 FRANCHISE TELEPHONE	192.51	852.52	5,000.00	4,147.48	17.1
10-316-172 FRANCHISE ELECTRIC	.00	11,957.65	35,000.00	23,042.35	34.2
10-316-173 FRANCHISE NATURAL GAS	2,069.30	10,437.98	20,000.00	9,562.02	52.2
TOTAL UTILITY FRANCHISE TAX	8,007.53	34,911.16	80,000.00	45,088.84	43.6
<u>LICENSES & PERMITS</u>					
10-321-100 LIQUOR LICENSE FEE	640.75	3,743.25	4,500.00	756.75	83.2
10-321-120 SALES TAX LICENSE \$10	30.00	1,155.00	900.00	(255.00)	128.3
10-321-130 MOTOR VEHICLE LICENSE (RURAL)	.00	459.60	2,000.00	1,540.40	23.0
10-321-140 SIGN PERMIT	50.00	150.00	500.00	350.00	30.0
10-321-150 GRADING PERMIT	.00	200.00	100.00	(100.00)	200.0
10-321-160 ANIMAL LICENSE	5.00	25.00	150.00	125.00	16.7
10-321-170 ENCROACHMENT PERMIT/LICENSE	.00	.00	400.00	400.00	.0
10-321-175 BUSINESS LICENSE COMMISSION	1,341.00	2,769.00	30,000.00	27,231.00	9.2
10-321-180 NIGHTLY RENTAL LICENSE FEE	.00	1,066.95	117,000.00	115,933.05	.9
10-321-190 BOARDWALK SALES PERMIT	.00	.00	25.00	25.00	.0
10-321-191 MARIJUANA LICENSE FEES	.00	.00	1,000.00	1,000.00	.0
TOTAL LICENSES & PERMITS	2,066.75	9,568.80	156,575.00	147,006.20	6.1
<u>GRANTS</u>					
10-334-900 GRANTS - OTHER	.00	.00	.00	.00	.0
TOTAL GRANTS	.00	.00	.00	.00	.0

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>INTERGOVERNMENTAL</u>					
10-335-130 GRAND CNTY ROAD & BRIDGE	.00	12,656.00	12,351.00	(305.00)	102.5
10-335-200 HIGHWAY USER TAX FUND	.00	8,727.23	30,716.00	21,988.77	28.4
10-335-800 CONSERVATION TRUST FUND	.00	601.98	3,000.00	2,398.02	20.1
10-335-900 OTHER INTERGOVERNMENTAL	.00	.00	3,000.00	3,000.00	.0
TOTAL INTERGOVERNMENTAL	.00	21,985.21	49,067.00	27,081.79	44.8
<u>CHARGES FOR SERVICES</u>					
10-341-200 CEMETERY REVENUES	500.00	450.00	10,000.00	9,550.00	4.5
10-341-202 CEMETERY GRANTS AND DONATION	.00	.00	.00	.00	.0
10-341-300 ZONING & SUBDIVISION REVIEW	100.00	1,600.00	3,000.00	1,400.00	53.3
10-341-400 ATTAINABLE HOUSING FEE REVENUE	.00	.00	4,000.00	4,000.00	.0
10-341-500 EV CHARGING STATION REVENUE	.00	3,296.99	12,000.00	8,703.01	27.5
10-341-600 FUEL DEPOT SURCHARGE	.00	55.34	2,000.00	1,944.66	2.8
10-341-700 COPIES/FAXES/SODA	.00	.00	.00	.00	.0
10-341-850 NIGHTLY RENTAL APP FEE \$165	(165.00)	3,655.85	2,000.00	(1,655.85)	182.8
10-341-900 CEMETERY EXCAVATING FEE	.00	175.00	1,000.00	825.00	17.5
TOTAL CHARGES FOR SERVICES	435.00	9,233.18	34,000.00	24,766.82	27.2
<u>GRAND LAKE CENTER REVENUES</u>					
10-350-101 GLC - RENTAL FEES	.00	4,604.00	18,000.00	13,396.00	25.6
10-350-111 GLC - (T) MERCH SALES	.00	.00	.00	.00	.0
10-350-115 GLC - (N) MERCH SALES	.00	.00	.00	.00	.0
10-350-121 GLC - MEMBERSHIPS	.00	31,280.00	85,000.00	53,720.00	36.8
10-350-131 GLC - REC FEES	.00	6,038.00	15,000.00	8,962.00	40.3
10-350-132 GLC GOLF SIM REVENUE	.00	815.00	.00	(815.00)	.0
10-350-201 GLC - DONATIONS	.00	.00	.00	.00	.0
10-350-202 GLC EVENTS	.00	.00	.00	.00	.0
TOTAL GRAND LAKE CENTER REVENUES	.00	42,737.00	118,000.00	75,263.00	36.2
<u>FINES AND FORFEITURES</u>					
10-351-100 ORDINANCE/TRAFFIC FINES	.00	.00	500.00	500.00	.0
TOTAL FINES AND FORFEITURES	.00	.00	500.00	500.00	.0
<u>FEES AND LEASES</u>					
10-353-180 RENT - VISITORS CENTER	.00	.00	2,500.00	2,500.00	.0
TOTAL FEES AND LEASES	.00	.00	2,500.00	2,500.00	.0

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, Item A.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>INVESTMENT INCOME</u>					
10-355-100 INTEREST REVENUE	14,667.81	71,981.61	100,000.00	28,018.39	72.0
TOTAL INVESTMENT INCOME	14,667.81	71,981.61	100,000.00	28,018.39	72.0
<u>OTHER</u>					
10-360-110 SALE OF ASSETS	.00	.00	.00	.00	.0
10-360-130 MUNICIPAL FEE	.00	.00	.00	.00	.0
10-360-140 EVENT RENT - LAND, BUILDINGS	.00	2,400.00	6,000.00	3,600.00	40.0
10-360-160 RENT - ENTERPRISE FUND SITES	.00	.00	2.00	2.00	.0
10-360-200 MISC. REVENUES - GENERAL	9,060.31	9,931.61	6,000.00	(3,931.61)	165.5
10-360-350 MSOB REVENUE	.00	.00	.00	.00	.0
TOTAL OTHER	9,060.31	12,331.61	12,002.00	(329.61)	102.8
<u>CAPITAL SPECIFIC</u>					
10-377-140 GRANTS - CAPITAL	.00	.00	.00	.00	.0
10-377-145 COMMUNITY HOUSE UPGRADES GRANT	.00	.00	.00	.00	.0
10-377-160 SPACE TO CREATE REVENUE	.00	.00	7,174,019.00	7,174,019.00	.0
10-377-165 REVITALIZING MAIN STREET REV	.00	.00	.00	.00	.0
10-377-166 EV GRANT REVENUE	.00	.00	.00	.00	.0
10-377-170 INSURANCE PROCEEDS DOCK	.00	.00	.00	.00	.0
10-377-175 COLORADO TREE CO REVENUE	.00	.00	.00	.00	.0
TOTAL CAPITAL SPECIFIC	.00	.00	7,174,019.00	7,174,019.00	.0
TOTAL FUND REVENUE	100,358.14	1,280,621.43	11,030,336.00	9,749,714.57	11.6

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CEMETERY COMMITTEE</u>					
10-410-211 CEMETERY SUPPLIES/MISC EXP	.00	.00	3,500.00	3,500.00	.0
10-410-215 GRAVE MARKERS	.00	.00	1,000.00	1,000.00	.0
10-410-242 CEMETERY MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
TOTAL CEMETERY COMMITTEE	.00	.00	9,500.00	9,500.00	.0
<u>PC/BOA</u>					
10-412-211 OFFICE SUPPLIES	.00	.00	400.00	400.00	.0
10-412-311 POSTAGE/ADS/LEGAL NOTICES	.00	.00	750.00	750.00	.0
10-412-314 PURCHASED SERVICES	5,742.50	26,603.80	10,000.00	(16,603.80)	266.0
10-412-319 MISC.-PLANNING COMMISSION/BOA	.00	.00	300.00	300.00	.0
10-412-320 COMPUTER HARDWARE	.00	.00	1,000.00	1,000.00	.0
10-412-351 PLANNING LEGAL SERVICES	.00	.00	15,000.00	15,000.00	.0
10-412-370 TRAINING/TRAVEL	.00	.00	6,000.00	6,000.00	.0
10-412-380 COMP PLAN UPDATE	.00	.00	12,500.00	12,500.00	.0
TOTAL PC/BOA	5,742.50	26,603.80	45,950.00	19,346.20	57.9
<u>BOARD OF TRUSTEES</u>					
10-413-142 WORKERS' COMPENSATION	.00	.00	1,000.00	1,000.00	.0
10-413-143 BOT COMPENSATION	1,193.85	5,969.25	18,400.00	12,430.75	32.4
10-413-211 OFFICE/MEETING SUPPLIES	560.00	2,875.67	5,000.00	2,124.33	57.5
10-413-215 ELECTIONS	.00	.00	3,000.00	3,000.00	.0
10-413-316 DUES/MEMBERSHIPS	.00	19,702.75	25,000.00	5,297.25	78.8
10-413-370 TRAINING/TRAVEL	.00	.00	7,500.00	7,500.00	.0
10-413-460 LONG RANGE/MISC	.00	.00	1,000.00	1,000.00	.0
10-413-461 APPRECIATION PROGRAM	.00	.00	10,000.00	10,000.00	.0
10-413-462 COMPUTER EQUIPMENT	7,701.65	7,871.60	1,000.00	(6,871.60)	787.2
10-413-463 WATER QUALITY ISSUES	.00	.00	250.00	250.00	.0
10-413-465 COMPUTER SOFTWARE	.00	650.00	500.00	(150.00)	130.0
10-413-728 MISCELLANEOUS DONATIONS	.00	.00	10,000.00	10,000.00	.0
10-413-843 ROCKY MTN REP THEATRE	.00	.00	1,500.00	1,500.00	.0
10-413-859 GRAND FOUNDATION	.00	56,650.00	52,000.00	(4,650.00)	108.9
10-413-870 BOARD CONTINGENCY	960.00	608.67	5,000.00	4,391.33	12.2
TOTAL BOARD OF TRUSTEES	10,415.50	94,327.94	141,150.00	46,822.06	66.8

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, Item A.

		GENERAL FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GREENWAYS COMMITTEE</u>						
10-414-211	GENERAL SUPPLIES	.00	.00	.00	.00	.0
10-414-238	TREES/SHRUBS/PLANTINGS	291.00	567.25	.00	(567.25)	.0
10-414-241	ARBOR DAY SUPPLIES	277.34	277.34	1,500.00	1,222.66	18.5
10-414-319	CONTRACT LABOR	.00	.00	.00	.00	.0
10-414-320	CONTRACT LANDSCAPING SERVICES	11,962.17	11,962.17	89,777.00	77,814.83	13.3
10-414-726	MISCELLANEOUS SERVICES	.00	.00	.00	.00	.0
10-414-870	CONTINGENCY	.00	.00	.00	.00	.0
TOTAL GREENWAYS COMMITTEE		12,530.51	12,806.76	91,277.00	78,470.24	14.0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ADMINISTRATION</u>					
10-415-100 GROSS WAGES - ADMINISTRATION	43,722.23	248,054.29	552,515.00	304,460.71	44.9
10-415-103 OT/COMP TIME BUYOUT	49.98	249.90	2,000.00	1,750.10	12.5
10-415-105 BONUS	.00	.00	8,000.00	8,000.00	.0
10-415-110 GROSS WAGES-ADMIN PT/SEASONAL	.00	.00	.00	.00	.0
10-415-130 GLC MEMBERSHIP BENIFIT	.00	.00	.00	.00	.0
10-415-132 ICMA TOWN PAID BENEFIT	2,313.33	11,566.65	44,201.18	32,634.53	26.2
10-415-133 HEALTH/DENTAL-EMPLOYEE	(649.27)	(3,246.35)	73,200.00	76,446.35	(4.4)
10-415-134 ALTERNATIVE BENEFIT	.00	.00	.00	.00	.0
10-415-135 DEP HEALTH/DENTAL	(1.26)	(6.30)	78,750.00	78,756.30	.0
10-415-136 MEDICAL BENEFIT ALLOWANCE	.00	32,252.79	10,000.00	(22,252.79)	322.5
10-415-141 UNEMPLOYMENT INSURANCE	293.91	1,469.55	1,109.00	(360.55)	132.5
10-415-142 WORKERS' COMPENSATION	.00	69,700.77	13,000.00	(56,700.77)	536.2
10-415-143 SOCIAL SECURITY MATCH	2,778.45	13,892.25	34,380.00	20,487.75	40.4
10-415-144 MEDICARE MATCH	649.80	3,249.00	8,040.00	4,791.00	40.4
10-415-145 FAMILI BENEFIT ADMIN	139.36	696.80	2,531.00	1,834.20	27.5
10-415-211 OFFICE SUPPLIES	294.00	606.06	9,000.00	8,393.94	6.7
10-415-215 COMPUTER SOFTWARE	789.57	25,372.31	20,000.00	(5,372.31)	126.9
10-415-220 COMPUTER HARDWARE	.00	973.00	5,000.00	4,027.00	19.5
10-415-226 SMALL EQUIPMENT	.00	.00	3,000.00	3,000.00	.0
10-415-231 GAS/FUEL	.00	.00	1,200.00	1,200.00	.0
10-415-232 VEHICLE MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-415-233 OFFICE EQUIPMENT MAINTENANCE	.00	901.31	2,000.00	1,098.69	45.1
10-415-237 BUILDING MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-415-238 TOWN HALL FURNISHINGS	.00	.00	1,000.00	1,000.00	.0
10-415-311 POSTAGE/FREIGHT	1,574.40	1,781.43	5,000.00	3,218.57	35.6
10-415-312 COMPUTER SERVICES	1,251.95	13,544.18	58,500.00	44,955.82	23.2
10-415-314 ADS & LEGAL NOTICES	.00	2,208.59	3,000.00	791.41	73.6
10-415-316 DUES & MEMBERSHIPS	.00	.00	2,000.00	2,000.00	.0
10-415-318 JANITORIAL SERVICES	.00	.00	.00	.00	.0
10-415-319 MISCELLANEOUS SERVICES	.00	.00	3,200.00	3,200.00	.0
10-415-330 BANK FEES	.00	2.00	500.00	498.00	.4
10-415-341 ELECTRIC UTILITY	.00	391.38	8,400.00	8,008.62	4.7
10-415-342 SEWER UTILITY	.00	222.00	2,100.00	1,878.00	10.6
10-415-343 WATER UTILITY	2,720.00	2,880.00	.00	(2,880.00)	.0
10-415-344 TELEPHONE/INTERNET UTILITY	.00	1,671.35	14,700.00	13,028.65	11.4
10-415-345 NATURAL GAS UTILITY	.00	44.47	6,510.00	6,465.53	.7
10-415-346 WEBSITE HOSTING SERVICES	.00	3,087.00	18,500.00	15,413.00	16.7
10-415-347 RECYCLING - TOWN HALL	.00	.00	500.00	500.00	.0
10-415-351 LEGAL SERVICES	3,714.50	22,495.50	55,000.00	32,504.50	40.9
10-415-352 AUDIT	.00	.00	10,200.00	10,200.00	.0
10-415-353 JUDGE-MUNICIPAL COURT	.00	.00	500.00	500.00	.0
10-415-355 PROFESSIONAL SERVICES-OTHER	5,542.46	17,361.51	2,000.00	(15,361.51)	868.1
10-415-370 TRAINING/TRAVEL	.00	77.00	.00	(77.00)	.0
10-415-371 MISC EMPLOYEE EXPENSES	.00	.00	.00	.00	.0
10-415-385 TRANSIT SERVICE	.00	.00	.00	.00	.0
10-415-386 TRANSIT PLANNING	.00	.00	.00	.00	.0
10-415-387 TRANSIT CAPITAL INVESTMENT	.00	.00	.00	.00	.0
10-415-393 DOCUMENT RECORDING	.00	.00	250.00	250.00	.0
10-415-394 DEVELOPER REIMBURSEMENT	.00	.00	.00	.00	.0
10-415-513 PROPERTY/CASUALTY INSURANCE	.00	26,773.00	35,000.00	8,227.00	76.5
10-415-514 POSITION BONDS	.00	200.00	400.00	200.00	50.0
10-415-560 TREASURER'S FEES	1,207.68	11,354.47	14,819.00	3,464.53	76.6

41 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
10-415-721 CHAMBER SERVICE AGREEMENT	.00	.00	.00	.00	.0
10-415-722 BLC FEE REMITTANCE	.00	.00	.00	.00	.0
10-415-723 VISITOR CENTER REPAIRS & MAINT	.00	.00	1,500.00	1,500.00	.0
10-415-724 NRL VC OP	.00	.00	.00	.00	.0
10-415-800 ATTAINABLE HOUSING EXPENSES	.00	4,020.00	18,000.00	13,980.00	22.3
10-415-870 CONTINGENCY - GENERAL ADMIN	.00	.00	.00	.00	.0
10-415-875 MARKETING CONTINGENCY	.00	.00	.00	.00	.0
10-415-880 CHAMBER PUBLIC RELATIONS	.00	.00	.00	.00	.0
10-415-885 EVENTS TOWN	27.35	3,425.03	43,400.00	39,974.97	7.9
10-415-886 MSOB EXPENSES	.00	.00	.00	.00	.0
10-415-887 CONTINENTAL DIVIDE TRAIL	.00	.00	2,500.00	2,500.00	.0
10-415-888 CHAMBER CONTRACT	.00	43,750.00	175,000.00	131,250.00	25.0
TOTAL ADMINISTRATION	66,418.44	561,020.94	1,354,405.18	793,384.24	41.4

ECONOMIC DEVELOPMENT GRANTS

10-416-100 TRAIL GROOMERS	.00	.00	40,000.00	40,000.00	.0
10-416-250 HEADWATERS TRAIL ASSOC- HTA	.00	.00	5,000.00	5,000.00	.0
10-416-260 GRAND ART COUNCIL	.00	.00	.00	.00	.0
10-416-261 CREATIVE DISTRICT	.00	.00	100,000.00	100,000.00	.0
TOTAL ECONOMIC DEVELOPMENT GRANTS	.00	.00	145,000.00	145,000.00	.0

PUBLIC SAFETY

10-421-100 GROSS WAGES - PUBLIC SAFETY	.00	.00	.00	.00	.0
10-421-105 BONUS	.00	.00	.00	.00	.0
10-421-110 GROSS WAGES-PUBLIC SAFETY PT	.00	.00	.00	.00	.0
10-421-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-421-131 LONGEVITY BENEFIT	.00	.00	.00	.00	.0
10-421-132 ICMA TOWN PAID BENEFIT	.00	.00	.00	.00	.0
10-421-133 HEALTH/DENTAL-EMPLOYEE	.00	.00	.00	.00	.0
10-421-135 DEP HEALTH/DENTAL	.00	.00	.00	.00	.0
10-421-136 MEDICAL BENEFIT	.00	.00	.00	.00	.0
10-421-141 UNEMPLOYMENT INSURANCE	.00	.00	.00	.00	.0
10-421-142 WORKERS' COMPENSATION	.00	.00	.00	.00	.0
10-421-143 SOCIAL SECURITY MATCH	.00	.00	.00	.00	.0
10-421-144 MEDICARE MATCH	.00	.00	.00	.00	.0
10-421-314 DISPATCH OPERATIONS	.00	.00	27,115.00	27,115.00	.0
10-421-339 SHERIFF'S CONTRACT	.00	54,288.00	342,000.00	287,712.00	15.9
10-421-340 SPECIAL EVENT SECURITY	.00	.00	.00	.00	.0
TOTAL PUBLIC SAFETY	.00	54,288.00	369,115.00	314,827.00	14.7

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS</u>					
10-431-100 GROSS WAGES - PUBLIC WORKS	56,843.34	284,216.70	591,563.00	307,346.30	48.1
10-431-103 OT/COMP TIME BUYOUT	1,193.21	5,966.05	26,500.00	20,533.95	22.5
10-431-105 BONUS	.00	.00	7,000.00	7,000.00	.0
10-431-111 ON CALL PAY	1,750.00	8,750.00	18,250.00	9,500.00	48.0
10-431-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-431-131 LONGEVITY	.00	.00	.00	.00	.0
10-431-132 ICMA TOWN PAID BENEFIT	3,715.89	18,579.45	49,445.00	30,865.55	37.6
10-431-133 HEALTH/DENTAL-EMPLOYEE	(341.84)	12,549.43	132,000.00	119,450.57	9.5
10-431-135 DEP HEALTH/DENTAL	(1.07)	(5.35)	42,000.00	42,005.35	.0
10-431-136 MEDICAL BENEFIT ALLOWANCE	.00	15,445.13	8,400.00	(7,045.13)	183.9
10-431-141 UNEMPLOYMENT INSURANCE	464.54	2,322.70	1,236.00	(1,086.70)	187.9
10-431-142 WORKERS' COMPENSATION	.00	20,990.48	89,575.00	68,584.52	23.4
10-431-143 SOCIAL SECURITY MATCH	3,858.04	19,290.20	38,320.00	19,029.80	50.3
10-431-144 MEDICARE MATCH	902.27	4,511.35	8,962.00	4,450.65	50.3
10-431-145 FAMILI BENEFIT PW	154.18	770.90	2,781.00	2,010.10	27.7
10-431-222 GENERAL SUPPLIES	87.80	6,744.03	7,000.00	255.97	96.3
10-431-224 SAFETY SUPPLIES	6,036.52	7,622.99	7,000.00	(622.99)	108.9
10-431-226 VEHICLE SUPPLIES	.00	44.99	4,000.00	3,955.01	1.1
10-431-227 SMALL TOOLS	.00	129.94	7,500.00	7,370.06	1.7
10-431-231 GAS/FUEL/LIQUIDS	319.79	6,090.83	40,000.00	33,909.17	15.2
10-431-232 VEHICLE MAINTENANCE	351.81	399.75	10,000.00	9,600.25	4.0
10-431-233 EQUIPMENT MAINTENANCE	4,693.47	5,459.14	37,500.00	32,040.86	14.6
10-431-235 TIRES/CHAINS	.00	272.34	10,000.00	9,727.66	2.7
10-431-236 MISC. BRIDGE WORK	.00	.00	35,000.00	35,000.00	.0
10-431-237 BUILDING MAINTENANCE	6.89	1,455.48	8,000.00	6,544.52	18.2
10-431-238 STREET LIGHT MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-431-239 MISCELLANEOUS MAINTENANCE	.00	.00	2,500.00	2,500.00	.0
10-431-242 ROAD MAINTENANCE	6,319.44	10,189.32	75,000.00	64,810.68	13.6
10-431-245 BOARDWALK MAINTENANCE	1,792.00	1,792.00	5,000.00	3,208.00	35.8
10-431-253 TREE REMOVAL	.00	.00	5,000.00	5,000.00	.0
10-431-254 TREE SPRAYING	.00	.00	3,500.00	3,500.00	.0
10-431-255 STORMWATER FILTER MAINTENANCE	.00	.00	.00	.00	.0
10-431-256 EV STATION MAINTENANCE	.00	.00	4,000.00	4,000.00	.0
10-431-257 FIRE MITIGATION	.00	25.05	.00	(25.05)	.0
10-431-312 COMPUTER SERVICES	553.56	1,083.36	9,000.00	7,916.64	12.0
10-431-314 ADS/BID NOTICES	.00	.00	2,000.00	2,000.00	.0
10-431-317 UNIFORM ALLOWANCE	175.00	875.00	3,600.00	2,725.00	24.3
10-431-318 TRASH/RECYCLE SERVICES	.00	4,245.84	15,750.00	11,504.16	27.0
10-431-319 MISC. PURCHASED SERVICES	200.00	1,075.00	2,500.00	1,425.00	43.0
10-431-341 ELECTRIC UTILITY	.00	1,837.50	15,750.00	13,912.50	11.7
10-431-343 WATER UTILITY	160.00	320.00	735.00	415.00	43.5
10-431-344 TELEPHONE/INTERNET UTILITY	35.00	811.94	5,250.00	4,438.06	15.5
10-431-345 NATURAL GAS UTILITY	.00	216.98	6,825.00	6,608.02	3.2
10-431-349 STREET LIGHT ELECTRIC UTILITY	.00	.00	11,550.00	11,550.00	.0
10-431-354 ENGINEERING/SURVEYING SERVICES	.00	.00	10,000.00	10,000.00	.0
10-431-370 TRAINING/TRAVEL	.00	.00	10,000.00	10,000.00	.0
10-431-399 EQUIP RENTAL	496.00	1,196.00	15,000.00	13,804.00	8.0
10-431-400 WINTER LIGHTS	.00	.00	59,900.00	59,900.00	.0
10-431-870 CONTINGENCY- PUBLIC WORKS	.00	.00	15,000.00	15,000.00	.0
TOTAL PUBLIC WORKS	89,765.84	445,274.52	1,461,892.00	1,016,617.48	30.5

41 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, Item A.

GENERAL FUND

PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GRAND LAKE CENTER EXPENDITURES</u>					
10-450-100 GROSS WAGES - GL CENTER	6,365.95	31,829.75	153,798.00	121,968.25	20.7
10-450-103 OT/COMP TIME BUYOUT	175.45	877.25	1,000.00	122.75	87.7
10-450-105 BONUS	.00	.00	2,000.00	2,000.00	.0
10-450-110 GROSS WAGES-GLC PT/SEASONAL	.00	.00	.00	.00	.0
10-450-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-450-132 ICMA TOWN PAID BENEFIT	473.28	2,366.40	13,317.00	10,950.60	17.8
10-450-133 HEALTH/DENTAL-EMPLOYEE (	135.00)	4,027.55	38,000.00	33,972.45	10.6
10-450-135 DEP. HEALTH/DENTAL	.00	.00	16,000.00	16,000.00	.0
10-450-136 MEDICAL BENEFIT ALLOWANCE	.00	5,282.00	3,000.00	(2,282.00)	176.1
10-450-141 UNEMPLOYMENT INSURANCE	55.04	275.20	332.00	56.80	82.9
10-450-142 WORKERS' COMPENSATION	.00	.00	6,000.00	6,000.00	.0
10-450-143 SOCIAL SECURITY MATCH	426.54	2,132.70	10,320.00	8,187.30	20.7
10-450-144 MEDICARE MATCH	99.76	498.80	2,413.00	1,914.20	20.7
10-450-145 FAMILI BENEFIT (GLC)	29.44	147.20	750.00	602.80	19.6
10-450-211 OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00	.0
10-450-220 OPERATING SUPPLIES	.00	391.59	5,000.00	4,608.41	7.8
10-450-226 DO NOT USE OFFICE EQUIP LEASE	.00	.00	.00	.00	.0
10-450-233 NO LONGER USOFFICE EQUIP MAINT	.00	.00	.00	.00	.0
10-450-234 SIGNAGE	.00	.00	600.00	600.00	.0
10-450-235 FITNESS EQUIP MAINT	.00	.00	2,000.00	2,000.00	.0
10-450-236 MINOR/MISC EQUIPMENT	.00	.00	1,500.00	1,500.00	.0
10-450-237 BUILDING MAINTENANCE	101.77	2,298.03	10,000.00	7,701.97	23.0
10-450-238 MINOR/MISC FURNISHINGS	.00	.00	2,000.00	2,000.00	.0
10-450-239 MINOR INFRASTRUCTURE MAINT	.00	.00	2,000.00	2,000.00	.0
10-450-250 BACKFLOW MAINTENANCE	.00	.00	600.00	600.00	.0
10-450-252 RESALE SUPPLIES	.00	.00	.00	.00	.0
10-450-312 COMPUTER SERVICES	1,706.89	3,934.72	9,000.00	5,065.28	43.7
10-450-317 UNIFORM ALLOWANCE	.00	.00	.00	.00	.0
10-450-318 TRASH/RECYCLE SERVICES	.00	.00	.00	.00	.0
10-450-320 MARKETING	158.34	158.34	5,000.00	4,841.66	3.2
10-450-341 ELECTRIC UTILITY	.00	1,219.87	10,500.00	9,280.13	11.6
10-450-342 SEWER UTILITY	.00	1,237.95	4,788.00	3,550.05	25.9
10-450-343 WATER UTILITY	160.00	320.00	1,050.00	730.00	30.5
10-450-344 TELEPHONE/INTERNET/TV UTILITY	.00	825.62	5,880.00	5,054.38	14.0
10-450-345 NATURAL GAS UTILITY	.00	1,251.02	7,350.00	6,098.98	17.0
10-450-346 COPIER LEASE & MAIN	213.07	527.29	.00	(527.29)	.0
10-450-350 MAINTENANCE AGREEMENT	.00	.00	5,800.00	5,800.00	.0
10-450-351 LEGAL SERVICES	.00	.00	.00	.00	.0
10-450-352 AUDIT	.00	.00	1,190.00	1,190.00	.0
10-450-355 PURCHASED PROFESSIONAL SERV.	.00	740.10	1,300.00	559.90	56.9
10-450-360 GLC SALES TAX	.00	.00	.00	.00	.0
10-450-361 GL OVER/SHORT CASH	.00	.00	.00	.00	.0
10-450-370 TRAINING/TRAVEL	.00	58.38	300.00	241.62	19.5
10-450-400 GOLF SIMULATOR EXPENSE	.00	.00	.00	.00	.0
10-450-513 PROPERTY/CASUALTY INSURANCE	.00	2,898.24	12,000.00	9,101.76	24.2
10-450-755 EXERCISE EQUIPMENT	.00	.00	6,000.00	6,000.00	.0
10-450-869 SUMMER CAMP	.00	.00	30,000.00	30,000.00	.0
10-450-870 CONTINGENCY - GL CENTER	.00	.00	500.00	500.00	.0
10-450-871 GLC EVENT EXPENSES	.00	.00	.00	.00	.0
TOTAL GRAND LAKE CENTER EXPENDITUR	9,830.53	63,298.00	372,788.00	309,490.00	17.0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PARKS</u>					
10-452-100 GROSS WAGES - PARKS	.00	.00	.00	.00	.0
10-452-103 OT/COMP TIME BUYOUT	.00	.00	.00	.00	.0
10-452-105 BONUS	.00	.00	.00	.00	.0
10-452-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
10-452-131 LONGEVITY	.00	.00	.00	.00	.0
10-452-132 ICMA TOWN PAID BENEFIT	.00	.00	.00	.00	.0
10-452-133 HEALTH/DENTAL-EMPLOYEE	.00	.00	.00	.00	.0
10-452-135 DEP. HEALTH/DENTAL	.00	.00	.00	.00	.0
10-452-136 MEDICAL BENEFIT ALLOWANCE	.00	.00	.00	.00	.0
10-452-141 UNEMPLOYMENT INSURANCE	.00	.00	.00	.00	.0
10-452-142 WORKERS' COMPENSATION	.00	.00	.00	.00	.0
10-452-143 SOCIAL SECURITY MATCH	.00	.00	.00	.00	.0
10-452-144 MEDICARE MATCH	.00	.00	.00	.00	.0
10-452-145 FAMILI BENEFIT PARKS	.00	.00	.00	.00	.0
10-452-220 RESTROOM OPERATING SUPPLIES	1,551.02	2,600.92	27,000.00	24,399.08	9.6
10-452-221 LAWN SUPPLIES	4,803.83	4,803.83	10,000.00	5,196.17	48.0
10-452-226 NO LONGER USED SMALL EQUIPMENT	.00	.00	.00	.00	.0
10-452-227 NO LONGER USED SMALL TOOLS	.00	.00	.00	.00	.0
10-452-232 BEAR-RESISTANT CANS MAINT	.00	.00	.00	.00	.0
10-452-233 DO NOT USEQUIPMENT MAINTENANCE	.00	.00	.00	.00	.0
10-452-234 INFORMATION SIGNS	.00	.00	.00	.00	.0
10-452-235 IN CIP GREENBELT MAINTENANCE	.00	.00	.00	.00	.0
10-452-236 SAND & DREDGE	.00	.00	5,000.00	5,000.00	.0
10-452-237 BUILDING MAINTENANCE	306.51	4,817.76	35,000.00	30,182.24	13.8
10-452-238 DOCK MAINTENANCE	2,267.60	2,267.60	20,000.00	17,732.40	11.3
10-452-239 MISCELLANEOUS MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-452-243 BENCHES/PLANTERS/FENCES	1,197.68	1,197.68	5,000.00	3,802.32	24.0
10-452-244 THOMASSON PARK MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-452-248 IRRIGATION SYSTEM MAINTENANCE	26.99	26.99	5,000.00	4,973.01	.5
10-452-250 BACKFLOW MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
10-452-317 UNIFORM ALLOWANCE	.00	.00	.00	.00	.0
10-452-319 MISCELLANEOUS SERVICES	400.00	2,400.00	3,000.00	600.00	80.0
10-452-341 ELECTRIC UTILITY	.00	1,476.69	10,500.00	9,023.31	14.1
10-452-342 SEWER UTILITY	.00	155.25	630.00	474.75	24.6
10-452-343 WATER UTILITY	2,560.00	5,128.00	10,500.00	5,372.00	48.8
10-452-345 NATURAL GAS UTILITY	.00	386.07	8,400.00	8,013.93	4.6
10-452-399 NO LONGER USEDEQUIPMENT RENTAL	.00	.00	.00	.00	.0
10-452-400 GRAND AVENUE GARDENS	.00	.00	.00	.00	.0
10-452-450 PARK IMPROVEMENTS	1,295.44	1,334.41	5,000.00	3,665.59	26.7
10-452-870 CONTINGENCY - PARKS	.00	.00	1,000.00	1,000.00	.0
10-452-961 MEMORIAL BENCHES	.00	.00	.00	.00	.0
TOTAL PARKS	14,409.07	26,595.20	155,030.00	128,434.80	17.2

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>DEPARTMENT 460</u>						
10-460-750	FIREWORKS	.00	.00	30,000.00	30,000.00	.0
10-460-880	ICE RINK	.00	.00	2,000.00	2,000.00	.0
	TOTAL DEPARTMENT 460	.00	.00	32,000.00	32,000.00	.0
<u>ADMIN CERTIFICATE OF PARTICIPA</u>						
10-815-982	LAND ACQUISITION - PRINCIPAL	.00	.00	95,000.00	95,000.00	.0
10-815-983	LAND ACQUISITION-INTEREST	.00	.00	34,485.00	34,485.00	.0
	TOTAL ADMIN CERTIFICATE OF PARTICIPA	.00	.00	129,485.00	129,485.00	.0
<u>ADMIN CAPITAL</u>						
10-915-922	ADMIN CAPITAL EXPENDITURES	.00	.00	.00	.00	.0
10-915-923	TOWN HALL CAPITAL OUTLAY	.00	.00	45,000.00	45,000.00	.0
10-915-950	SPACE TO CREATE EXPENDITURES	44,625.00	223,012.50	7,000,000.00	6,776,987.50	3.2
	TOTAL ADMIN CAPITAL	44,625.00	223,012.50	7,045,000.00	6,821,987.50	3.2
<u>PUBLIC WORKS CAPITAL</u>						
10-931-910	CAPITAL EQUIPMENT PURCHASE	.00	49,298.00	100,000.00	50,702.00	49.3
10-931-911	CAPITALIZED EQUIPMENT REPAIR	.00	.00	.00	.00	.0
10-931-921	PAVING	.00	.00	25,000.00	25,000.00	.0
10-931-922	DRAINAGE	3,194.03	3,194.03	30,000.00	26,805.97	10.7
10-931-973	PUBLIC WAY FINDING SIGNS	.00	.00	.00	.00	.0
	TOTAL PUBLIC WORKS CAPITAL	3,194.03	52,492.03	155,000.00	102,507.97	33.9
<u>PARKS CAPITAL</u>						
10-952-500	DOCK IMPROVEMENTS	.00	.00	.00	.00	.0
10-952-600	COMMUNITY HOUSE UPGRADES EXPEN	.00	.00	.00	.00	.0
10-952-971	PARK IMPROVEMENTS	(800.00)	(1,800.00)	.00	1,800.00	.0
10-952-972	BOARDWALKS	.00	.00	.00	.00	.0
10-952-995	LAKEFRONT IMPROVEMENTS	.00	.00	.00	.00	.0
	TOTAL PARKS CAPITAL	(800.00)	(1,800.00)	.00	1,800.00	.0
	TOTAL FUND EXPENDITURES	256,131.42	1,557,919.69	11,507,592.18	9,949,672.49	13.5
	NET REVENUE OVER EXPENDITURES	(155,773.28)	(277,298.26)	(477,256.18)	(199,957.92)	(58.1)

TOWN OF GRAND LAKE
BALANCE SHEET
MAY 31, 2025

Section 9, ItemA.

WATER FUND

ASSETS

20-100000	CASH IN COMBINED CASH FUND	395,192.69	
20-101000	US BANK	.00	
20-102000	CSAFE	75,951.11	
20-109100	COLOTRUST	1,755,289.57	
20-117000	ACCTS RECEIVABLE/WATER SALES	26,047.03	
20-117099	ACCTS RECEIVABLE-OTHER	.00	
20-117500	ACCOUNTS RECIVABLE - AR	934.80	
20-118000	ASSET - LAND	2,270.00	
20-119000	ASSET - DISTRIBUTION SYSTEM	2,831,627.28	
20-122000	ASSET-TREATMENT FACILITY	145,541.60	
20-124000	ASSET - WELLS	109,870.82	
20-125000	ASSET-TANK RESERVOIR	1,466,565.72	
20-126000	ASSET-EQUIPMENT	455,988.36	
20-127000	ASSET-METERS/INSTL IN PROGRESS	.00	
20-128000	ASSET-CONSTRUCTION IN PROGRESS	.00	
20-129000	ACCUM. DEPRECIATION/ALL PRPRTY	(3,130,006.59)	
20-133000	ASSET/BLDG-TOWN HALL	26,934.62	
20-135000	DUE FROM GENERAL FUND	.00	
20-136000	DUE FROM MARINA FUND	.00	
20-143100	PREPAID EXPENSES	.00	
TOTAL ASSETS			4,162,207.01

LIABILITIES AND EQUITY

LIABILITIES

20-200000	ACCOUNTS PAYABLE GENERAL	.00	
20-201001	DWRF PAYABLE-PRINCIPAL	1,187,968.57	
20-217100	SOCIAL SECURITY PAYABLE	(.01)	
20-217200	FEDERAL W/H PAYABLE	.00	
20-217300	STATE TAX W/H PAYABLE	.00	
20-217400	MEDICARE WITHHOLDING	.01	
20-217500	SUTA PAYABLE	.00	
20-217600	WC PAYABLE	.00	
20-218100	HEALTH/DENTAL/VISION	.00	
20-219100	FLEX MEDICAL	1,375.00	
20-219200	MEDICAL BENEFIT PAYABLE	.00	
20-220000	ICMA W/H PAYABLE	.00	
20-221000	ICMA LOAN PAYABLE	.00	
20-221001	ICMA/ROTH IRA	.00	
20-222000	DEFERRED REVENUE-PREPAID FEES	8,390.11	
20-223000	ACCRUED VACATION PAYABLE	44,952.89	
20-231000	DUE TO G.F. FROM WATER FUND	.00	
TOTAL LIABILITIES			1,242,686.57

FUND EQUITY

20-275000	UNAPPROP. RETAINED EARNINGS	(887,391.52)	
20-281000	CIP RESERVE	1,526,004.00	
20-287000	CONTRIBUTED CAPITAL EQUITY	2,215,142.08	

TOWN OF GRAND LAKE
BALANCE SHEET
MAY 31, 2025

Section 9, Item A.

WATER FUND

UNAPPROPRIATED FUND BALANCE:			
REVENUE OVER EXPENDITURES - YTD	65,765.88		
BALANCE - CURRENT DATE		65,765.88	
TOTAL FUND EQUITY			2,919,520.44
TOTAL LIABILITIES AND EQUITY			4,162,207.01

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, Item A.

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
WATER REVENUES						
20-344-100	WATER SALES	.00	340,544.94	739,600.00	399,055.06	46.0
20-344-110	TAP FEES - CAPITAL	6,500.00	6,500.00	39,000.00	32,500.00	16.7
20-344-120	RESALE METERS INCOME	.00	.00	5,000.00	5,000.00	.0
20-344-140	INTEREST REVENUE	6,784.84	33,247.93	50,000.00	16,752.07	66.5
20-344-160	MISC. REVENUES	.00	.00	.00	.00	.0
20-344-190	BULK WATER PERMITS	.00	.00	800.00	800.00	.0
TOTAL WATER REVENUES		13,284.84	380,292.87	834,400.00	454,107.13	45.6
TOTAL FUND REVENUE		13,284.84	380,292.87	834,400.00	454,107.13	45.6

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>WATER OPERATIONS</u>					
20-430-100 GROSS WAGES - WATER	27,713.09	138,565.45	409,760.00	271,194.55	33.8
20-430-103 OT/COMP TIME BUYOUT	760.25	3,801.25	2,000.00	(1,801.25)	190.1
20-430-105 BONUS	.00	.00	3,000.00	3,000.00	.0
20-430-110 GROSS WAGES-WATER PT/SEASONAL	.00	.00	.00	.00	.0
20-430-111 ON CALL PAY	1,750.00	8,750.00	18,200.00	9,450.00	48.1
20-430-119 YEAR END LEAVE EXPENSE	.00	.00	.00	.00	.0
20-430-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
20-430-132 ICMA TOWN PAID BENEFIT	1,939.16	9,695.80	32,941.00	23,245.20	29.4
20-430-133 HEALTH/DENTAL-EMPLOYEE	(136.80)	4,789.23	45,000.00	40,210.77	10.6
20-430-135 DEP HEALTH/DENTAL	.00	.00	18,000.00	18,000.00	.0
20-430-136 MEDICAL BENEFIT ALLOWANCE	.00	5,493.23	4,000.00	(1,493.23)	137.3
20-430-141 UNEMPLOYMENT INSURANCE	206.67	1,033.35	824.00	(209.35)	125.4
20-430-142 WORKERS' COMPENSATION	.00	10,473.38	42,000.00	31,526.62	24.9
20-430-143 SOCIAL SECURITY MATCH	1,974.75	9,873.75	25,529.00	15,655.25	38.7
20-430-144 MEDICARE MATCH	461.83	2,309.15	5,971.00	3,661.85	38.7
20-430-145 FAMILI BENIFIT	42.20	211.00	1,853.00	1,642.00	11.4
20-430-210 OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00	.0
20-430-211 COMPUTER SUPPLIES	.00	.00	2,500.00	2,500.00	.0
20-430-215 COMPUTER SOFTWARE	.00	401.25	9,000.00	8,598.75	4.5
20-430-220 COMPUTER HARDWARE	.00	.00	2,500.00	2,500.00	.0
20-430-221 CHEMICALS	2,075.66	8,867.62	20,000.00	11,132.38	44.3
20-430-222 LAB SUPPLIES/EQUIPMENT	.00	254.81	1,500.00	1,245.19	17.0
20-430-223 WELL/PLANT SUPPLIES	.00	.00	600.00	600.00	.0
20-430-225 METER PARTS	.00	.00	500.00	500.00	.0
20-430-227 SMALL EQUIPMENT/TOOLS	.00	59.98	800.00	740.02	7.5
20-430-228 SAFETY EQUIPMENT	.00	200.00	1,000.00	800.00	20.0
20-430-229 MISC OPERATING SUPPLIES	.00	.00	.00	.00	.0
20-430-231 GAS/FUEL/FLUIDS	.00	.00	4,000.00	4,000.00	.0
20-430-232 VEHICLE MAINTENANCE	.00	7,138.79	3,000.00	(4,138.79)	238.0
20-430-233 EQUIPMENT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
20-430-234 WELL/PLANT MAINTENANCE	.00	.00	3,500.00	3,500.00	.0
20-430-235 TIRES & CHAINS	.00	.00	1,000.00	1,000.00	.0
20-430-237 BUILDING MAINTENANCE	.00	7.89	1,000.00	992.11	.8
20-430-238 DISTRIBUTION LINE MAINTENANCE	689.20	7,779.00	25,000.00	17,221.00	31.1
20-430-239 MISC. MAINTENANCE	.00	.00	150.00	150.00	.0
20-430-240 ROAD MATERIALS	.00	.00	3,000.00	3,000.00	.0
20-430-241 MOTORS & PUMPS	.00	.00	4,000.00	4,000.00	.0
20-430-251 RESALE PARTS	.00	.00	150.00	150.00	.0
20-430-252 RESALE METERS EXPENSE	.00	.00	.00	.00	.0
20-430-253 COGS-METER	.00	.00	10,000.00	10,000.00	.0
20-430-310 MISC SERVICE FEES	.00	.00	.00	.00	.0
20-430-311 POSTAGE/FREIGHT	.00	.00	1,500.00	1,500.00	.0
20-430-314 LEGAL NOTICES/ADS	.00	.00	600.00	600.00	.0
20-430-316 MEMBERSHIPS	.00	.00	700.00	700.00	.0
20-430-317 UNIFORM ALLOWANCE	100.00	500.00	1,800.00	1,300.00	27.8
20-430-318 TESTING SERVICES	.00	25.00	3,000.00	2,975.00	.8
20-430-319 MISCELLANEOUS SERVICES	.00	.00	100.00	100.00	.0
20-430-320 TELEMETRY MAINTENANCE	4,740.00	10,782.00	4,000.00	(6,782.00)	269.6
20-430-321 COMPUTER SYSTEM SUPPORT	1,269.88	5,093.11	17,000.00	11,906.89	30.0
20-430-330 BANK FEES	.00	.00	100.00	100.00	.0
20-430-341 ELECTRIC UTILITY	.00	3,187.94	31,000.00	27,812.06	10.3
20-430-344 TELEPHONE UTILITY	.00	278.30	3,100.00	2,821.70	9.0

41 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
20-430-345 NATURAL GAS UTILITY	.00	142.43	5,100.00	4,957.57	2.8
20-430-347 INTERNET SERVICE	.00	.00	.00	.00	.0
20-430-351 LEGAL SERVICES	.00	94.00	600.00	506.00	15.7
20-430-352 AUDIT	.00	.00	3,400.00	3,400.00	.0
20-430-354 SYSTEM ANALYSIS/ENG & SURVEY	.00	10,220.00	5,000.00	(5,220.00)	204.4
20-430-355 STATE FEES	.00	.00	400.00	400.00	.0
20-430-370 TRAINING/TRAVEL	.00	.00	2,000.00	2,000.00	.0
20-430-513 PROPERTY/CASUALTY INSURANCE	.00	4,432.61	17,000.00	12,567.39	26.1
20-430-514 POSITION BONDS	.00	.00	100.00	100.00	.0
20-430-700 DEPRECIATION RESERVE	.00	.00	.00	.00	.0
20-430-870 CONTINGENCY-OPERATIONS	.00	.00	6,000.00	6,000.00	.0
TOTAL WATER OPERATIONS	43,585.89	254,460.32	811,278.00	556,817.68	31.4
WATER DEBT SERVICE					
20-830-640 DWRF LOAN - PRINCIPAL	36,228.18	36,228.18	72,819.00	36,590.82	49.8
20-830-645 DWRF LOAN - INTEREST	11,165.85	11,165.85	21,969.00	10,803.15	50.8
TOTAL WATER DEBT SERVICE	47,394.03	47,394.03	94,788.00	47,393.97	50.0
WATER CAPITAL					
20-930-994 SYSTEM UPGRADES	.00	.00	.00	.00	.0
20-930-995 CAPITAL CONTINGENCY	.00	12,672.64	.00	(12,672.64)	.0
20-930-997 CAPITAL DIRECT PURCHASE	.00	.00	.00	.00	.0
20-930-999 CONTRA CAPITAL OUTLAY	.00	.00	.00	.00	.0
TOTAL WATER CAPITAL	.00	12,672.64	.00	(12,672.64)	.0
TOTAL FUND EXPENDITURES	90,979.92	314,526.99	906,066.00	591,539.01	34.7
NET REVENUE OVER EXPENDITURES	(77,695.08)	65,765.88	(71,666.00)	(137,431.88)	91.8

TOWN OF GRAND LAKE
BALANCE SHEET
MAY 31, 2025

Section 9, ItemA.

MARINA FUND

ASSETS

40-100000	CASH IN COMBINED CASH FUND	335,963.77	
40-109100	COLOTRUST	478,985.34	
40-116000	PETTY CASH	500.00	
40-117000	ACCOUNTS RECEIVABLE	.00	
40-117500	ACCOUNTS RECIVABLE - AR	4,600.00	
40-118000	ASSET - BOATS	532,371.71	
40-118500	ASSET - BOATS-IN PROGRESS	.00	
40-119000	ASSET - OTHER	32,814.17	
40-123000	DUE TO MARINA FROM GF	.00	
40-129000	ACCUM DEPRECIATION/ALL PROP	(375,739.48)	
40-143100	PREPAID EXPENSES	.00	
		1,009,495.51	
	TOTAL ASSETS		1,009,495.51

LIABILITIES AND EQUITY

LIABILITIES

40-200000	ACCOUNTS PAYABLE GENERAL	.00	
40-217000	WAGES PAYABLE	.00	
40-217100	SOCIAL SECURITY PAYABLE	.00	
40-217200	FEDERAL W/H PAYABLE	.00	
40-217300	STATE TAX W/H PAYABLE	.00	
40-217400	MEDICARE WITHHOLDING	.00	
40-217500	SUTA PAYABLE	.00	
40-217600	WC PAYABLE	.00	
40-218100	HEALTH/DENTAL/VISION	.00	
40-219100	FLEX MEDICAL	.00	
40-219200	MEDICAL BENEFIT PAYABLE	.00	
40-220000	ICMA W/H PAYABLE	.00	
40-221000	ICMA LOAN PAYABLE	.00	
40-221001	ICMA/ROTH IRA	.00	
40-223000	ACCRUED VACATION PAYABLE	3,336.14	
40-231000	DUE TO GF FROM MARINA	.00	
40-232000	DUE TO WATER FROM MARINA	.00	
		3,336.14	
	TOTAL LIABILITIES		3,336.14

FUND EQUITY

40-275000	UNAPPROP. RETAINED EARNINGS	1,000,461.49	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	5,697.88	
		5,697.88	
	BALANCE - CURRENT DATE		1,006,159.37
	TOTAL FUND EQUITY		1,006,159.37
	TOTAL LIABILITIES AND EQUITY		1,009,495.51

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, Item A.

MARINA FUND					
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>MARINA REVENUES</u>					
40-344-113 RENTALS (NON-TAXABLE)	1,800.00	1,800.00	365,000.00	363,200.00	.5
40-344-115 TOURS	.00	.00	73,000.00	73,000.00	.0
40-344-120 BUILDING SPACE RENTAL	.00	.00	3,584.00	3,584.00	.0
40-344-145 KAYAK SLIP RENTAL	300.00	450.00	3,600.00	3,150.00	12.5
40-344-155 SUP SLIP RENTAL	.00	.00	4,600.00	4,600.00	.0
40-344-160 MISC REVENUE	.00	.00	.00	.00	.0
40-344-170 INTEREST EARNED	1,775.42	8,699.60	8,000.00	(699.60)	108.8
40-344-180 BOAT DAMAGE	.00	.00	1,000.00	1,000.00	.0
40-344-200 SALE OF ASSETS	.00	.00	20,000.00	20,000.00	.0
40-344-220 CONTRIBUTED SERVICES	.00	.00	.00	.00	.0
TOTAL MARINA REVENUES	3,875.42	10,949.60	478,784.00	467,834.40	2.3
TOTAL FUND REVENUE	3,875.42	10,949.60	478,784.00	467,834.40	2.3

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>MARINA OPERATIONS</u>					
40-460-100 GROSS WAGES - MARINA	.00	.00	86,000.00	86,000.00	.0
40-460-103 OT/COMP TIME BUYOUT	.00	.00	8,000.00	8,000.00	.0
40-460-105 BONUS	.00	.00	4,000.00	4,000.00	.0
40-460-110 GROSS WAGES-MARINA PT/SEASONAL	.00	.00	136,000.00	136,000.00	.0
40-460-119 ACCRUED LEAVE EXPENSE	.00	.00	.00	.00	.0
40-460-130 GLC MEMBERSHIP BENEFIT	.00	.00	.00	.00	.0
40-460-132 ICMA TOWN PAID BENEFIT	.00	.00	5,000.00	5,000.00	.0
40-460-133 HEALTH/DENTAL - EMPLOYEE	.00	.00	20,000.00	20,000.00	.0
40-460-135 DEP HEALTH/DENTAL	.00	.00	.00	.00	.0
40-460-136 MEDICAL BENEFIT ALLOWANCE	.00	.00	2,000.00	2,000.00	.0
40-460-141 UNEMPLOYMENT INSURANCE	.00	.00	800.00	800.00	.0
40-460-142 WORKERS' COMPENSATION	.00	.00	37,000.00	37,000.00	.0
40-460-143 SOCIAL SECURITY MATCH	.00	.00	13,839.00	13,839.00	.0
40-460-144 MEDICARE MATCH	.00	.00	3,236.00	3,236.00	.0
40-460-145 FAMILI BENIFIT	.00	.00	200.00	200.00	.0
40-460-211 OFFICE SUPPLIES	.00	.00	1,000.00	1,000.00	.0
40-460-214 SMALL EQUIP/COMP HRDWARE	503.27	503.27	500.00	(3.27)	100.7
40-460-222 SHOP SUPPLIES	42.65	42.65	2,000.00	1,957.35	2.1
40-460-223 BOAT SUPPLIES	.00	.00	1,500.00	1,500.00	.0
40-460-227 TOOLS	289.56	289.56	750.00	460.44	38.6
40-460-231 FUEL	.00	.00	12,000.00	12,000.00	.0
40-460-232 VEHICLE MAINTENANCE	.00	.00	.00	.00	.0
40-460-233 EQUIPMENT (BOAT) MAINTENANCE	.00	.00	15,000.00	15,000.00	.0
40-460-237 BUILDING/FACILITY MAINTENANCE	48.96	48.96	20,000.00	19,951.04	.2
40-460-301 CONTRIBUTIONS	.00	.00	.00	.00	.0
40-460-312 COMPUTER SERVICES	768.89	2,341.28	4,000.00	1,658.72	58.5
40-460-314 ADS AND LEGAL NOTICES	.00	.00	2,000.00	2,000.00	.0
40-460-316 DUES/MEMBERSHIPS	.00	.00	350.00	350.00	.0
40-460-317 UNIFORMS	.00	.00	1,000.00	1,000.00	.0
40-460-318 MISCELLANEOUS SERVICES	.00	.00	300.00	300.00	.0
40-460-320 MARKETING	.00	.00	700.00	700.00	.0
40-460-330 BANK/CREDIT CARD FEES	.00	13.00	20,000.00	19,987.00	.1
40-460-341 ELECTRIC UTILITY	.00	131.56	1,100.00	968.44	12.0
40-460-342 SEWER UTILITY	.00	.00	600.00	600.00	.0
40-460-343 WATER UTILITY	160.00	320.00	588.00	268.00	54.4
40-460-344 TELEPHONE/INTERNET UTILITY	60.00	538.53	1,800.00	1,261.47	29.9
40-460-350 BOAT REGISTRATION	.00	.00	900.00	900.00	.0
40-460-351 LICENSES	.00	.00	100.00	100.00	.0
40-460-355 PURCHASED PROFESSIONAL SERV.	.00	.00	1,000.00	1,000.00	.0
40-460-360 SALES TAX	.00	.00	10,000.00	10,000.00	.0
40-460-361 MARINA OVER/SHORT	.00	.00	.00	.00	.0
40-460-370 TRAINING/TRAVEL	.00	.00	500.00	500.00	.0
40-460-510 LEGAL	.00	.00	.00	.00	.0
40-460-512 AUDIT	.00	.00	1,700.00	1,700.00	.0
40-460-513 PROPERTY/CASUALTY INSURANCE	.00	1,022.91	5,200.00	4,177.09	19.7
40-460-514 POSITION BONDS	.00	.00	300.00	300.00	.0
40-460-515 ENGINEERING/SURVEY	.00	.00	5,000.00	5,000.00	.0
40-460-516 SITE LEASE	.00	.00	1.00	1.00	.0
40-460-700 DEPRECIATION RESERVE	.00	.00	.00	.00	.0
40-460-750 FIREWORKS	.00	.00	.00	.00	.0
40-460-870 CONTINGENCY	.00	.00	500.00	500.00	.0
40-460-880 ICE RINK EXPENSES	.00	.00	.00	.00	.0

41 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, Item A.

		MARINA FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
TOTAL MARINA OPERATIONS		1,873.33	5,251.72	426,464.00	421,212.28	1.2
MARINA CAPITAL						
40-960-610	CAPITAL EQUIPMENT	.00	.00	50,000.00	50,000.00	.0
40-960-750	CAPITAL CONTRIBS (INTERFUND)	.00	.00	.00	.00	.0
40-960-995	FACILITIES IMPROVEMENTS	.00	.00	.00	.00	.0
40-960-999	CONTRA CAPITAL OUTLAY	.00	.00	.00	.00	.0
TOTAL MARINA CAPITAL		.00	.00	50,000.00	50,000.00	.0
TOTAL FUND EXPENDITURES		1,873.33	5,251.72	476,464.00	471,212.28	1.1
NET REVENUE OVER EXPENDITURES		2,002.09	5,697.88	2,320.00	(3,377.88)	245.6

TOWN OF GRAND LAKE
BALANCE SHEET
MAY 31, 2025

Section 9, ItemA.

PAY-AS-YOU-THROW FUND

ASSETS

50-100000	CASH IN COMBINED CASH FUND	149,736.14	
50-116000	PETTY CASH	50.00	
50-117000	ACCOUNTS RECEIVABLE	.00	
50-117500	ACCOUNTS RECIVABLE - AR	(5,400.00)	
50-127000	ASSET - BAG INVENTORY	7,860.06	
50-143100	PREPAID EXPENSES	.00	
	TOTAL ASSETS		152,246.20

LIABILITIES AND EQUITY

LIABILITIES

50-200000	ACCOUNTS PAYABLE GENERAL	.00	
50-223100	PREPAID ACCOUNTS	.00	
50-231000	DUE TO G.F. FROM PAYT	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

50-275000	UNAPPROP. RETAINED EARNINGS	156,924.73	
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(4,678.53)	
	BALANCE - CURRENT DATE	(4,678.53)	
	TOTAL FUND EQUITY		152,246.20
	TOTAL LIABILITIES AND EQUITY		152,246.20

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>PAYT REVENUES</u>					
50-344-110 PAYT BAGS: DIRECT SALES (T)	40.00	1,960.00	4,000.00	2,040.00	49.0
50-344-111 PAYT TAX	.00	.00	368.00	368.00	.0
50-344-115 PAYT BAGS: VENDOR PUR (NT)	.00	.00	75,000.00	75,000.00	.0
50-344-140 INTEREST REVENUE	.00	.00	.00	.00	.0
TOTAL PAYT REVENUES	40.00	1,960.00	79,368.00	77,408.00	2.5
TOTAL FUND REVENUE	40.00	1,960.00	79,368.00	77,408.00	2.5

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

PAY-AS-YOU-THROW FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
	<u>PAYT OPERATIONS</u>					
50-470-200	PAYT BAGS FOR RESALE	.00	.00	3,000.00	3,000.00	.0
50-470-250	PAYT COGS - BAGS	.00	.00	6,500.00	6,500.00	.0
50-470-300	DUMPSTER SERVICE	.00	6,013.53	35,000.00	28,986.47	17.2
50-470-301	RECYCLING CONTRIBUTION	.00	625.00	1,500.00	875.00	41.7
50-470-305	RECYCLING PROGRAM	.00	.00	.00	.00	.0
50-470-310	SITE LEASE	.00	.00	1.00	1.00	.0
50-470-312	COMPUTER SERVICES	.00	.00	.00	.00	.0
50-470-315	SITE MAINTENANCE	.00	.00	35,000.00	35,000.00	.0
50-470-320	BUSINESS LICENSE	.00	.00	.00	.00	.0
50-470-350	SALES TAX	.00	.00	368.00	368.00	.0
50-470-512	AUDIT	.00	.00	510.00	510.00	.0
50-470-870	CONTINGENCY	.00	.00	300.00	300.00	.0
	TOTAL PAYT OPERATIONS	.00	6,638.53	82,179.00	75,540.47	8.1
	<u>PAYT CAPITAL</u>					
50-970-751	SITE IMPROVEMENTS	.00	.00	20,000.00	20,000.00	.0
	TOTAL PAYT CAPITAL	.00	.00	20,000.00	20,000.00	.0
	TOTAL FUND EXPENDITURES	.00	6,638.53	102,179.00	95,540.47	6.5
	NET REVENUE OVER EXPENDITURES	40.00	(4,678.53)	(22,811.00)	(18,132.47)	(20.5)

TOWN OF GRAND LAKE
BALANCE SHEET
MAY 31, 2025

Section 9, ItemA.

CAPITAL IMPROVEMENT FUND

ASSETS

90-100000	CASH IN COMBINED CASH FUND	22,852.39	
90-109100	COLOTRUST	821,338.61	
90-117000	ACCOUNTS RECEIVABLE	81,171.20	
90-117500	ACCOUNTS RECIVABLE - AR	.00	
	TOTAL ASSETS		925,362.20

LIABILITIES AND EQUITY

LIABILITIES

90-200000	ACCOUNTS PAYABLE GENERAL	.00	
	TOTAL LIABILITIES		.00

FUND EQUITY

90-270000	SURPLUS FUND	280,500.00	
90-275000	RETAINED EARNINGS - PRIOR	631,080.88	
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	13,781.32	
	BALANCE - CURRENT DATE	13,781.32	
	TOTAL FUND EQUITY		925,362.20
	TOTAL LIABILITIES AND EQUITY		925,362.20

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, Item A.

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>CIF REVENUES</u>					
90-344-110 SALES & USE TAX 1%	.00	114,455.80	580,000.00	465,544.20	19.7
90-344-140 INTEREST REVENUES	3,044.37	14,917.61	20,000.00	5,082.39	74.6
90-344-160 MISC REVENUE	.00	.00	.00	.00	.0
90-344-310 CO TREE GRANT	.00	.00	.00	.00	.0
90-344-910 DOLA 2017 TIER II PHASE 1	.00	.00	.00	.00	.0
90-344-920 DOLA 2017 TIER II PHASE 2	.00	.00	.00	.00	.0
 TOTAL CIF REVENUES	 3,044.37	 129,373.41	 600,000.00	 470,626.59	 21.6
 <u>CIF OTHER REVENUES</u>					
90-391-360 TXFR IN FROM WATER ENTERPRISE	.00	.00	.00	.00	.0
 TOTAL CIF OTHER REVENUES	 .00	 .00	 .00	 .00	 .0
 TOTAL FUND REVENUE	 3,044.37	 129,373.41	 600,000.00	 470,626.59	 21.6

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2025

Section 9, ItemA.

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CAP IMP FUND OPERATIONS</u>					
90-431-870 CONTINGENCY	.00	.00	275.00	275.00	.0
90-431-999 TABOR REQ'D EMERGENCY RESERVE	.00	.00	.00	.00	.0
TOTAL CAP IMP FUND OPERATIONS	.00	.00	275.00	275.00	.0
<u>CIF EXPENSES</u>					
90-444-300 EV EXPENSES	.00	.00	.00	.00	.0
90-444-310 COLORADO TREE COALITION EXPENS	.00	.00	.00	.00	.0
TOTAL CIF EXPENSES	.00	.00	.00	.00	.0
<u>CAP IMP FUND DEBT SERVICE</u>					
90-831-471 SALES TAX BONDS - PRINCIPAL	.00	.00	130,000.00	130,000.00	.0
90-831-472 SALES TAX BONDS - INTEREST	74,850.00	74,850.00	149,700.00	74,850.00	50.0
TOTAL CAP IMP FUND DEBT SERVICE	74,850.00	74,850.00	279,700.00	204,850.00	26.8
<u>CAP IMP FUND CAPITAL</u>					
90-931-200 CAPITAL PAVEMENT	34,110.00	34,110.00	400,000.00	365,890.00	8.5
90-931-201 CAPITAL BOARDWALKS	6,632.09	6,632.09	50,000.00	43,367.91	13.3
90-931-202 GREENBELT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
90-931-203 CAPITAL PROFESSIONAL SERVICES	.00	.00	25,000.00	25,000.00	.0
90-931-204 CAPITAL MAINTANCE	.00	.00	50,000.00	50,000.00	.0
90-931-910 STREETSCAPE	.00	.00	.00	.00	.0
90-931-912 STREETSCAPE-MAINTENANCE	.00	.00	.00	.00	.0
90-931-915 STREETSCAPE PLAN/PROJECT MAN	.00	.00	.00	.00	.0
90-931-916 STREETSCAPE- BELOW GROUND	.00	.00	.00	.00	.0
90-931-917 STREETSCAPE-ABOVE GROUND	.00	.00	.00	.00	.0
90-931-918 STREETSCAPE- MISC.	.00	.00	.00	.00	.0
90-931-919 STREETSCAPE-LANDSCAPING	.00	.00	.00	.00	.0
TOTAL CAP IMP FUND CAPITAL	40,742.09	40,742.09	530,000.00	489,257.91	7.7
TOTAL FUND EXPENDITURES	115,592.09	115,592.09	809,975.00	694,382.91	14.3
NET REVENUE OVER EXPENDITURES	(112,547.72)	13,781.32	(209,975.00)	(223,756.32)	6.6



To: Mayor Bergquist & Trustees

From: Matthew Reed-Tolonen, Public Works Director

Date: June 23, 2025

RE: **Consideration of Resolution 29-2025, a Resolution Awarding 2025 Cairns Asphalt Paving Project**

Background

The Town has \$25,000 budgeted in the Public Works Capital Paving fund (10-931-921) for road improvements in 2025. We solicited bids for a paving project on Cairns Avenue, with New West Paving submitting the low bid of \$36,550. The second bid, from Acord Asphalt, came in at \$38,884.

Through a partnership with Hodapp Homes, who are responsible for repairing a road cut in the area, we propose extending the project scope to improve a larger stretch of Cairns Avenue. Specifically, this project would pave from the end of the existing asphalt near Deven Haven south to the north side of Grand Lake Lane.

Under this cost-sharing agreement:

- The Town would contribute \$20,000 from the \$25,000 currently budgeted.
 - Hodapp Homes would contribute \$16,550 toward the total cost.
 - The combined funding would fully cover the New West Paving bid.
- This partnership benefits both parties: it improves a longer section of road than originally planned and reduces the per-square-foot paving cost for Hodapp Homes compared to a standalone repair.

Bids in order of price.

- | | |
|--------------------|-------------|
| 1. New West Paving | \$36,550.00 |
| 2. Acord Asphalt | \$38,884.00 |

Fiscal Note

We have not used any of the paving budget \$25,000.00

Staff Recommendation



Complete the 2025 Cairns paving for the best price.

Suggested Motions

Motion to Approve:

*I make a motion to approve/(deny) **Resolution Number 29-2025:** to approve the low bid from New West Paving in the amount of \$36,550 for the Cairns Avenue paving project, with the Town of Grand Lake contributing \$20,000 from Public Works Capital Paving (10-931-921) and Hodapp Homes contributing the remaining \$16,550.*

OR

Motion to Deny:

I move to deny the bid from New West Paving for the Cairns Avenue paving project.



To: Mayor Bergquist & Town Trustees

From: Sarah Weekes, Event Manager

Date: June 23, 2025

RE: **Consideration of Resolution 28-2025, a Resolution Setting Certain Fees for Rocky Mountain Folk School's "Flint Knapping Class and Archaeology Display" Event on July 12, 2025**

Background

Rocky Mountain Folk School continues to provide the community with year-round learning experiences. They are requesting fees to be waived for their Flint Knapping Class and Archaeology Display on July 12th, 2025.

They request the Board waive the special event permit fee of \$250, the rental fee for the use of the Lower Lakefront Pavilion in the amount of \$100 and the use of the electricity in the amount of \$25 as they are a non-profit organization.

When reviewing the application, the Board of Trustees is to consider the following:

Municipal Code 11-6-3(C): Special Event Permit Application Review and Approval.

1. Review Considerations. The following factors shall be considered prior to approval of a SEP:

- (a) The predominant use of the primary facility being used; and*
- (b) The proposed event and the event hours; and*
- (c) Neighborhood compatibility; and*
- (d) Effect of the proposed event on the community; and*
- (e) The Town's anticipated cost in staff time and equipment use; and*
- (f) The benefit to non-profit from the event; and*
- (g) The benefit to local businesses from the event; and*
- (h) Duplication of services or sale items; and*
- (i) Nature of the past event issues or similar past event issues.*

Fiscal Note

In 2025, the Board of Trustees has not waived any fees for the Rocky Mountain Folk School.



Suggested Motions

I make a motion to approve/(deny) **RESOLUTION 28-2025, A RESOLUTION SETTING CERTAIN FEES FOR ROCKY MOUNTAIN FOLK SCHOOL’S “FLINT KNAPPING CLASS AND ARCHAEOLOGY DISPLAY” EVENT ON JULY 12, 2025**

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 28-2025**

**A RESOLUTION SETTING CERTAIN FEES FOR A SPECIAL EVENT PERMIT FOR
THE ROCKY MOUNTAIN FOLK SCHOOLS SPECIAL EVENT, “FLINT KNAPPING
DEMO AND ARCHEAEOLOGY DISPLAY”**

WHEREAS, the Rocky Mountain Folk School has scheduled a special event, Flint Knapping Demo and Archaeology Display, July 12th, 2025; and,

WHEREAS, the rental fee for the Lower Lakefront Pavilion for the scheduled time is set at \$100, the rental fee for use of electricity for the scheduled time is \$25 and the fee for a new special event application is set at \$250; and,

WHEREAS, the Board of Trustees has the authority pursuant to Colorado State Statute § 31-15-901 (1) (c) and Section 2-3-2 of the Municipal Code to adopt a resolution waiving the Town fee; and,

WHEREAS, upon consideration of staff comments and discussion amongst the Board members themselves, the Board concluded that waiving the facility rental fees and the new special event application fee is in the best interests of the Town and its citizens;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO:

THAT, the Board hereby waives the new special event fee for the Rocky Mountain Folk School’s Flint Knapping Class and Archaeology Display to be held July 12th, 2025.

**DULY MOVED, SECONDED, AND ADOPTED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE THIS 23rd DAY OF JUNE 2025.**

Votes Approving:
Votes Opposing:
Votes Abstaining:
Absent:

(SEAL)

ATTEST:

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor Pro-Tem



To: Mayor Bergquist & Trustees

From: Steve Kudron, Town Manager

Date: June 23, 2025

RE: **Consideration to Approve a New Pontoon Boat for Headwaters Marina**

Background:

The Board of Trustee approved \$50,000 in the 2025 budget for the purchase of a new Pontoon Boat to add to the Town's rental fleet. Staff has negotiated for the best available boat to add to the fleet.

Elevated Marine was able to provide the best possible price for the greatest value boat for the fleet. The purchase buyers order is included in your packet. Delivery and setup is included in the purchase price.

Staff recommends the Board consider the contract for a Bennington 20ft SXSRC pontoon boat.

Suggested Motions:

I move to recommend the mayor sign the contract with Elevated Marine for Bennington 20 SXSRC Pontoon and Yamaha motor

OR:

I move to NOT recommend the mayor sign the contract with Elevated Marine for Bennington 20 SXSRC Pontoon and Yamaha motor

Elevated Marine
 5889 Lamar St
 Arvada CO 80003
 (303) 390-1390
Buyer's Order

Section 10, Item C.

Town of Grand Lake

1026 Park Avenue
 Grand Lake, CO 80447

H W

C 9709660067

Email skudron@toglco.com

Date 06/12/2025
 Deal No. 800036
 Salesperson Nick Stiller
 Lienholder None

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Serial No.	Stock No.	Price (Incl factory options)
New	2024	Bennington	20 SXSRC	ETWP6226J324	WP6226	\$32,697.00
New	2024	Yamaha	T50LB	6C2L1033821	WP6226M	\$6,569.00

Options:

Dealer Unit Price	\$39,266.00
Factory Options	\$0.00
Added Accessories	\$0.00
Freight	\$1,450.00
Dealer Prep	\$995.00

24 20 SXSRC

60 hp MOTOR 2
 or 50 MOTOR 2

NO SALES TAX

41,781.25
 2500.00 DEALER/MFG DISCOUNT

39281.25
 695.00 DOC Fees
 39,976.25

Registration Fees \$70.25

Notes:

Trade Information

Cash Price	\$41,781.25
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale (Cash Price - Net Trade)	\$41,781.25
Sales Tax	\$1,138.71
Title/License/Registration Fees	\$0.00
Document or Administration Fees	\$695.00
Credit Life Insurance	\$0.00
Accident & Disability	\$0.00
Total Other Charges	\$1,833.71
Sub Total (Net Sale + Other Charges)	\$43,614.96
Cash Down Payment	\$0.00
Amount to Pay/Finance	\$43,614.96

Monthly Payment of \$0.00 For 0 Months at 0.00% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer(s) Signature _____ Dealer Signature _____

Thank You for Your Business!



To: Mayor Bergquist & Trustees

From: Steve Kudron, Town Manager

Date: June 23, 2025

RE: **Consideration to Approve Vendor Fees for Pay as You Throw Bags**

Background:

Staff has engaged in discussions to negotiate an agreement for Project Management/Owners Rep services with Artaic Group. Staff believe Artaic is well situated to help the Town in Developer acquisition, funding gap provisions, and the selection of a company to lease up and manage the development once complete.

Artaic has suggested the development of a final funding strategy for the project and is recommending that phase be accomplished first. A workshop proposal is attached.

Staff recommends the Board consider the approval of a contract for owners rep services with Artaic Group

Suggested Motions:

I move to recommend the mayor sign the contract with Artaic Group for Owners Rep services

OR:

I move to NOT recommend the mayor sign the contract with Artaic Group for Owners Rep services

Trash bags Calcs

Cost:

Green Bags

1 Case
20 rolls per case
10 bags per roll
200 bags per case

\$1,500 cost per case
200 bags per case
\$7.50 cost per bag

\$8 price per bag after tax
\$7.32 price per bag before tax

Tax:

\$ 7.32 Price per bag before tax
9.20% Tax Rate
\$ 0.67 Tax per bag
\$ 7.99 Retail Price per bag

Note: The retail price per bag needs to be less than \$8 because when someone buys multiple bags, it will eventually round up and look like it's more than \$8 per bag and customers get cranky when they come in with exact change and it's more than \$8 per bag.

Credit card fee:

\$8 per bag
2.50% Credit card fee (varies based on credit card)
\$0.20 Credit card fee per bag

Profit or loss:

\$ 8.00 retail price per bag
\$ 7.50 less cost
\$ 0.67 Less tax
\$ 0.20 less credit card fee
\$ (0.37) loss per green bag

Proposed:

\$ 8.00 retail price per bag
\$ 7.05 less cost
\$ 0.67 Less tax
\$ 0.20 less credit card fee
\$ 0.08 profit per green bag

5,859.00 bags sold in 2024
\$0.08 profit
\$468.72 net profit 1 yr

cost of 1 case green bags \$1410
cost of 1 case blue bags \$880

2024 loss \$2,355.88
value 1 cs ea \$2,290

Trash bags Calcs

Cost:

Blue Bags

1 Case
8 rolls per case
25 bags per roll
200 bags per case

\$900 cost per case
200 bags per case
\$4.50 cost per bag

\$5 price per bag after tax
\$4.57 price per bag before tax

Tax:

\$ 4.57 Price per bag before tax
9.20% Tax Rate
\$ 0.42 Tax per bag
\$ 4.99 Retail Price per bag

Note: The retail price per bag needs to be less than \$5 because when someone buys multiple bags, it will eventually round up and look like it's more than \$5 per bag and customers get cranky when they come in with exact change and it's more than \$5 per bag.

Credit card fee:

\$5 per bag
2.50% Credit card fee (varies based on credit card)
\$0.125 Credit card fee per bag

Profit or loss:

\$ 5.00 retail price per bag
\$ 4.50 less cost
\$ 0.420 Less tax
\$ 0.125 less credit card fee
\$ (0.045) loss per blue bag

\$ 5.00 retail price per bag
\$ 4.40 less cost
\$ 0.420 Less tax
\$ 0.125 less credit card fee
\$ 0.05 profit per blue bag

4170 bags sold in 2024
0.05 profit
\$208.50 net profit 1yr

From 5/1/2024 - 5/1/2025:

Item	Qty Sold	Total bags sold	Loss Per Bag
Single Green Bags	3639	3639	\$(1,346.43)
Green Rolls	222	2220	\$ (821.40)
Single Blue Bags	2695	2695	\$ (121.28)
Blue Rolls	59	1475	\$ (66.38)
Total Loss from 5/1/2024 - 5/1/2025			\$(2,355.48)



To: Mayor Bergquist & Trustees

From: Steve Kudron, Town Manager

Date: June 23, 2025

Re: Space to Create Status Update

Trustees:

As the Town progresses into the development of Space to Create Grand Lake, the Board is considering several action items this evening. Here is a timeline to date

- August 2018 – Town is Awarded Space to Create. The project award included several grants for predevelopment costs and the Town contracted with a state-selected developer, Art Space. Colorado Creative Industries committed \$3m for development costs.
- 2019 – Art Space developed a housing needs assessment, a site analysis and development proforma.
- 2020 - The outcomes of these community engagements led to the selection of a site near the Grand Lake Center. A public meeting in June 2020 led to the Town Board reconsidering the site and asked Art Space for a different possible location
- 2020-2021 - A new site was selected on Park Ave and Art Space worked on developing the funding stack for the project post COVID.
- Unable to secure funding in difficult conditions, funding stopped.
- 2022 Art Space closed their grant sponsored contract with the Town. Predevelopment costs paid 100% with grant dollars was \$450,000 to Art Space
- 2023 - The Town led a grant campaign to find the needed funding and applied for several DOLA sponsored infrastructure grants
- November 2023 – The Town was awarded a More Housing Now grant of \$2m with an 80/20 match requirement. This grant is to be used for infrastructure and energy efficiency programs.
- March 2024 – The Town was awarded a Strong Communities Grant for \$4m with an 80/20 match requirement. This grant is to be used for infrastructure only.
- September 2025: the Town enters into a 2yr grant contract for the Strong Communities grant
- December 2025: Grant Lake solicits for Architect and Project Management Services
- Spring 2025: MA Studios selected for Architect services. The town completes the development team and moves forward with Modular Manufacturer and General Contractor services



To date in 2025, the Town has paid \$220,000 for development services. Of this, the grant funds currently committed will reimburse the Town for all of the costs, although reimbursement for some of these items won't come until later in the project.

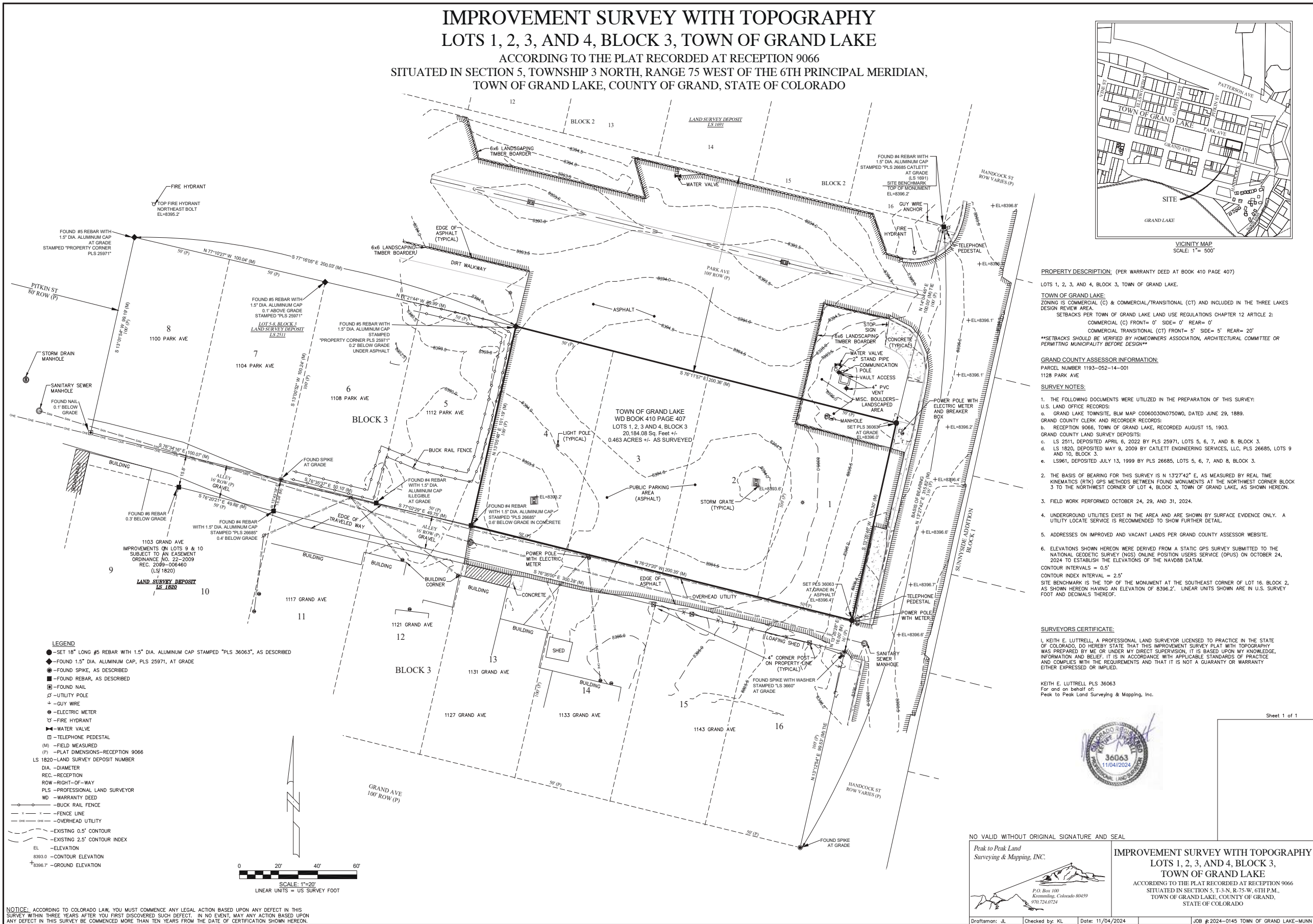


Space 2 Create

Town of Grand Lake, CO

Concept Design
06/18/2025





Concept Design

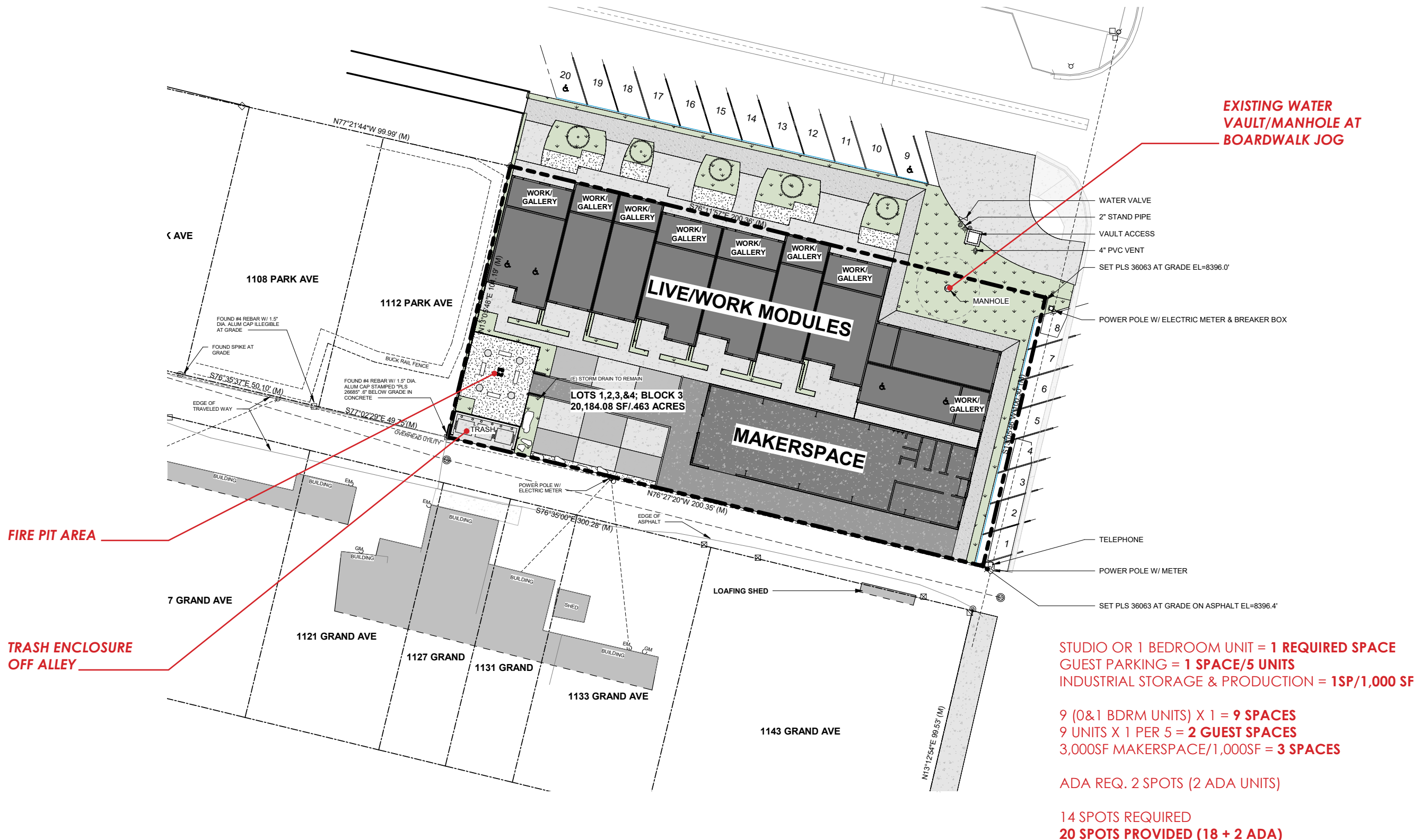
06/18/2025

SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447

PROJECT #2435

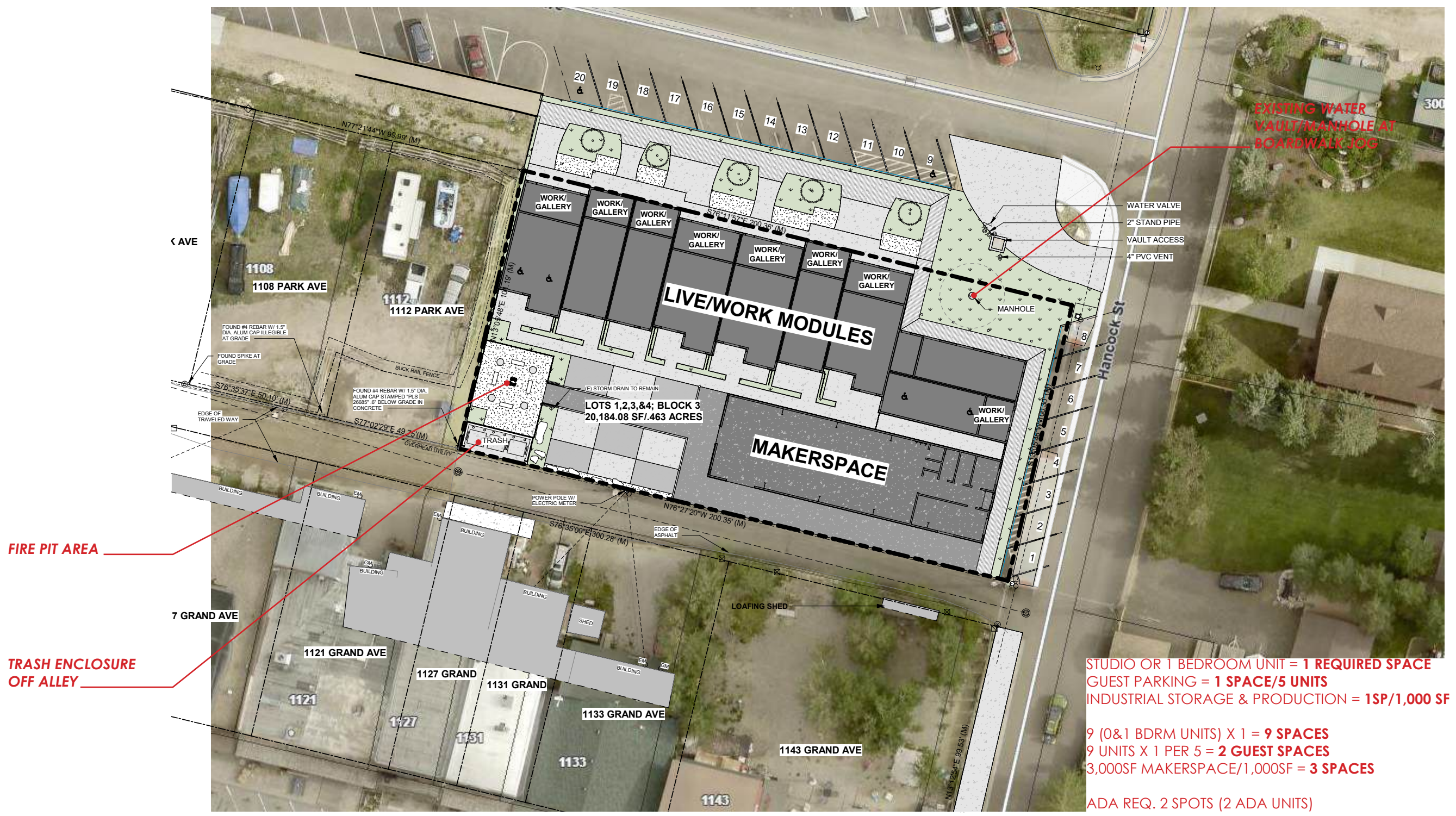


SITE PLAN & EXISTING UTILITIES

Concept
Design

06/18/2025

SPACE 2 CREATE
Town of Grand Lake, CO
LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

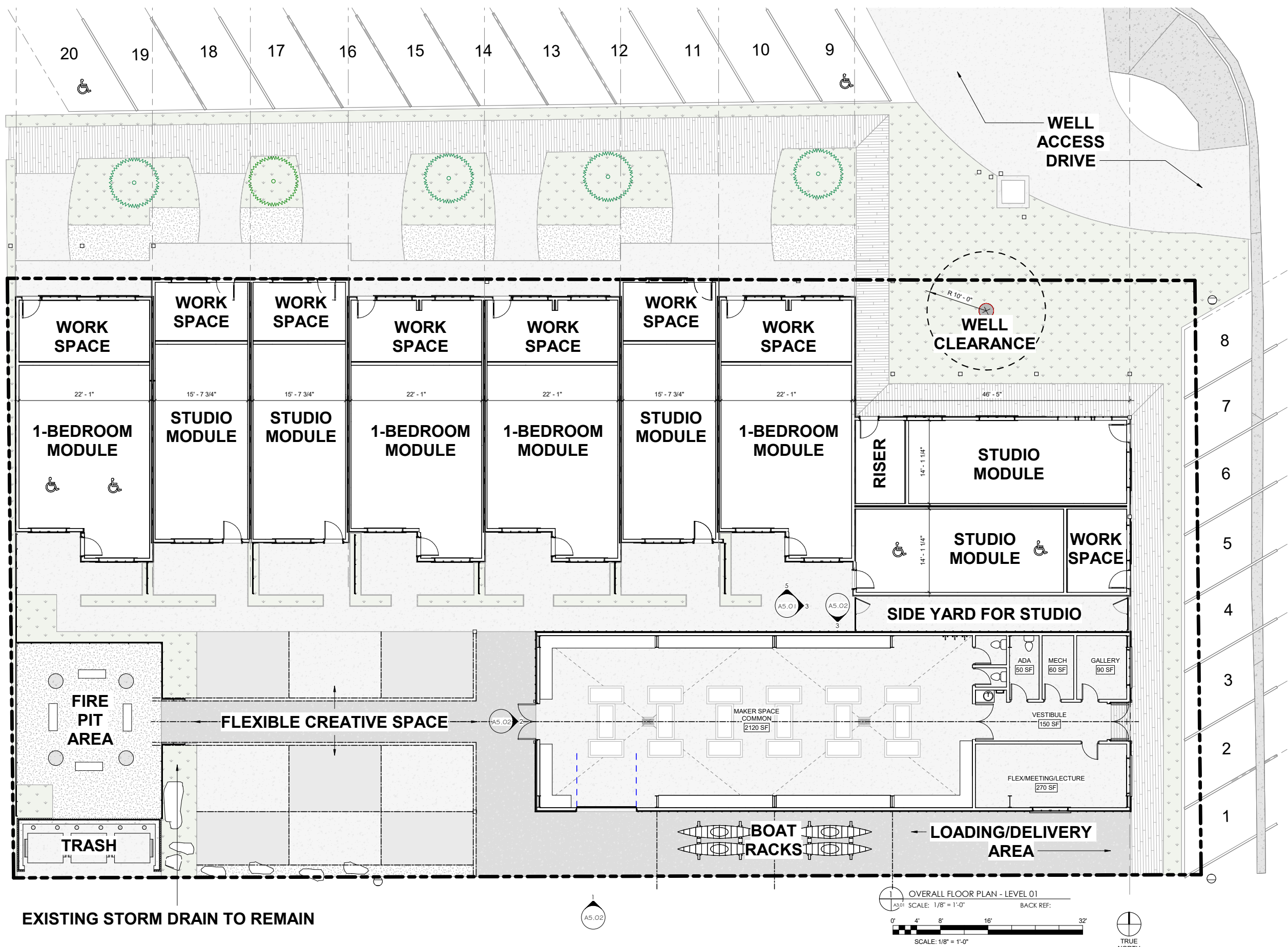


SITE PLAN & EXISTING UTILITIES - OVERLAY

Concept
Design

06/18/2025

SPACE 2 CREATE
Town of Grand Lake, CO
LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



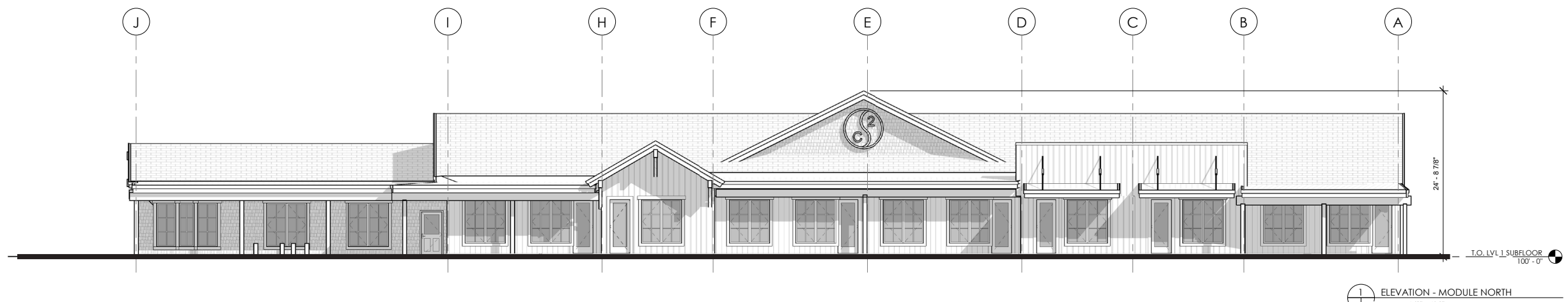
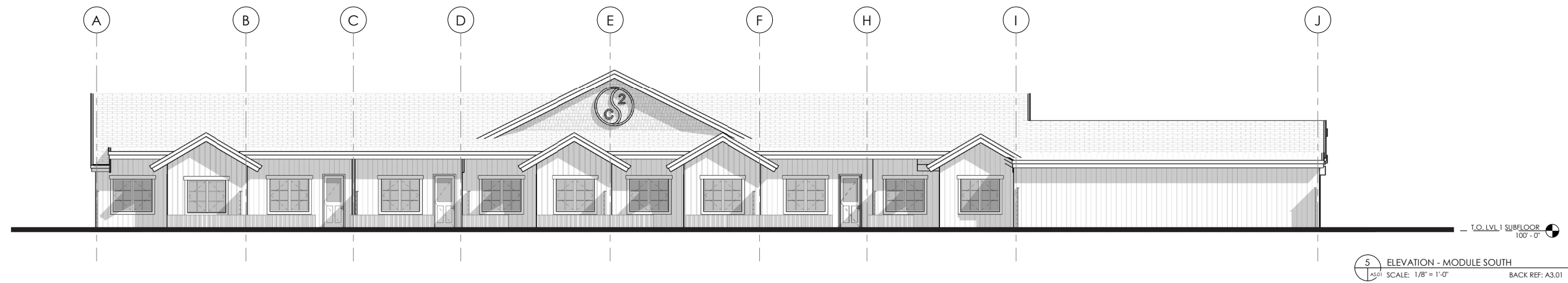
EXISTING STORM DRAIN TO REMAIN

A5.02

OVERALL FLOOR PLAN - LEVEL 01
A3.01 SCALE: 1/8" = 1'-0" BACK REF:
0' 4' 8' 16' 32'
SCALE: 1/8" = 1'-0"



SITE PLAN: MODULAR FLOOR PLAN CONCEPT



CONCEPTUAL ELEVATIONS

Concept
Design

06/18/2025

SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

Concept
Design

06/18/2025

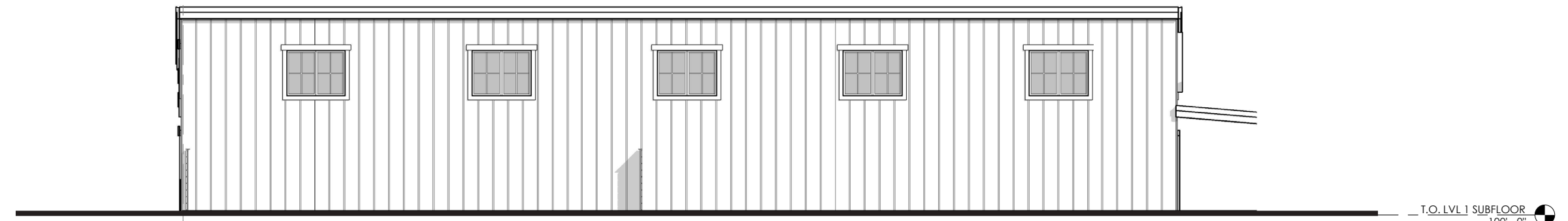


2 ELEVATION - MAKERSPACE WEST
A5.02 SCALE: 1/8" = 1'-0" BACK REF: A3.01

5 ELEVATION - MAKERSPACE EAST - OPT B
A5.02 SCALE: 1/8" = 1'-0" BACK REF: A3.01

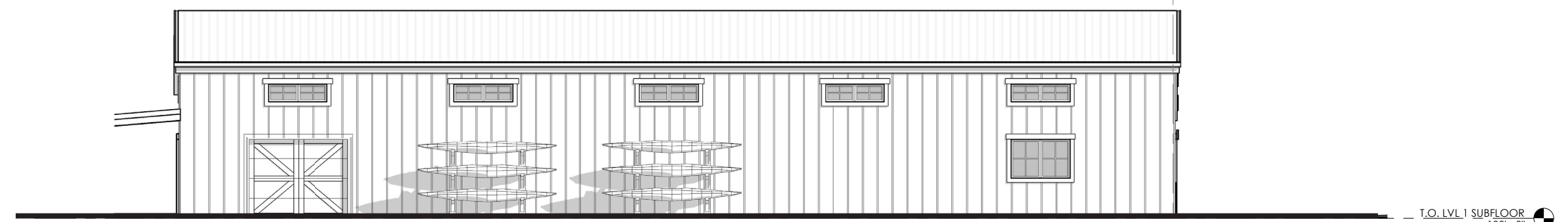
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OPPORTUNITIES FOR MURALS & ART INSTALLATION

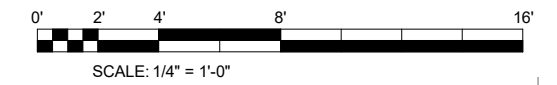


3 ELEVATION - MAKERSPACE NORTH
A5.02 SCALE: 1/8" = 1'-0" BACK REF: A3.01

OPPORTUNITIES FOR MURALS & ART INSTALLATION



1 ELEVATION - MAKERSPACE SOUTH
A5.02 SCALE: 1/8" = 1'-0" BACK REF: A3.01



SCALE: 1/4" = 1'-0"

CONCEPTUAL ELEVATIONS

SPACE 2 CREATE
Town of Grand Lake, CO
LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

Concept
Design

06/18/2025



1 3D-2
AS-21 SCALE: BACK REF:



2 3D-3
AS-21 SCALE: BACK REF:



3 3D-1
AS-21 SCALE: BACK REF:

CONCEPTUAL MASSING

SPACE 2 CREATE
Town of Grand Lake, CO
LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

SIDING (NICKEL-GAP)



SIDING (ROUGHSAWN)



ROOFING (METAL)



TIMBERS



ROOFING (SHINGLE)



SIDING (SHINGLE)



MAKERSPACE (“BOARD & BATTEN”)



**WINDOW SASH (WHITE)
& TRIM (TIMBER)**



ARCHITECTURAL PALETTE

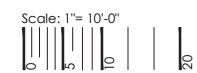


PROGRAMMING BUBBLE DIAGRAM

SPACE TO CREATE

GRAND LAKE, CO

JUNE 10, 2025



SITE & LANDSCAPE INSPIRATION

Section 10, Item E.

MA
STUDIOS

Concept
Design

06/18/2025

SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



LEGEND

- 1 WOODEN BOARDWALK PER TOWN CODE (NATURAL WOOD/PAVERS)
- 2 STEPS, MINIMUM (2) 6" STEPS DEPENDING ON GRADING CONDITIONS.
- 3 CONCRETE WALK - MEDIUM SANDBLAST FINISH.
- 4 CRUSHER FINES ARTIST PAD.
- 5 LANDSCAPE PLANTER, TEMPORARY IRRIGATION.
- 6 WATER WELL DRIVE THROUGH, CONCRETE.
- 7 COMMUNITY GREENWAY WITH PEDESTRIAN ACCESS FROM PARKING SPACES.
- 8 LOADING/ DELIVERY AREA.
- 9 COMMUNITY MURAL WALL - GHOST MURAL, LOCAL ARTIST, VERTICAL PLANTER, DISPLAY CASES.
- 10 FUTURE BOAT STORAGE / INTERIM WORK STATIONS, CONCRETE.
- 11 GARAGE DOOR/ CIRCULATION TO COURTYARD.
- 12 PRIMARY ACCESS TO COURTYARD FROM ALLEY.
- 13 ALLEY SEPARATION, COBBLE WITH SEATING ELEMENTS LIKE CONCRETE CUBES, TREE STUMPS, SCULPTURE.
- 14 TRASH ENCLOSURE.
- 15 FUTURE SHADE STRUCTURE.
- 16 CENTRAL MAKER-SPACE COURTYARD - (9) RESERVABLE SPACES DEFINED WITH SCORELINES AND CONCRETE FINISHES, HIGHLIGHTING THE MAIN CIRCULATION PATH.
- 17 RETRACTABLE CABLES OR STRING LIGHTS FOR GALLERY SHOWS.
- 18 COMMUNAL GARDEN AREA WITH TEMPORARY IRRIGATION/ EXISTING DRAINAGE OUTLET.
- 19 RESIDENT OUTDOOR LOUNGE WITH 3' SEPARATION FENCE AND OVERHEAD ENTRY FEATURE.
- 20 FUTURE COUNTER TOP FOR BBQ/ COMMUNITY EVENTS.
- 21 LARGE FIRE PIT WITH SEATING. POSSIBLE ARTIST OPPORTUNITY TO DESIGN THE SPACE.
- 22 6' PRIVACY FENCE, SEMI TRANSPARENT, WITH BUILT IN BENCH.
- 23 RAIN WATER HARVESTING FOR GARDEN USES.
- 24 RESIDENT SEMI-PRIVATE PATIO (AVG. 120 SF) WITH RAISED PLANTERS AND VERTICAL TRELLIS.

SPACE TO CREATE
LANDSCAPE CONCEPT DESIGN



Scale: 1" = 10' JUNE 18, 2025



SITE & LANDSCAPE INSPIRATION



GRAND LAKE BOARDWALK, NATURAL WOOD OR PAVERS, CONNECT EXISTING WALKS TO PROJECT SITE



ARTIST DISPLAY INTENTION IN FRONT OF SHOPKEEP UNIT, AREA RANGES FROM 40 SF TO 60 SF



SEMI-PRIVATE RESIDENT PATIO WITH CORTEN LINEAR PLANTERS WITH TRELLIS, ON CASTERS FOR MULTI-USE



RAIN BARREL MURAL FOR COMMUNAL GARDEN WATERING



MURAL WALL WITH INCORPORATED PLANTERS, ALLEY



GHOST MURAL WITH CATTLE BRANDS, ALLEY



ARTIST OUTDOOR LOUNGE WITH SEATING, FIRE PIT, AND FUTURE BBQ



SEMI PRIVATE SCREEN FENCE AT ARTIST LOUNGE



MAKER SPACE COURTYARD WITH STRING LIGHTS & CABLES TO HOST EVENTS OR CREATE SPACE



ALLEY SEPARATION AREA, SEATING OPTIONS RANGE FROM REUSABLE TIMBER, STUMPS, SMALL BLOCKS



INITIAL SEATING ELEMENTS FOR RESIDENTIAL LOUNGE, ARTISTS CAN BUILD UPON THESE WITH THEIR OWN FLAIR



ENTRY FEATURE AT RESIDENT LOUNGE

SPACE TO CREATE

LANDSCAPE CONCEPT DESIGN

JUNE 18, 2025

MA **td**
STUDIOS terracino
design
URBAN PLANNING
CIVIL ENGINEERING

SITE & LANDSCAPE INSPIRATION

Section 10, Item E.

MA
STUDIOS

Concept
Design

06/18/2025

SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS

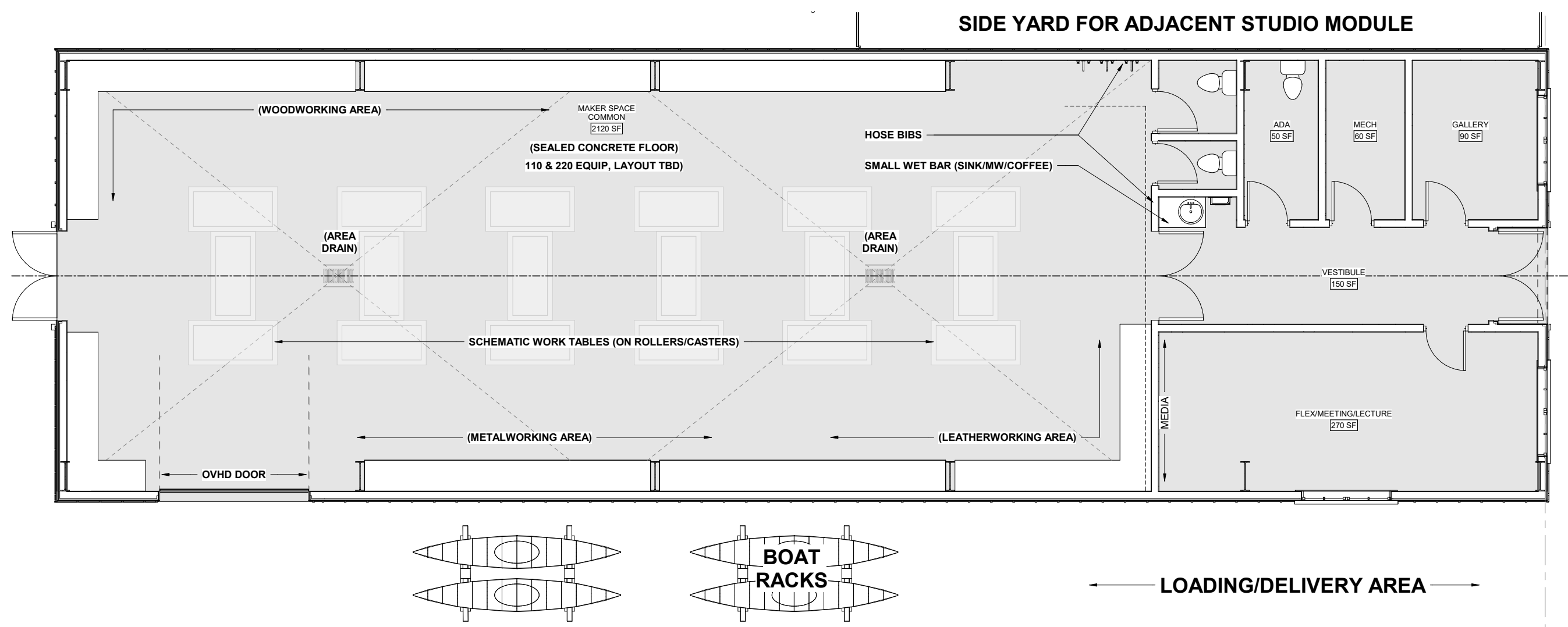
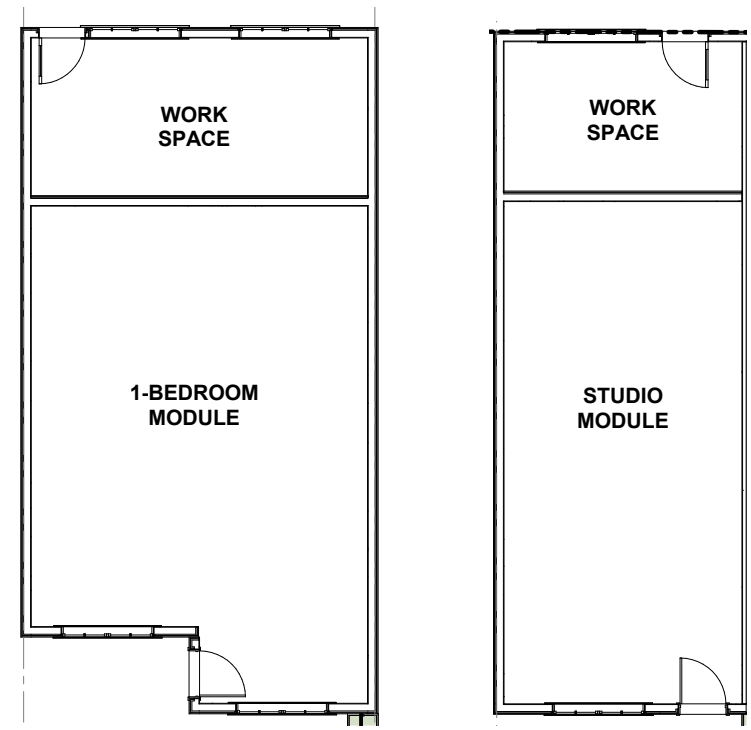
Concept
Design

06/18/2025

SPACE 2 CREATE
Town of Grand Lake, CO
LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

Concept
Design

06/18/2025



SPACE 2 CREATE

Town of Grand Lake, CO

LOTS 1, 2, 3, 4 - BLOCK 3, GRAND LAKE, CO 80447
PROJECT #2435

ENLARGED PLANS



To: Mayor Bergquist & Trustees

From: Steve Kudron, Town Manager

Date: June 23, 2025

RE: **Consideration to Approve the Contract for Space to Create Services with AWA Consulting**

Background:

Staff has engaged in discussions to negotiate an agreement for Space to Create financial modeling, last leg funding and lease up/management procurement services with AWA Collaborative. Staff believes AWA is well situated to help the Town in the long-term financial modeling of the project, funding gap provisions, and the selection of a company to lease up and manage the development once complete. Pre-development grant dollars of \$15,000 has been approved for direct reimbursement of these services.

Staff recommends the Board consider the approval of a contract for consulting service as outlined in at accompanying contract

Suggested Motions:

I move to recommend the mayor sign the contract with AWA Collaborative for consulting services related to the Development of the Grand Lake's Space to Create project

OR:

I move to NOT recommend the mayor sign the contract with AWA Collaborative for consulting services related to the Development of the Grand Lake's Space to Create project



PROPOSAL FOR PROJECT COACHING SERVICES IN GRAND LAKE, COLORADO THE CREATIVE HUB

AWA Collaborative Introduction

AWA Collaborative is a team of four former colleagues from Artspace Projects Inc., united by their shared expertise in the arts, urban planning, and creative industry development. For the Grand Lake project, the core team will include Wendy Holmes, Aneesha Marwah, and Naomi Marx.

Together, they bring over 50 years of collective experience in guiding cross-sector partnerships, developing community-based strategies, and advancing creative initiatives in more than 400 communities across the country. With a strong background in supporting over 100 arts organizations facing space challenges, the AWA team offers a unique blend of strategic thinking, operational expertise, and creative problem-solving. Having previously worked in Grand Lake from 2018-2020, the team is especially passionate about supporting its creative sector.

Proposal Overview

AWA Collaborative proposes a tailored scope of work to support the Town of Grand Lake in advancing the **Creative Hub**, a live/work and creative space development. Our role will be to serve as a “**project guide**”, offering high-level strategic coaching to keep momentum strong, while facilitating the transition from fundraising into operational planning and implementation. Wendy Holmes will serve as project lead. Wendy will take primary responsibility for Item 2. Naomi Item 3, and Aneesha will lead Item 4. The travel team, when needed, will be a combination of Wendy and/or Aneesha.

We anticipate bi-weekly meetings on a variety of topics with a focus on the funding gap needed to complete the project and operational modeling and best practices.

We anticipate this scope of work to be remote from Minneapolis, with the option for two in-person visits at key junctures. The anticipated duration is six-eight months.

Scope of Work

1. Facilitate Project Team Bi-weekly Calls

- Assign a project manager to work with for the duration of this scope
- Put together a more formal **Creative Hub Advisory Team** made up of the following individuals/organizations (as an example):
 - Town Manager
 - Grand County representative
 - Creative District representative
 - One or two individuals linked to philanthropy in the area
- Set the agenda for bi-weekly meetings to make sure the project stays on track.
- Work on deliverables/edits as needed between bi-weekly meetings.
- Agendas will delve into Scope Items 2,3,4.

2. Fundraising Coaching

- Resource development: prospecting, identification and strategy for approaches to lead/major donors (with a particular focus on individuals as well as resources off the beaten track).
- Case statement development (develop a 2-3 page maximum case statement that provides the case for support)
- Attend meetings with others as appropriate (virtually or in-person). This can include meetings with key individual/family prospects, foundation leaders, and others that could help lead to the securing of resources for the project.

3. Capital and Operating Budgets

- Refine the capital budget to align with current site plans and integrate into a full development pro forma.
- Develop a preliminary shared operating budget for the housing and creative district spaces, including scenario testing of residential property management fees, staffing, utilities, and other operating expenses based on varying rent levels and unit mix.
- Review the draft budget and identify strategies to strengthen earned revenue, such as optimizing rental structures, shared space activation, and incubator/business partnerships.
- Develop up to three operating scenarios as part of this budget, based on feedback, to illustrate financial implications under varying assumptions.

4. Facility Operations Strategy

- **Governance & Tenant Structures:** Develop a framework for management and decision-making across the mixed-use components. (In person preferable)
- **Partnership Agreements:** Formalize agreements between the three non-residential partner entities. (In person preferable)

- **Contracts & Agreements:** Review relevant contracts, MOUs, and LOIs to ensure alignment with project goals and partnerships.
- **Partnership Development:** Offer guidance on navigating complex partnerships and reviewing related documentation to ensure clarity and shared vision. *(In person preferable)*
- **Artist-in-Residency Program:** Establish operational parameters, programming guidelines, and assist property management in operations best practices (if needed).
- **Live/work Unit Marketing:** Create a one page marketing flyer for the live/work spaces. Circulate to past Artspace Arts Market Study participants and others determined by the Creative District.
- **Live/Work Unit Resident Selection Criteria:** including committee questions, scoring rubrics, and review processes. *(In person preferable)*
- **Property Management:** Identify and interview property management companies for the residential component; provide onboarding support as needed. *(In person preferable)*
- **Operational Planning:** Advise on calendar coordination, space activation strategies, and partner engagement for shared use and programming.
- **Design Integration:** Provide examples and recommendations for integrating artists into design, landscaping, and site activation.

Most services will be provided remotely from Minneapolis, with travel to Grand Lake arranged as applicable.

Timeline

AWA Collaborative is available to start as soon as needed. And anticipates a 6-8 month scope of work. The estimated budget is modeled for a 6 month period.

Client Responsibilities

To support a successful engagement, the Town of Grand Lake and its partners will:

- Assign a main point of contact for communication and coordination.
- Provide AWA Collaborative with relevant background documents.
- Coordinate meeting logistics and invite key stakeholders.
- Provide meeting space and technology for in-person presentations, if needed (projector, screen, etc.).
- Respond to requests for feedback in a timely and agreed-upon format.
- Reimburse any necessary travel-related changes as requested by the client.

Estimated 2025 Budget (6-month scope)

AWA Collab	Wendy Holmes	Aneesha Marwah	Naomi Marx	Estimated totals
Billing Rate	\$200/hour	\$200/hour	\$200/hour	
1. Facilitate bi-weekly Calls (and prep)	30	30	10	70
2. Fundraising	40	10	5	55
3. Capital/Operating Budgets	20	5	50	65
4. Facility Operations Strategy	20	30	5	55
Total Estimated Hours	110	75	70	255
Estimated Fee	\$22,000	\$15,000	\$14,000	\$51,000
Travel**				Reimbursed at Cost

The Town of Grand Lake will be invoiced monthly for time used. The above breakdown is solely an estimate. This scope can extend beyond 6 months.

*The first two months will be on the higher end of the range to accommodate the financial modeling needed on the front end of the scope. Naomi Marx will create several operating models that help bring the residential and non-residential components of the project together as well as creating a capital pro forma that combines the Rocky Mountain Folk School's project in line with the housing component of the Creative Hub. For the first two months of our engagement, the billable hours will be on the higher end to include the financial modeling. Travel costs will be reimbursed at cost.

****Travel Note:** Travel Expenses for 2 staff to be reimbursed at cost for flights, car rental, hotel, and meals. We anticipate one trip by Wendy Holmes during 2. Fundraising and one trip by

Aneesha and Wendy for 4. Facility Operations Strategy and for training the property management on artist leasing best practices.

Fee Note: An initial deposit to begin this work in the amount of \$2,500 is to be paid to Wendy Holmes Consulting, LLC. Wendy Holmes Consulting is working in collaboration with Square Loop Planning, LLC (Aneesha Marwah) and Pollen LLC (Naomi Marx).

I hereby agree to the following terms:

Wendy Holmes
Wendy Holmes Consulting

DATE

TBD, TBD, Grand Lake

DATE



Grand Lake Creative Hub Kick-off June 24, 2025



Town of
Grand Lake

Section 10, Item F.



FACILITATED BY:



AWA Collaborative Team



Wendy Holmes
Fundraising Lead

Wendy has been leading cultural developments in communities of all sizes across Colorado — from Loveland to Ridgway to Trinidad to Grand Lake -- and witnessing the power of local governments to partner with state government and the private sector to make complex and innovative projects possible.



Aneesha Marwah
Facility Operations Lead

Aneesha led the Arts Market Study launch and report in 2019 in Grand Lake. She has worked in 80+ communities, many in Colorado. She loves finding the quirky unique art forms in every city where she works.



Naomi Marx
Quantitative Lead

Naomi works on technical analysis to support the planning and development of affordable, creative workspaces. She performs facilities and financial feasibility analysis evaluating the capital and operating of creative facilities and can perform technical survey analysis like she did in Grand Lake.

Our Colorado Experience:

Section 10, Item F.

Avon

Carbondale

Colorado Springs

Denver

Elizabeth

Grand Junction*

Grand Lake*

Lakewood

Paonia*

Ridgway*

Salida*

Trinidad*

Telluride

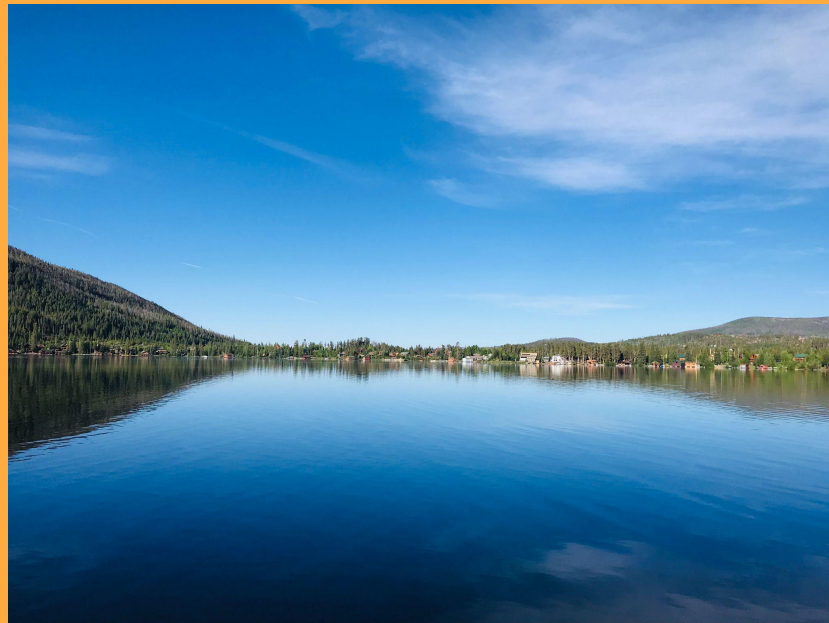
Fraser

Loveland

What's the goal of our time together...

Section 10, Item F.

- Get Grand Lake its Space to Project to completion!
- 6-8 months of coaching to:
 - Advance the **Creative Hub**, a live/work and creative space development.
 - Serve as a “**project guide**”, to keep momentum strong and transition from fundraising into operational planning and implementation.
- Wendy Holmes/Aneesha Marwah will serve as project leads.
 - Wendy will take primary responsibility for Item 2.
 - Naomi Item 3.
 - Aneesha will lead Item 4.
 - ✈️ Travel team, when needed, will be a combination of Wendy and/or Aneesha.



How we'll work together

Section 10, Item F.

1

Bi-weekly Calls

Set schedule for Creative Hub Advisory Team update calls, other calls scheduled as needed.

2

Fundraising Coaching

- Resource development: prospecting, identification and strategy for approaches to lead/major donors
- Case statement development
- Attend meetings with others as appropriate.

3

Capital and Operating Budgets

- Refine the capital budget to align with current site plans
- Develop a preliminary operating budget for the housing and creative district spaces.
- Develop up to three operating scenarios

4

Facility and Operations Strategies

- Governance & Tenant Structures
- Partnership Agreements
- Contracts & Agreements
- Artist-in-Residency Program
- Live/work Unit Marketing:
- Live/Work Unit Resident Selection Criteria including committee
- Property Management
- Operational Planning
- Design Integration

Creative Hub Advisory Team Role(s)

- Identify donor prospects and strategies for solicitation
- Review communication strategies for project
- Ambassadors for project
- Assist with in person visits (if needed)
- Attend bi-weekly calls

Section 10, Item F.



Project Understanding:

Section 10, ItemF.



Space 2 Create
Town of Grand Lake, CO

Concept Design
06/18/2025



Project Understanding:

Section 10, Item F.

TITLE:

What are the working titles for the overall project? Is it Creative Hub: Grand Lake?

Should we do an exercise to choose one?

Are there brand guidelines, logo, colors, name? Do you want us to give options here?

VISION/ MISSION:

Is there a vision/mission statement?

Does this need to be explored further?

FUNDRAISING:

Provide an overview of funds raised to date and remaining funds needed.

Town/County lead

COMMERCIAL SPACE:

What is the structure of the nonprofits leasing space? Is it all from the Creative District? What operational needs / partnership / MOUs need to be put in place?

SPACE TO CREATE COMPARISONS:

Do you want a comparison chart of other Space to Create projects?

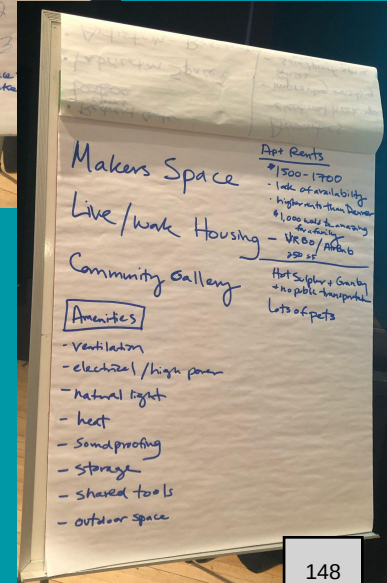
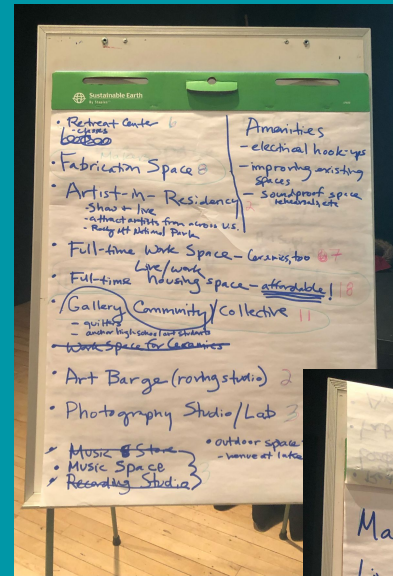
Next Steps

- Set a bi-weekly call schedule
- Work on vision/mission/ brand - Aneesha
- Fundraising documents - Wendy
- Review Budgets - Naomi

Other:

Section 10, Item F.

**Throwback
2018/2019
Brainstorm**





To: Mayor Bergquist & Trustees

From: Steve Kudron, Town Manager

Date: June 23, 2025

RE: **Consideration to Approve the Contract for Space to Create Modular Building Units**

Background:

The Town's development team has solicited bids for modular residential units of the Space to Create Grand Lake mixed use project's residential component. To streamline the process and find the best manufacturer, several manufacturers were solicited. The Town received four proposals and chose the two companies who provided the most effective proposals. These two were asked for their best and final offer that allowed the units to be completed within the Town's timeline. The team considered cost, quality, references and cash flow requirements. I've included the four bids received and attached a decision analysis.

Suggested Motions:

I move to recommend the mayor sign the contract with Northstar Systembuilt for modular building units.

OR:

I move to NOT recommend the mayor sign the contract with Northstar Systembuilt for modular building units.



GRAND LAKE COLORADO

Section 10, ItemG.

June 12, 2025

We solicited six (6) modular builders to submit proposals for the Space to Create project.

Attached are the four (4) modular bids that we received. Listed below is a summary of each bid:

- NorthStar Systembuilt not only provided the lowest cost at \$1,255,744 (includes freight) but also provided the most detailed proposal of all the modular builders. They were also the most responsive bidder regarding questions and clarifications during the bid process.
- Fading West had the 2nd most competitive price at \$1,314,250 (includes freight) but their proposal was very generic with little detail. When I requested a detailed breakdown of their proposal, they were very unresponsive and never provided details.
- Nashua Builders only provided a Rough Order of Magnitude (ROM) of \$1,208,173 to \$1,270,130 plus freight costs of approximately \$140,725 with no detail on their proposal.
- Heritage Homes was the highest bid we received at \$1,758,661 (includes freight), which was not competitive with the other bids.

1950 McCormick Place
Buena Vista, CO 81211

719-316-8638 
ccline@fadingwest.com 
www.fadingwest.com 

To: Town of Grand Lake
Attn: Doug Decker

Date: 5/22/2025

Re: Proposal for Modular Construction – Space to Create

Thank you for presenting the Space to Create affordable housing project and for considering Fading West Homes as a potential partner on this promising development. We are pleased to submit our updated pricing proposal for the modular construction scope based on the 05/08/25 revised plan set provided by your team and edited by Fading West.

Modular Construction Proposal

- Construction Type: Mixed-use Multifamily
- Total Project Livable Area: 7490 sqft
- Total Dwelling Count: 9
- Module Count: 13

Modular Scope Pricing

- Price per Square Foot:
 - o Studio (5 Units, 750sf): \$175/sf
 - o 1 Bed (4 Units, 935sf): \$145/sf
- Startup and Engineering Surcharge: \$78,000
- Total Estimated Modular Fabrication Cost: \$1,276,550

Pricing may fluctuate depending on upgrades, module design, factory schedule and outside factors such as changing material costs. For small orders that require deviations from standard layouts a factory startup cost is applied to cover time for the factory to change processes to meet the project needs. When moderate engineering changes are required an engineering charge is applied based on project size.

This proposal covers the offsite fabrication of 13 fully enclosed, code-compliant volumetric modules.

Shipping Estimate

- Rate per Mile: \$15-\$20
- Shipping Miles: 146
- Shipping price per module: \$2,190-2,920

Shipping costs are estimated based on historical rates assuming a self-loading/unloading trailer and 16' wide modules.

Payment Schedule

Below is an example payment schedule for your reference:

Payment Schedule			
Payment	Payment Terms	Payment Due	Payment Amount
Escrow Account			\$ -
Capacity Reservation	10%	At Signing	\$ 127,655.00
Pre-Production Fee	45%	90 Days Pre-Production	\$ 574,447.50
Material Purchase Fee	40%	Production Start	\$ 510,620.00
Post-Production Fee	5%	Prior to Shipping	\$ 63,827.50
Estimated Sales Tax			\$ -
Change Orders, Surcharge, Fees			\$ -
Total Order Cost			\$ 1,276,550.00

We appreciate the opportunity to submit this pricing and look forward to continuing the dialogue as your plans advance.

Chad M Cline, Director of Client Services, Quality and Compliance

Fading West Building Systems

PRODUCTION

Contract



Platinum Series



Dealer: **Town Of Grand Lake CO**

Contract number: NS5630 F

Client: **Space 2 Create**

Number of Boxes: 7

Total Sq. Ft.: 7,694

Date: June 11, 2025

Platinum Series Estimate



Corporate Office: 203 Industrial Drive, Redwood Falls, MN 56283
Plant Locations: Redwood Falls MN and Watertown SD

Date: **6/11/2025**
 Dealer: **Town Of Grand Lake CO**
 Project Name: **Space 2 Create**
 Client Email:
 Client Cell:
 Site Address: **Block 3 Grand Lake**
 City: **Grand Lake**
 State: **Colorado** Zip: **80447**
 Job Number: **NS5630 F**
 Plan Details: **Custom**
 Salesman: **Lawrence Scott**
 Series: **Platinum**

Project Details

Customized Model: **Custom Plan**

Style of home: **Multi Family**

Size of Box 1: **11.0 X 80.0**

Size of Box 2: **11.0 X 92.0**

Size of Box 3: **17.0 X 92.0**

Size of Box 4: **11.0 X 80.0**

Size of Box 5: **11.0 X 92.0**

Size of Box 6: **17.0 X 92.0**

Size of Box 7: **17.0 X 46.0**

Total Square FT: **7,694**

Number of Baths: Full: **9** Half:

Cabinets:- Base: **165 ft** Upper: **133 ft**

2 x Bedroom Units (Side A)

2 x Bedroom Units (Side B)

2 X Studio Units

2 x Bedroom Units (Side A)

2 x Bedroom Units (Side B)

2 X Studio Units

1 X Studio Units

Number of Windows: **54**

Number of Doors

External: **18**

Single: **16**

Double:

Bi-fold: **36**

Pocket:

Barn Door: **5**

Sliding Patio:

French/Atrium:

Base Price: **\$862,689**

Option Details

QTY	DETAILS						PRICE	TOTAL
FLOOR SYSTEM								
	2 x 12 Joists at 16 O.C. for over 14'6" wide							INCL.
	Double Rim Joists on outside edges with End Floor Bridging							INCL.
	Triple Center Rim Joists with joist hangers							INCL.
	Thermax Insulated Rim Boards							INCL.
	3/4" Tongue and Groove OSB Sub-Flooring, Glued and Nailed							INCL.
	STC Floor Assembly Excluded							N/A
	STC Floor Assembly Excluded							N/A
	Belly Paper Excluded							N/A
	Prow Front Excluded							N/A
	Deck Excluded	Size:		Material:		Handrail:		N/A
	Hitch Location:	Normal						
	*****1 x Common Crawl Space with Access Door from Riser Room *****							
WALL SYSTEM								
	EXTERIOR							
	2 x 6 studs at 16" o.c. with 2 x 6 double top plate							INCL.
	1/2" gypsum board on walls, screwed and glued							INCL.
	Structural Bracing on Interior of longitudinal walls and mating walls, stapled and glued							INCL.
	7/16" OSB Exterior Sheathing							INCL.
	Continuous sill seal							INCL.
	Double 2 x 10 headers over openings							INCL.
	Intersecting interior walls secured with lag screws							INCL.
	Drywall on mating wall screwed and glued							INCL.
	9' Ceiling Height							\$8,196
	INTERIOR							
	2 x 4 Studs at 16" o.c.							INCL.
	2 x 6 Studs at 16" o.c. for plumbing wall only							INCL.
	1/2" Gypsum Board							INCL.
INSULATION								
	Walls: R-21 plus R-5 Closed-Cell Polyiso Foam							\$10,047
	Roof: R-50 Blown Fiberglass Insulation (R-49 Batt Where Needed for Vaults)							Excluded
	Rim: R-21 Thermax							INCL.
	Batt Insulation at Energy Heel of Truss							INCL.
	All penetrations in external walls sealed							INCL.
	Sound Insulation Excluded		Location:					N/A

QTY	DETAILS						PRICE	TOTAL			
ROOF SYSTEM											
	75-99 PSF Ground / 57.8-76 PSF Roof Snow Load Engineered Trusses							\$10,576			
		Roof Pitch						Excluded			
	90 mph Vasd / 115 mph Vult (3 Second Gust) Wind Loading							INCL.			
	Insulated Attic Access		Hall Each Unit		Crawl Space Access:	TBD		INCL.			
	Omit Shingles				Color:	N/A		Excluded			
	Synthetic Roof Underlayment							INCL.			
	7/16" OSB Exterior Sheathing							INCL.			
	Ice Dam Protection (Ice and Water shield), 2 Rows (5'-8" up roof)							INCL.			
	Steel Roof Edge							INCL.			
	Omit Overhangs							Excluded			
	Omit Soffit and Fascia				Color:			Excluded			
	5/8" sheetrock ceiling adhered with foam spray glue							INCL.			
	Fold-up end gable trusses with building wrap							INCL.			
	No Dormers					Location:		N/A			
	No Dormers					Location:		N/A			
	No Bumpout					Location:		N/A			
	No Bumpout					Location:		N/A			
	Omit Roof Truss Package (Temporary EPDM to Roof Modules)							-\$22,197			
SIDING											
	Omit Siding (To be supplied and installed by Others onsite)					Color:		-\$6,155			
	No Wide Window or Door Trim					Color:		N/A			
	No Extra Siding Options		Location			Color:		N/A			
	No Extra Siding Options		Location			Color:		N/A			
	No Extra Siding Options		Location			Color:		N/A			
	No Extra Siding Options		Location			Color:		N/A			
WINDOWS AND DOORS											
54	Double Hung Vinyl Low Windows							INCL.			
54	Upgrade window color		Exterior Color:		Black	Interior Color:	White	\$172	\$9,288		
	No Transom Window				Location:				N/A		
	No Transom Window				Location:				N/A		
	No Trap or Bay Window				Location:				N/A		
54	Window Grills, Colonial (per window)				Location:	All Windows		\$44	\$2,376		
54	Window breather tubes - Required							\$17.18	\$928		
	Upgrade Window Options Excluded		Location:						N/A		
9	Main Entrance Door 6'8":	Fiberglass Paintable 1/2 Decorative Glass			Color:	Primed White		\$648	\$5,832		
8	Second Entrance Door 6'8":	Fiberglass Paintable Full Clear Glass			Color:	Primed White		\$885	\$7,080		
	Extra External Door/s 6'8":		Door Upgrade Options Excluded			Color:	Primed White		N/A		
18	Aluminum Clad External Door Jambs, Maintenance Free							\$342	\$6,156		
	No Sidelights for External Door		Location:						INCL.		
	No Transom Window over Entrance Door								INCL.		
18	Additional STD Deadbolt		Location:		All Exterior Doors			\$32	\$576		
18	Custom Paint color per External Door or Sidelight			Color:	Black			\$359	\$6,462		
	Additional Vinyl Sliding Patio Door/s (Includes Sliding Screen)								N/A		
	No Additional Patio Door Options								N/A		
	Upgrade to French/Atrium door/s								N/A		
16	Internal 6'8" Single Doors:	Painted Molded Solid Core			Style:	A2	Color:	White (99)	INCL.		
	Internal 6'8" Double Doors:	None			Style:		Color:		N/A		
36	Internal 6'8" Bi-Fold Doors:	Painted Molded Solid Core			Style:	A2	Color:	White (99)	STD		
	Internal 6'8" Pocket Doors:	None			Style:		Color:		N/A		
5	Internal 6'8" Barn Doors:	Painted Molded Solid Core			Style:	A2	Color:	A2	\$491	\$2,455	
	Pantry Door 6'8":	No Pantry Door			Barn Door Hardware:		Satin Nickel			N/A	
	Standard Painted Molded Millwork and Jamb Material				Style:	155 / 238		Color:	White (99)	INCL.	
	No Interior Door Toppers				Location:					N/A	
1	Henley Lever Front Entry Door Hardware				Finish:	Satin Nickel				\$46	
17	Henley Garage & Other Entrance Door Hardware				Finish:	Satin Nickel				\$682	
52	Twin Peaks (Layton) Lever Interior Door Hardware				Finish:	Satin Nickel				\$17	\$893
18	ADA Threshold to Exterior Doors				Location:	All External Doors				\$94	\$1,692
76	Enlarge Doors to 36"				Location:	All Doors				\$29	\$2,204
1	*** STD 20min Fire Rated 2 Panel Steel door to Riser Room ****									INCL.	

QTY	DETAILS							PRICE	TOTAL
INTERIOR FINISHES									
	No Tray Ceiling			Location:					N/A
	No Additional Ceiling Options			Location:					N/A
	No Additional Ceiling Options			Location:					N/A
	No Stairwell Per Plans			Style:					INCL.
	Orange peel Drywall Finish to Ceilings & Walls								INCL.
	90° Drywall corners			Transition Height:		None			N/C
	Single Coat of tinted flat vapor barrier latex primer, sprayed and rolled					Color:	Snowbound		INCL.
	No Barnwood Feature Wall			Location:		Color:			N/A
CLOSETS									
	Bedrooms - One level of wood shelving, with built-in hanging rail								INCL.
	Linen - Three levels of wood shelving			Pantry - Five Levels of wood shelving					INCL.
	No Additional Closet Shelving			Location:					N/A
	No Additional Closet Shelving			Location:					N/A
FLOORING									
7694	T/O Remaining:	Luxury Vinyl Plank		Color:	To Be Selected		\$3.26	\$25,082	
	Beds / Closets:	Carpeting 40oz on 8lb Carpet Pad		Color:	To Be Selected			INCL.	
	Other Room:	No Floor Covering		Color:	None			INCL.	
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	Other Room:	No Floor Covering		Color:	None			INCL.	
	Other Room:	No Floor Covering		Color:	None</				

QTY	DETAILS							PRICE	TOTAL	
ELECTRICAL										
	Siemens 200 Amp, 40 Space, Electrical Service panel with 4' 6" cable length for installation in basement (where necessary)								INCL.	
	Electrical Panel Location:	TBD								
	Nutone Cordless Door Chime at front door								INCL.	
	TV/Phone jacks in up to five locations, rough-in only with pull wires								INCL.	
	No Additional TV/Phone Locations					Location:			N/A	
18	Exterior GFCI Outlet/s (1 included as Standard)	GFCI Location:	Each Exterior Door					\$57	\$969	
	All boxes mounted to studs								INCL.	
	Smoke and Carbon Dioxide Detectors per code								INCL.	
	Nutone 80 CFM Bath Fan with LED Light - 1.5 Sones								INCL.	
	LED Downlight over tub/shower and sink								INCL.	
	Standard Satin Nickel lighting package								INCL.	
126	6" LED Down Light	Location:	Allowance					\$57	\$7,182	
	No Additional Lighting	Location:							N/A	
	No Additional Lighting	Location:							N/A	
	No Additional Lighting	Location:							N/A	
	Ceiling Fans Excluded	Location:							INCL.	
	Dawn Outdoor Light								INCL.	
	No additional Electrical	Location:							N/A	
	No additional Electrical	Location:							N/A	
1	Prep for Solar Panels (Conduit to Rooftline)	Location:						\$86	\$86	
	No additional Electrical	Location:							N/A	
	No additional Electrical	Location:							N/A	
		Location:							N/A	
PLUMBING AND HEATING										
	Pex water supply lines w/shut off valves run to central point below joists				Location:	Below Water Heater				INCL.
	PVC Drain, Waste and Vent Piping stubbed through floor for onsite connection								INCL.	
	Radon Venting installed through walls, to be connected on site				Location:	TBD				INCL.
	Revent pipe to all basement homes				Location:	None				INCL.
	Exterior Frost Free Faucet, Installed (One included in Base Price)				Location:					None
	No Upgraded Vanity Sinks				Location:					INCL.
9	Tall Elongated 1.6 Gallon Water Efficient Toilets				Location:	All Bathrooms			\$97	\$873
	Stainless Steel 9" Kitchen Sink				Single Bowl		Top Mount			INCL.
8	9" Stainless Steel Sink (Additional)				Single Bowl	Location:			\$321	\$2,568
	Single Lever Chrome Faucets Throughout (Unless Upgraded Below)								INCL.	
9	Satin Nickel Upgrade Plumbing Package								\$9,639	
	No Additional Plumbing				Location:					N/A
9	4pc Set of Skyline Bath Accss. supply only (Matching Plumbing Package)				Location:	All Full Bathrooms			\$143	\$1,287
2	Handheld w/ Slidebar ILO STD Fixture (Matching Plumbing Package)				Location:	ADA Bathrooms			\$207	\$414
4	Grab Bars available in 18", 36", 42" (Matching Plumbing Package)				Location:	ADA Bathrooms			\$63	\$252
	No Additional Plumbing				Location:					N/A
3	Shower 1:	FiberglassTub/Shower Unit/s as per plans	Walls:		Floors:		Pattern:		INCL.	
	Feature/Accent:		None				Grout Color:			
4	Shower 2:	FiberglassTub/Shower Unit/s as per plans	Walls:		Floors:		Pattern:		STD	
	Feature/Accent:		None				Grout Color:			
2	Shower 3:	ADA Shower Unit 62"W X 37"D	Walls:		Floors:		Pattern:	To be Selected	\$2,198	
	Feature/Accent:		None				Grout Color:			
	Shower Accessories:	No Tile Shower Accessories			Color:				N/A	
	Shower Accessories:	No Tile Shower Accessories			Color:				N/A	
	Shower Accessories:	No Tile Shower Accessories			Color:				N/A	
	No Shower Door				Shower Door Style:					N/A
	No Shower Door				Shower Door Style:					N/A
	No Bath Tubs	Decking:		Backsplash:					N/A	
	HVAC Boots and Registers Installed								N/A	
9	Cove Heating Allowance to Entire Home (Specs to be Confirmed)							\$2,062	\$18,558	
	Programmable Thermostat								N/A	
	Cold Air Return Excluded								N/A	
9	R4LA-240E Electric Tankless Water Heater				Specify Gas Type for Mechanical:			\$1,050	\$9,450	
9	Panasonic FV-06VE1 ERV (Dealer/Client to confirm with Local Inspector)								\$15,770	
9	Cove Heating Allowance to Riser Room & Work Spaces (Specs to be Confirmed)							\$1,100	\$9,900	
FIREPLACE										
	Fireplace Excluded				Specify Gas Type:					N/A
	No Fireplace Accessories				Color:				N/A	
	No Fireplace Accessories				Color:				N/A	
	No Fireplace Accessories				Color:				N/A	
	No Fireplace Accessories				Color:				N/A	

QTY	DETAILS				PRICE	TOTAL
	APPLIANCES					
9	Range:	GRF400PV	GE 30" Stainless Free Standing, Self Clean Electric Range		\$889	\$8,001
	Cook Top:		Omit Cooktop			INCL.
9	Microwave:	JNM3163	GE Stainless Over the Range 1.6 cu ft, 300cfm, 950 Watt	Non-Vented	\$337	\$3,033
	Vent Hood:		Omit Vent Hood			INCL.
9	Refrigerator:	GSE25	GE Stainless Refrigerator 25.3 cu ft, Side by Side, Ice & Water		\$2,015	\$18,135
9	Dishwasher:	GDF511	GE Stainless Dishwasher, 4 Cycle		\$640	\$5,760
	Garbage Disposal:		Omit Garbage Disposal			INCL.
9	Washer:	GUD27	Ge Unitized Spacemaker 3.8 cu ft Capacity Washer and Dryer		\$1,605	\$14,445
	Dryer:		Omit - Prep for Electric			INCL.
	Additional Appliance:		Additional Appliances Excluded			INCL.
2	Additional Appliance:		ADA Appliance Allowance		\$975	\$1,950

ADDITIONAL OPTIONS OR VARIATIONS

	Decks, Stairwells, Patios		Excluded
	Fire Sprinkler and Alarm System Onsite By Contractor		Excluded
	Northstar Systembuilt to supply all shop prints - Client to supply all Archittctural and Engineering Drawings		Excluded
13	Shrink Wrapping Fee	\$2,150	\$27,950
	*****Price Estimate based on conceptual drawings dated 05/25/25*****		
	Shipping in 13 Loads (Shipping Estimate based on Shipping from Watertown SD)		
	Additional cost of site reinspection/s due to non factory related non-conformance will be passed on to the Buyer.		
	****Discount Based on project being signed up prior to end of day Monday June 30 2025****		-\$20,000

Total Contract Price:

Base Price	\$862,689
Materials Surcharge	\$25,881
Options Total	\$218,514
Freight Estimate*	\$146,510
Other Fees	N/A
Other Fees	N/A
Other Fees	N/A
CO Label fee	\$2,150
Sales Tax	Excluded
TOTAL	\$1,255,744

Acceptance of Estimate

This estimate, specifications and pricing, together with its terms and conditions overleaf, may be accepted by signing below and returning a copy of this contract and the relevant floorplan, or by providing an official purchase order reflecting the above mentioned pricing and specifications. To the extent a purchase order may contain terms inconsistent with the conditions, specifications and terms of this contract, the Parties agree that the conditions, specifications and terms of this contract control and supersede those in the purchase order.

Once this contract is accepted by the Seller it forms the agreement between the Manufacturer / Seller, Northstar Systembuilt LLC, and the Dealer as named above.

Signature of Authorized Dealer Rep:

Name: _____

Position / Title:

Date: _____

Payment Terms

1. A non-refundable deposit of 10% is to be paid on acceptance of this proposal with an additional 15% due 6 weeks prior to production.
2. 70% of total proposal value plus any additional change orders to be paid within five days of manufacturing completion (before shipment).
3. 5% retainage due 90 days after delivery to site.

Payment Methods

ACH or Wire Transfers to be made to:

Account No.: 1010020392
 Account Name: Northstar Systembuilt LLC
 Bank Name: Minnwest Bank, M.V.
 Routing No.: 091915845

Checks payable to:

Northstar Systembuilt LLC, Attn: Accounts Receivable, 203 Industrial Dr. Redwood Falls, MN 56283

Validity

The prices quoted herein are firm for fourteen (14) days from the date hereon and thereafter subject to our confirmation or revision. Price/s quoted are based on the quantities as detailed, current market pricing of materials, and are based upon Seller's point of shipment. Any increase or decrease of these quantities could affect the price quoted. Buyer will pay all freight and insurance for delivery of Goods to Project and insurance for Goods once delivered to jobsite. If any freight and insurance are paid by Seller, such amounts will be charged to and paid by Buyer, as will any increases to quoted freight cost due to change of destination, road conditions, delays, time onsite, additional fuel surcharge, or other such increases.

Conditions of Contract

1. The Goods: Seller agrees to supply a modular structure (hereinafter the "Goods") in accordance with the Project Plans and Drawings, Notes, Specific Exclusions, and Specifications referenced in this Agreement, to be used in the construction of a modular home by the Buyer for the above referenced Project, and Buyer agrees to purchase the Goods from Seller, in accordance with the terms and provisions of this Agreement.

2. Construction:

- 2.a. Project Plans and Drawings: Seller agrees to construct the Goods based on the information and dimensions shown on the Modular Drawings and Color Selection Form.
- 2.b. It is agreed that the plans and specifications are to be followed as closely as reasonably possible, but Seller reserves the right to vary from the plans and specifications where necessary to comply with the intention of the Seller and the Buyer, including when necessary to comply with scheduling, availability of material, mechanical installations, building codes and where the Goods will be installed (if known to Seller). Minor changes are to be expected due to site conditions and availability of materials. Some minor imperfections in material and workmanship are to be expected.

3. Seller's Responsibilities - General:

- 3.a. To direct and control the manufacturing of the Goods in accordance with the terms of this Agreement and applicable laws and regulations.
- 3.b. To maintain appropriate comprehensive general liability insurance to help cover injury to persons and property damage arising out of the performance of the Goods.

4. Buyer's Responsibilities - General:

- 4.a. To advise the Seller in writing prior to the time this Agreement is executed of any condition on the jobsite that would affect the Seller's ability to perform.
- 4.b. To provide for freight, insurance, and storage of the Goods and any and all costs and/or labor associated with erecting and/or installing the Goods into the Project.
- 4.c. To pay storage fee of \$150 per module per month for any modules that have to be stored by Seller for longer than 30 days at buyers request.

5. Ownership of Materials, Delivery and Possession:

- 5.a. Title of Goods shall pass to Buyer upon delivery of Goods to carrier or other third-party transport agent designated by Buyer, at which time Buyer shall assume the risk of loss of the Goods.
- 5.b. Seller and Buyer agree that the Goods must be removed from the Seller's location by the Buyer within 5 days of full payment. Unless otherwise agreed, risk of loss of the Goods shifts to Buyer when Goods are delivered to carrier or other third-party transport agent designated by Buyer.
- 5.c. Buyer acknowledges and agrees that Seller shall have the right and ability to place and record a mechanic's lien, materialman's lien or similar lien, and to maintain the same on the Project in accordance with applicable law Seller's sole discretion, until such time as Seller is paid in full under the terms of this Agreement.

6. Change Orders/Extra Work: Any changes to the price, scope of work, or terms of this Agreement shall be agreed upon in writing by both parties, as evidenced by a written Change Order (prepared by the Seller), and referring to this Agreement. Buyer shall be responsible for any additional costs or schedule delays resulting from a Change Order. Changes made after the Submittal Drawings have been approved may result in delay of production and installation dates, which shall entitle Seller to an equitable adjustment to the schedule.

7. Trailer Frames: Trailer frames remain the property of the Seller and the Buyer takes full responsibility for them while they are onsite. Rental fee of \$100 per month per frame will be charged on trailer frames if not returned to Seller within thirty days of delivery date.

8. Delay: The Seller agrees to diligently pursue the construction after the execution of this Agreement but shall not be responsible for any delays to the construction resulting from strikes, acts of God, Buyer's failure to approve the Submittal Drawings, Buyer's failure to access or prepare the jobsite, work stoppages or delays imposed, created or caused by any governmental, tribal, or union agency actions, pandemics, any acts or omissions of the Buyer, additional time necessitated by additional work requested by Buyer, or any act or omission outside of Seller's reasonable control. Buyer must respond to any RFI (Requests for Information) within 12 hours from the time Buyer sends the request. If buyer does not respond within 12 hours, Seller has the right to extend the schedule.

9. Contract Price Variation with Delay in Commencement: Where commencement is delayed for a period greater than 90 days from contract acceptance, the Seller reserves the right to review the Contract Price as Material Costs, and/or specific Project quotes, may have expired.

10. Insurance: Seller shall be responsible for appropriate insurance coverage on the Goods only while any Goods are in the process of construction at Seller's premises. Seller shall not be responsible for insuring any Goods once delivered to the carrier or other third-party transport agent. Buyer understands it is required to obtain applicable insurance to cover the risk of loss of the Goods once they are delivered to the carrier, other third-party transport agent, or otherwise leave the Seller's premises. Buyer shall provide Seller with proof of said insurance on Goods prior to delivery to carrier, other third-party transport agent, or departure from Seller's premises.

11. Limited Warranty: Seller warrants that the Goods shall be free from material defects caused by faulty workmanship and defective materials for one (1) year from the date when Buyer takes delivery of the Goods. Where Buyer has requested Seller use non-standard materials, Buyer accepts full responsibility and liability for the suitability of such products. Misuse, normal wear and tear, and normal maintenance are expressly excluded, and any and all incidental or consequential damages occurring from or associated with site erection (i.e. mould, moisture, wear, etc.) are also expressly excluded. To avail itself of the Warranty, the Buyer must notify Seller at the time of discovery of any non-conforming materials. Whereupon, Seller shall be provided reasonable opportunity to investigate the claim and value all testing reports obtained to justify the rejection of the materials. Any failure to comply with this procedure shall constitute the Buyer's waiver of any remedy otherwise available for a breach of the Warranty.

12. Disclaimer and Waiver of Warranties: Except for the limited warranty set forth in Section 11, Seller hereby expressly disclaims any and all other warranties relating to the Goods, whether express or implied, including warranty of merchantability or fitness for a particular purpose, warranties of habitability and workmanlike construction, to the full extent allowed by law. Seller also, to the full extent allowed by law, disclaims any warranty, whether express or implied, for any work completed by the Buyer, or any subcontractor contracting through the buyer, relating to the construction, preparation, or assembly of the Goods at the project site. Buyer understands that there may be additional written warranties covering the Goods, or any appliance or component thereof, which may have been provided by third parties. Seller shall deliver to Buyer copies of any and all written warranties supplied by said third parties but delivery shall not constitute an adoption of any such warranties by the Seller. Buyer acknowledges that any such warranties have not been made by the Seller and that the Seller is not an agent of any such third party.

13. Limitation of Damages: Buyer and Seller jointly waive any and all claims against each other for incidental, indirect, and consequential damages of any kind arising out of or in any manner relating to this Agreement or the Goods. This mutual waiver includes but is not limited to damages incurred for rental expenses, loss of use, income, profit, financing, business, goodwill and reputation, for loss of management or employee productivity or the services of such persons, principle office expenses including the compensation of persons stationed there. This mutual waiver is applicable without limitation to all consequences due to either parties' termination. Notwithstanding anything herein to the contrary, the maximum aggregate amount of money damages for which Seller may be liable to pay under this agreement, resulting from any cause whatsoever, shall be limited to the amounts actually paid by Buyer to Seller under this Agreement.

14. Termination and Cancellation:

14.a. Except as provided below, either Party may terminate this Agreement in the event of a material breach by the other Party after providing such breaching party written notice of the breach (in accordance with paragraph 14 below) and providing the breaching party ten (10) days to cure any breach noticed thereby.
14.b. Seller may terminate this agreement if any payment called for in the Agreement is hereunder is not received as scheduled after providing written notice (in accordance with paragraph 14 below) and providing the Buyer ten (10) days to cure any breach noticed thereby.
14.c. Upon termination of this Agreement, Seller may elect to retain all sums paid by Buyer to Seller, including any deposit hereunder or Change Order payment as liquidated damages. In addition, Seller shall have all remedies provided by law including all such lien rights as may then apply. The breaching party shall be responsible for the non-breaching party's costs of enforcement and collection under this Agreement, including reasonable attorney's fees and expenses associated therewith.

15. Notice: Any requirement of the UCC or other applicable statute of reasonable notice shall be met if such notice is given at least ten (10) days before the event or thing giving rise to the requirement of notice. All notices or communications hereunder shall be in writing, personally delivered, delivered by overnight courier service, sent by facsimile or other electronic transmission (with confirmation of receipt), or sent by certified mail, return receipt requested, addressed to the other Party at its respective address stated on page one (1) of this Agreement, or at such other address as such Party shall from time to time designate in writing to the other Party, and shall be effective from the date of receipt.

16. Miscellaneous:

16.a. Conduct. Buyer shall at all times conduct itself in accordance with applicable laws and regulations and shall ensure that its actions do not violate any law or regulations to which Seller is bound.
16.b. Amendment. This Agreement shall not be amended, modified or altered without the express written consent of each Party to this Agreement.
16.c. Entire Agreement. This Agreement, including any attachments hereto, constitutes the entire agreement between Seller and Buyer with respect to the subject matter referred to herein and supersedes all prior promises, agreements or representations of any nature whatsoever relating to the same.
16.d. Sales Tax. Unless quoted separately, no sales tax or any other state tax is included in these prices. Buyer shall be responsible for any and all applicable taxes.
16.e. Assignment: Buyer may not transfer or assign this Agreement or any provisions thereof to another party without the written approval of Seller and any attempt to do so shall be null and void.
16.f. No Waiver. No delay or omission on the part of the Seller in exercising any right it may have under this Agreement shall operate as a waiver of such right or of any other remedy under this Agreement. A waiver on one occasion shall not be construed as a waiver of any such right or remedy on a future occasion.
16.g. Execution of Documents. The Parties hereby agree to execute any and all documents necessary to implement fully the terms and conditions of this Agreement. Further, the Parties shall sign such supplementary documents as may be necessary to implement the intent of this Agreement. This includes any documents that may be necessary to correct or amend any possible errors in the documents that are intended to form a part of this Agreement.
16.h. Severability. If any term or provision of this Agreement is held by any court to be unenforceable or prohibited by law, the rights and obligations of the Parties shall be construed and enforced with that term or provision limited so as to make it enforceable to the greatest extent allowed by law, or if it is totally unenforceable, as if this Agreement did not contain that particular term or provision.
16.i. Counterparts. This Agreement may be executed in counterparts, each of which when so executed will be deemed to be an original, but all of which when taken together shall constitute one and the same Agreement.
16.j. Headings. Section and paragraph headings in this Agreement are included for convenience of reference only.
16.k. Choice of Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Minnesota without regard to its conflicts of laws provisions. Any disputes arising out of or relating in any way to this Agreement shall be determined by and venued in the state courts of Redwood County, Minnesota. The only exception to choice of law and venue relate to any mechanics' lien claims of Seller, which shall be determined and venued in the state courts where the Project is located under the law of the state where the Project is located.
16.l. Attorneys' Fees. The parties agree that Seller shall be entitled to recover its reasonable attorneys' fees and collection costs incurred in enforcing the terms of this Agreement.
16.m. Indemnity. To the fullest extent permitted by law, the Buyer shall defend, indemnify, and hold harmless Seller, including their affiliates, subsidiary entities, employees, officers, directors, agents and assigns ("Indemnified Parties"), from any and all suits or claims alleging damages or injuries to persons or property, or liabilities resulting therefrom, arising out of, or in any manner connected with Buyer's performance or materials, including all suits and claims for which any or all of the Indemnified Parties, may be or may be claimed to be liable, and including all suits and claims that arise either during construction or after completion of the project. The Buyer understands and agrees that this paragraph obligates the Buyer to defend and indemnify the Indemnified Parties from all suits and claims that allege negligence or other wrongful conduct on the part of the Indemnified Parties. The Buyer's obligation under this paragraph shall exclude, however, liability for such damages or injury when such damages or injury are caused by the sole fault of the Indemnified Party seeking indemnity pursuant to this paragraph. The purchaser understands and agrees to undertake this obligation regardless whether the injured party asserting a suit or claim is an employee of the Buyer. The Buyer's obligation hereunder shall not be limited by the operation of a workers' or workman's compensation act, any disability act, or any other employee benefit act. The Buyer understands and agrees that this paragraph obligates the Buyer to pay any and all legal fees and expenses incurred by the Indemnified Parties in defending any suit or claim brought against them that arises out of or is in any manner connected with Seller's performance or materials, as well as any legal fees and expenses incurred in connection with enforcing this paragraph. The Buyer further agrees to obtain, maintain and pay for commercial general liability insurance to the fullest extent available, including completed operations coverages, to secure the provisions of this paragraph, and to name each indemnitee as an additional insured on the policy.
16.n. Jury Waiver. The parties hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by either buyer or seller arising out of this agreement.
16.o. Authority. The person signing this agreement hereby represents that he or she is over the age of 18, is competent and has the authority to execute this Agreement and perform the duties set forth herein and has read and understands the terms and conditions herein.

We thank you for the opportunity of presenting this submission and look forward to hearing from you.
Yours sincerely



Lawrence Scott
Sales & Marketing Manager
Phone: 507.320.9561
Email: lawrence.scott@northstarsb.com
Accepted for Northstar Systembuild, LLC:
JOB NUMBER: **NS5630 F**
SIGNATURE OF AUTHORIZED PERSON: _____

NAME: _____
POSITION: _____
DATE: _____

Project (ROM) Bid Form

Issue Date	5/30/2025	
Project Name	Space 2 Create	
Project Location	Grand Lakes, CO	
Customer Name	Scott Munn, MA Studios	
Manufacturer	Doug Decker, Decker Management Services Nashua Builders	
Number of Suites	9	Per Plans provided
Modules Count (MFG)	13	Assumption
Modules Count (Install)	13	Assumption
Approximate Module Gross	7,266	Assumption
Modular Material Budget	Includes the following: Manufacturing Costs (Labor, Overhead, Profit, Shop Drawing State inspections in factory and insignias)	
Freight Allowance	By Others See separate quote for reference	
(1) Site Supervisor		
Allowances and Notes:	Pricing does not include any Engineering costs. Pricing does not include any of the site set costs. Pricing does not include any bonding costs. See separate quote if applicable Pricing does not include any project specific insurance cost Pricing does not include cribbing material outside of factory Pricing does include production of proto type units (2 modules). Note: additional charge for assembly and dis-assembly of proto (if desired) Price does not include Sales or Use tax or allowance for price escalation Price does not include unit storage on site beyond 30 days Price doesn't include 3rd Party Special Inspections, including but not limited to Blower Door & Test/Balance Price does not include any permitting fees other than what is required to produce units in the factory Price does not include allowance or appropriations for prevailing wage, Davis Bacon wage, etc.	
Total of Build FOB Nashua	1,208,173 - 1,270,130	
Final contract pricing is contingent on final set of modular drawings.	This Proposal is based on the information provided by Doug Decker via email including: 1. M250508_S2C for CCI received 5/20/25 2. Nashua Builders Short Spec, with \$7,500 allowance per key for HVAC 3. Assumed the SD designs, of the Studio module, will be adjusted with maximum module width of 15'8".	

Nashua presents this Proposal with the knowledge and proficiency it maintains as a Premier Modular Construction Company.

This estimate good for 60 days from date.

2025 Colorado Base Price: \$ 976,898

CPW	Name	Price	Quantity	Total Price
	Pella 250 series PTC7260	\$ 1,871	\$ 17	\$ 31,807
	ThermaTru S818 3'0" (8'ft tall) full glass exterior door w/multi-pointe locking system	\$ 3,955	\$ 18	\$ 71,190
	Pella 6-0 8-0 patio door	\$ 5,000	\$ 13	\$ 65,000
	Interior Door	\$ 370	\$ 9	\$ 3,330
	Closet - w/interior door or 3' bifold door	\$ 550	\$ 18	\$ 9,900
	Closet - w/6' bifold door	\$ 795	\$ 18	\$ 14,310
	Add or delete cabinets - uppers - per lineal foot	\$ 200	\$ 149	\$ 29,880
	Add or delete cabinets - lowers - per lineal foot	\$ 275	\$ 144	\$ 39,600
	Full bath	\$ 2,970	\$ 9	\$ 26,730
	Add 1/2 bath with 30" vanity	\$ 1,481	\$ 4	\$ 5,924
	PEX	\$ 121	\$ 175	\$ 21,175
				\$ 318,846
Job Option Name		Price	Quantity	Total Price
10300	Site Performance Incentive	\$ 500	\$ 13	\$ 6,500
10200	Vapor barrier primer at walls & ceilings ILO standard	\$ 0.25	\$ 7,560	\$ 1,890
10610	Full Poly option	\$ 11	\$ 800	\$ 8,800
10700	Engineering / Architect Fee / 3rd Party Inspections (allowance)	\$ 14,000	\$ 1	\$ 14,000
17110	Floor trusses @19.2" o.c. spacing ILO standard	\$ 4,200	\$ 13	\$ 54,600
19900	Rough in for electrical water heaters (add 110v coil wire to water heater closets) - One in each unit	\$ 125	\$ 9	\$ 1,125
19900	Chapter 6 Permits/Additional Escorts (Allowance)	\$ 14,541	\$ 1	\$ 14,541
19901	Exhaust fan/lights above showers to be on single switches	\$ -	\$ 1	\$ -
19901	Center fan/lights on showers in all bathrooms	\$ -	\$ 1	\$ -
19903	IBC code (sprinkler requirements to be determined)	\$ -	\$ 1	\$ -
19905	Delete boots and registers	\$ (640)	\$ 1	\$ (640)
19905	Floor drains at water heater closets	\$ 75	\$ 9	\$ 675
19905	Low voltage J-boxes w/CAT5 wire - one in each unit for on-site security cameras	\$ 40	\$ 9	\$ 360
19905	60 Space panel box ILO standard	\$ 600	\$ 9	\$ 5,400
19905	Air switch to garbage disposal ILO Std	\$ 100	\$ 9	\$ 900
19906	Paint exterior doors a non-standard constrasting color	\$ 50	\$ 9	\$ 450
19906	Kwikset SmartCode 913 CNT 15 SMT Keypad Deadbolts - install at each exterior entry door (SR-2168-3)	TBD	TBD	TBD
19906	Low profile threshold ILO standard at exterior door ADA Unit	\$ 180	\$ 5	\$ 900
19906	Swing bar door guards at all Front entry exterior doors (SR-2691)	\$ 135	\$ 9	\$ 1,215
19910	R-21 High Density Batt insulation ILO standard	\$ 4,100	\$ 1	\$ 4,100
19911	Install a shelf 5' AFF in all mechanical closets	\$ 75	\$ 9	\$ 675
19912	Privacy hardware ILO standard at all bedroom entry doors	\$ 60	\$ 4	\$ 240
19914	Delete all exterior light fixtures - Rough-in only	\$ (54)	\$ 9	\$ (486)
19914	Fan/lights above showers & 6" LEDs to be on same switch in bathrooms	\$ -	\$ 1	\$ -
19914	Exterior light rough-ins to be hardwired ILO switched (lights w/sensors to be installed on-site)	\$ -	\$ 1	\$ -
19915	Roof system to be large Cap. Freight for Cap truss and sheathing	\$ 4,296	\$ 1	\$ 4,296
19917	9' sidewalls 6/12 Cap Roof	\$ 4,621	\$ 7	\$ 30,037
22300	R-60 attic insulation	\$ 4,702	\$ 1	\$ 4,702
24000	2x6 Exterior walls ILO standard 2x4	\$ 802	\$ 13	\$ 10,426
48400	Delete siding & window/door/corner trim - to be provided & installed OSBO	\$ (2,435)	\$ 7	\$ (15,828)
58100	Snowload - 85lb.	\$ 425	\$ 13	\$ 5,525
65000	Window open control devices	\$ 5	\$ 22	\$ 110
74700	Brushed nickel look kick-plates at all front entry doors	\$ 46	\$ 13	\$ 598
75100	3'0" interior doors ILO standard interior doors	\$ 44	\$ 22	\$ 968
75718	Grey wash stain on interior doors & trim (oak) ILO standard - Thru out	\$ 2,800	\$ 1	\$ 2,800
75935	Halifax lever door handle ILO standard - Thru out	\$ 20	\$ 71	\$ 1,420
86100	Cased openings in wall	\$ 67	\$ 13	\$ 871
86530	White interior paint ILO std Kilim Beige	\$ 100	\$ 13	\$ 1,300
86552	Skip Trowel Drywall Texture at Walls and Ceilings	\$ 1,004	\$ 13	\$ 13,052
87300	52" Ceiling fan with lights - one in each Living room	\$ 237	\$ 9	\$ 2,133
87700	52" Ceiling fan with lights ILO standard light fixtures - one in each bedroom	\$ 201	\$ 9	\$ 1,809
93000	Tall openings capped w/jamb and casing between modules	\$ 62	\$ 13	\$ 806
112700	Move panel box to main floor	\$ (26)	\$ 9	\$ (234)
113200	3) 2" Electrical Flex Conduits from panel boxes to crawlspace for on-site solar panels	\$ 20	\$ 13	\$ 260
114200	Add 110v outlet at end of pen bar - one in each unit	\$ 26	\$ 9	\$ 234
114205	USB port w/outlet ILO std outlets - Living rooms, above pen bars & all bedrooms in each unit	\$ 45	\$ 22	\$ 990
114300	Cat 6 wire & J-box above shelf in all mechanical closets	\$ 19	\$ 9	\$ 171
114500	Add (1) J-box (5' AFF) for on-site water - Unit A-B-C	\$ 36	\$ 9	\$ 324
115000	3-way swiches ILO stardard at pendant lights above pen bars in Kitchens	\$ 20	\$ 9	\$ 180
115000	Switched outlets ILO stardard - (1) in each Bedroom	\$ 20	\$ 13	\$ 260
115100	Dimmers - 7 per l.u.	\$ 36	\$ 63	\$ 2,268
116010	16" LED Light w/switch in closets	\$ 90	\$ 36	\$ 3,240
116700	6" LED surface light fixtures - (5) in each Kitchen	\$ 67	\$ 45	\$ 3,015
116700	6" LED surface light fixtures - one in each bathroom	\$ 67	\$ 13	\$ 871
119103	TW10 style cabinet doors ILO standard - Thru out	\$ 15	\$ 110	\$ 1,650
119205	3/4" Slab drawer front ILO standard - Thru out	\$ -	\$ -	\$ -
119935	Grey wash stain on cabinets (oak) ILO standard - Thru out	\$ 10	\$ 110	\$ 1,100
119944	Soft close door device - Thru out	\$ 3	\$ 110	\$ 333
119955	A55278 G10 pulls on doors & drawers - Thru out	\$ 9	\$ 110	\$ 990
120000	42" high upper cabinets ILO standard - Thru out except Unit A	\$ 40	\$ 110	\$ 4,400
121807	Crescent laminate edge ILO standard at countertops in all Kitchens	\$ 10	\$ 155	\$ 1,550
121851	Upgrade Premium laminate countertop ILO standard in all Kitchens	\$ 107	\$ 9	\$ 963
121900	Upgrade 6x24 wall tile backsplash in Kitchens	\$ 205	\$ 9	\$ 1,845
123500	8' Peninsula bar - lowers only w/36" countertop	\$ 1,346	\$ 9	\$ 12,114
125200	Lazy susans - one at each lower corner cabinet in all Kitchens	\$ 88	\$ 9	\$ 792
125480	Custom wood panels at backside of pen bars in all Kitchens	\$ 300	\$ 36	\$ 10,800
126300	Ice maker boxes	\$ 49	\$ 9	\$ 441
126305	Roll-out Waste/Trash Bins	\$ 118	\$ 9	\$ 1,062
126624	Arbor Spot Resist Stainless Kitchen Faucet w/Pull out Spray ILO standard - all Kitchens	\$ 247	\$ 9	\$ 2,223
129105	Stainless steel microhood above range in all Kitchens	\$ 361	\$ 9	\$ 3,249
129150	Vent microhoods to exterior in all Kitchens	\$ 77	\$ 9	\$ 693
131900	Vanity drawer bases - (1) at each bathroom - Thru out	\$ 180	\$ 13	\$ 2,340
131910	34 1/2" tall vanity cabinet ILO std - all Bathrooms	\$ 26	\$ 13	\$ 338
132100	Bath exhaust fan w/light ILO standard fans - Bathrooms	\$ 70	\$ 13	\$ 910
132615	Eva Brushed Nickel Lavatory Faucets ILO standard - all bathrooms	\$ 84	\$ 13	\$ 1,092
132617	Eva Brushed Nickel Shower Faucets & Shower doors ILO standard - all bathrooms	\$ 410	\$ 20	\$ 8,200
132856	Mason Brushed Nickel towel bars/paper holders ILO standard - all bathrooms	\$ 62	\$ 13	\$ 806
135357	Upgrade 6x24 wall tile backsplash ILO composite at all bathroom vanities	\$ 25	\$ 13	\$ 325
135700	Comfort Level stools ILO standard - all Bathrooms	\$ 98	\$ 13	\$ 1,274
135710	Grab bars in ADA Unit and community room	\$ 67	\$ 9	\$ 603
137215	ADA Compliant showers ILO standard - ADA unit	\$ 2,208	\$ 2	\$ 4,416
153860	Vinyl Composite Core Plank flooring ILO standard (per square foot of room)	\$ 8	\$ 7,560	\$ 60,480
				\$ 316,838
HERS mileage		\$ 1	\$ 1,320	\$ 924
Estimated Freight Allowance: 767 Miles: 5 @ \$16.25 and 8 @ \$13.50				\$ 145,155
				\$ 146,079

Total: \$ 1,758,661



GRAND LAKE COLORADO

Section 10, Item H.

June 16, 2025

Congratulations!

The Town of Grand Lake is most appreciative of your firm having submitted qualifications and a fee proposal for our Space to Create project. We would like to invite you to an in-person interview for final consideration on Monday evening, June 23, 2025. The purpose of this outline is to provide you with information on the timing and process so you can be better prepared. We look forward to hearing more about how your participation in the project will bring us a high level of success.

Schedule: June 23, 2025

7:00 PM Elk Mountain Construction.

8:00 PM MW Golden Construction.

Location: Board Room, Grand Lake Town Hall: 1026 Park Ave, Grand Lake CO.

Committee: Town of Grand Lake Board of Trustees and Project Representatives

Logistics: As part of the regular meeting of the Board of Trustees, the members of the general public may be in the audience as well as the meeting being streamed live on the internet. Only the Board of Trustees will be allowed to ask questions/comments. We would request that members of your firm not be in attendance during the other firm's interview.

Presentation: Attendance by only representatives of your firm who will be actively involved in the project. Digital presentation can be accommodated if desired. If so, please bring a memory device for use on the Town's computers.

30-minute presentation followed by 15 minute question and answer period

Content: Introductions/background of your team
Expand on your project approach
How does this project fit with your current workload
Describe one completed project that is the most like this one.
What does your firm perceive as being the most difficult aspect of our project and share how your firm will excel at solving it.
What does your firm bring to the project that will make it successful?
Closing/Why do you want to be part of this project?

Sincerely,

Steve

Steve Kudron

Town Manager, Grand Lake, Colorado

Town of Grand Lake PO Box 99 Grand Lake Colorado 80447



To: Mayor Bergquist & Trustees

From: Steve Kudron, Town Manager

Date: June 23, 2025

RE: **Consideration to Select a General Contractor for Space to Create**

Background:

On May 23, 2025, the Town of Grand Lake solicited through an RFP/Q a request for General Contracting services for the Town's Space to Create project.

The Town held a pre-submission in-person meeting on May 30, 2025. 6 contractors attended

The Town received 5 proposals by the required June 6, 2025, deadline. Scoring was conducted on each proposal based on several factors. Finalists were notified of interview on June 17, 2025.

I have attached the interview outline for this evening's General Contractor Finalists. After the interviews, the Board should deliberate and select the firm best suited to successfully complete the project.

Staff recommends the Board consider the selection of a General Contractor for Space to Create and direct the Manager to complete a contract with the selected firm.

Suggested Motions:

I move to recommend the contract with _____ for General Contracting Services for the Space to Create mixed use project in Grand Lake, Colorado.