

## S10-Replacement of Employee Housing and Carbondale Office Space, \$\*

(Hyperlink to ITSP Alternatives & Cost Estimates, click above link)

### Project Description:

The current stock of housing and office space RFTA owns in Carbondale (the Carbondale Maintenance facility -CMF, Parker House, Main St. Housing, 1340 Main St. Offices) is poorly configured for its intended use and is reaching the end of its useful life and in need of replacement. These facilities are also in 4 different locations making collaboration among staff and the management and maintenance of these facilities difficult. The organization's strategic plan is to consolidate these 4 facilities into a new development of the CMF property. This new development will be designed with a master plan that envisions the properties eventual build out and utilizing the design/build project delivery method so that the project can be built in phases to meet the available funding. The project will be designed to accommodate the current needs of the organization and provide the organization room for future growth.

The first phase of the project will replace the existing housing RFTA owns at the Parker house and the Mains Street apartments and construct office space sufficient to house the staff currently working at the CMF.

The second phase of the project will be to build additional housing and office space as the organization grows and its housing and office space requirements increase.

### Project Cost Estimate:

#### Original Project Cost Estimate:

\$19,951,987

#### Constrained Project Cost Estimate:

The project scope and cost has been reduced for this item to be included and funded under the 2.65 mill levy plan.

Constrained Project Cost - \$10,000,000

### Special Considerations:

This project will need to accommodate the TOC desire to extend Industry way through the development and across the rail road right of way and connect to 8<sup>th</sup> street at Merrill Avenue. The design of the industry way connection needs to accommodate the Rio Grande Rail road corridor and not jeopardize the corridors rail banking status and its future use as a transportation corridor.

## [S10-Expansion of Employee Housing and Carbondale Office Space, \\$](#)

(Hyperlink to ITSP Alternatives & Cost Estimates, click above link)

### **Project Description:**

The project would continue the build out of the office space and housing master plan of the Carbondale Maintenance Facility. This project would be triggered by the need for the organization to grow its housing or office space.

This project is included in the unconstrained project list and RFTA will pursue funding from grants and other sources.

### **Project Cost Estimate:**

\$11,716,266

### **Special Considerations:**

It is not currently known how much development the CMF property could support nor has RFTA attempted any type of analysis about how much the organization may grow in the next 20 plus years.