



**CITY COUNCIL EXECUTIVE COMMITTEE MEETING
CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL,
#1 CITY HALL PLACE, PUEBLO, COLORADO 81003.**

**MONDAY, JULY 7, 2025
5:30 PM**

Individuals Requiring Special Accommodations Should Notify the City's ADA Coordinator at (719) 553-2295 by Noon on the Friday Preceding the Meeting.

Executive Committee meetings are special meetings of the City Council and are informal Council meetings for the purpose of receiving information and discussion among Council Members; no official action is taken at such meetings. The public is invited to attend, but public comment is generally not received unless otherwise noted.

Agenda

CALL TO ORDER

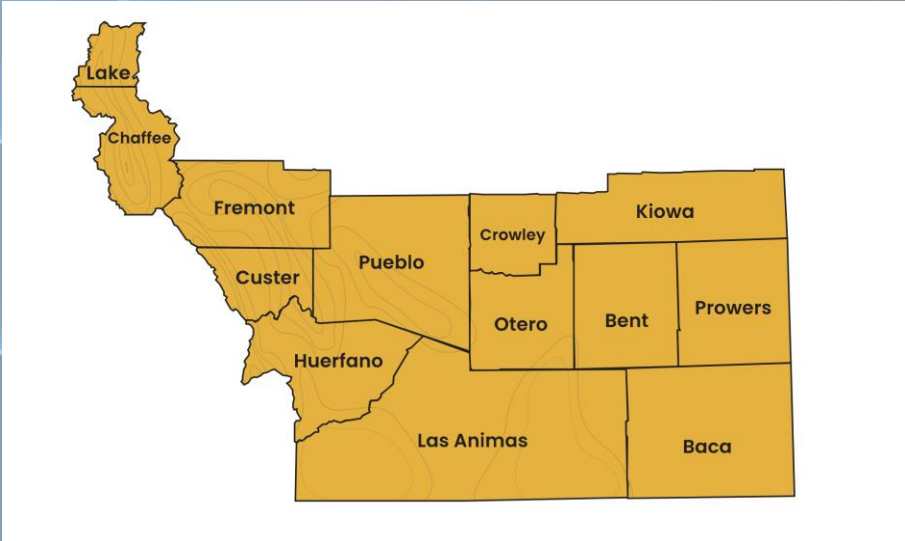
PRESENTATIONS

- | | |
|---|---------|
| A. CITY UPDATES | 5:30 PM |
| Brian McCain, Chief of Staff
5 minute presentation | |
| B. SOUTHERN COLORADO ECONOMIC DEVELOPMENT DISTRICT (SCEDD) UPDATE | 5:35 PM |
| Tracy Gutierrez - Senior Program Manager
Leslie Mastroianni - Executive Director
15 minute presentation | |
| C. WEISBROD AIRCRAFT MUSEUM: A-10 WARTHOG ACQUISITION | 6:00 PM |
| Jeannie Sandidge - President of the Pueblo Historical Aircraft Society
15 minute presentation | |
| D. HVAC SYSTEM AT PUEBLO MUNICIPAL JUSTICE CENTER | 6:25 PM |
| Charles Roy, Acting Director of Public Works
Tate Honaker - Trane Representative
20 minute presentation | |
| E. CITY COUNCIL BOARD & COMMISSION UPDATE | 6:55 PM |
| City Council
5 minute presentation | |

ADJOURNMENT

SOUTHERN COLORADO ECONOMIC DEVELOPMENT DISTRICT

PROUDLY SERVING SOUTHERN COLORADO SINCE 1968



**Southern Colorado Economic Development
District serves a 13-county region
throughout southern Colorado.**

***Baca, Bent, Chaffee, Crowley, Custer, Fremont,
Huerfano, Kiowa, Lake, Las Animas, Otero,
Prowers, Pueblo***



Mission

Southern Colorado Economic Development District serves as the bridge between federal, state and local governments assisting cities and counties with economic development and opportunities that will have a regional impact.

We complement our economic development partners in the region.



Economic Development Districts and the Mission of EDA

Economic Development Districts and EDA serve as the lead organizations to provide the framework for maintaining a current **Comprehensive Economic Development Strategy (CEDS)** for their service areas, and to provide staff support and technical assistance to the member counties.



Economic Development Districts and the Mission of EDA

The Public Works and Economic Development Act of 1965 established the U.S. Department of Commerce's Economic Development Administration (EDA).

The mission of EDA is “to lead the federal economic development agenda by promoting innovation and competitiveness, preparing American regions for growth and success in the worldwide economy.”



How We Support Our Counties

- Regional Grant Navigator for Pueblo, Huerfano and Las Animas counties
- Serve as Regional Coordinator for Colorado Energy Office Local IMPACT (*Implementation, Migration, and Policy Action*) Accelerator Program
- Comprehensive Economic Development Strategy (CEDS)



How We Support Our Counties

- Small Business Development and Support
- Broadband
- Three Corners Connector/Grid United Partnership
- Regional Events
 - Opportunity Now Talent Summit (OEDIT)
 - Water & Sewer Summit
- Plans and Studies



Thank you for your support

Southern Colorado Economic
Development District (SCEDD)

Leslie Mastroianni, Executive Director
Leslie@scedd.com

Tracy Gutierrez, Senior Program Manager
tracy@scedd.com

www.scedd.com



FOLLOW US



**PUEBLO
WEISBROD
AIRCRAFT MUSEUM**



Help us Grow!



Fred Weisbrod's Vision



Hangar 1

Built in 2001

- PHAS raised \$300,000
- City of Pueblo \$300,000
- County of Pueblo \$300,000

30,000 sq. ft. of display space





Hangar 2

Built in 2010

- PHAS raised \$300,000
- City of Pueblo \$300,000
- County of Pueblo \$300,000

30,000 sq. ft. of display space

Perko Restoration Hangar

- Completed in 2023
- \$1.7MM cost funded by PHAS

PHAS gave building to City of Pueblo

Used to restore

Aircraft and other artifacts



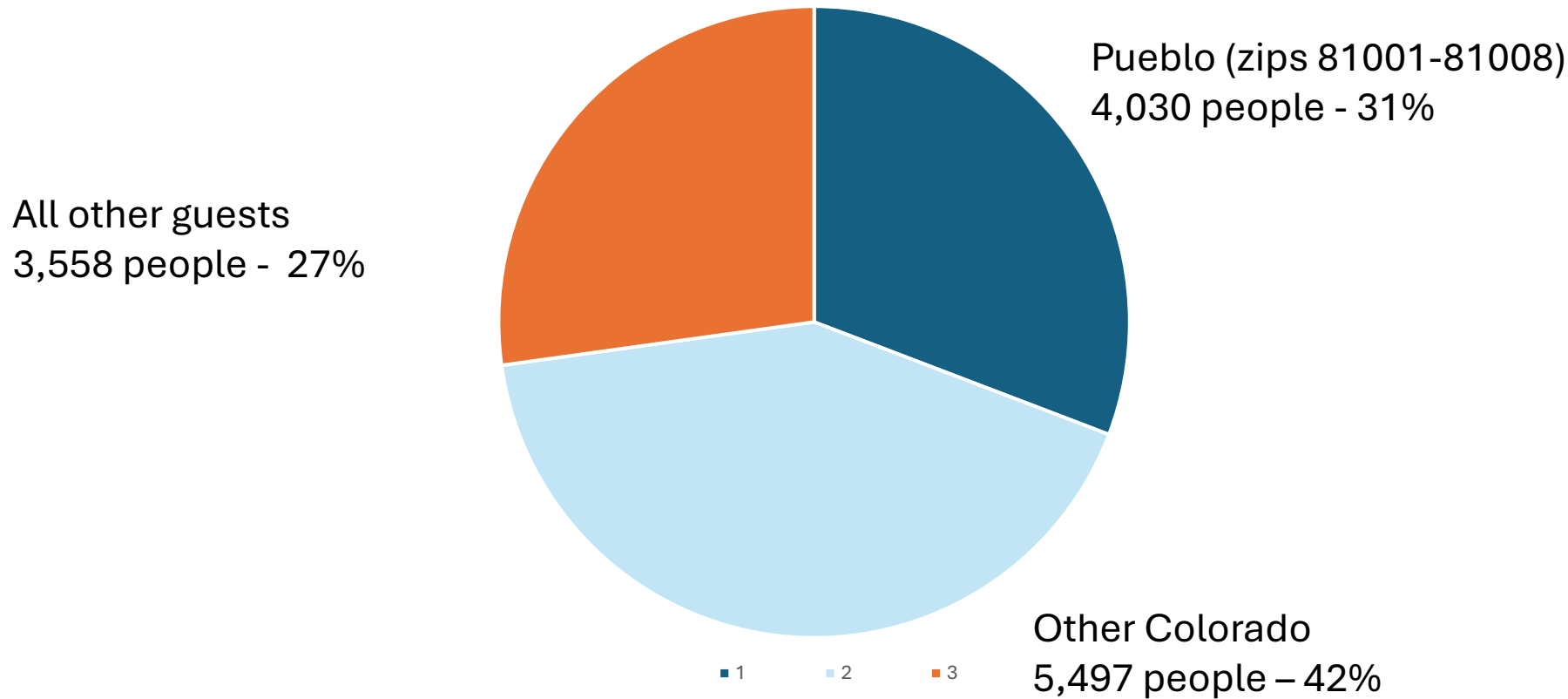
Today...



2024 Attendance

13,085 people

2024 PWAM Attendance



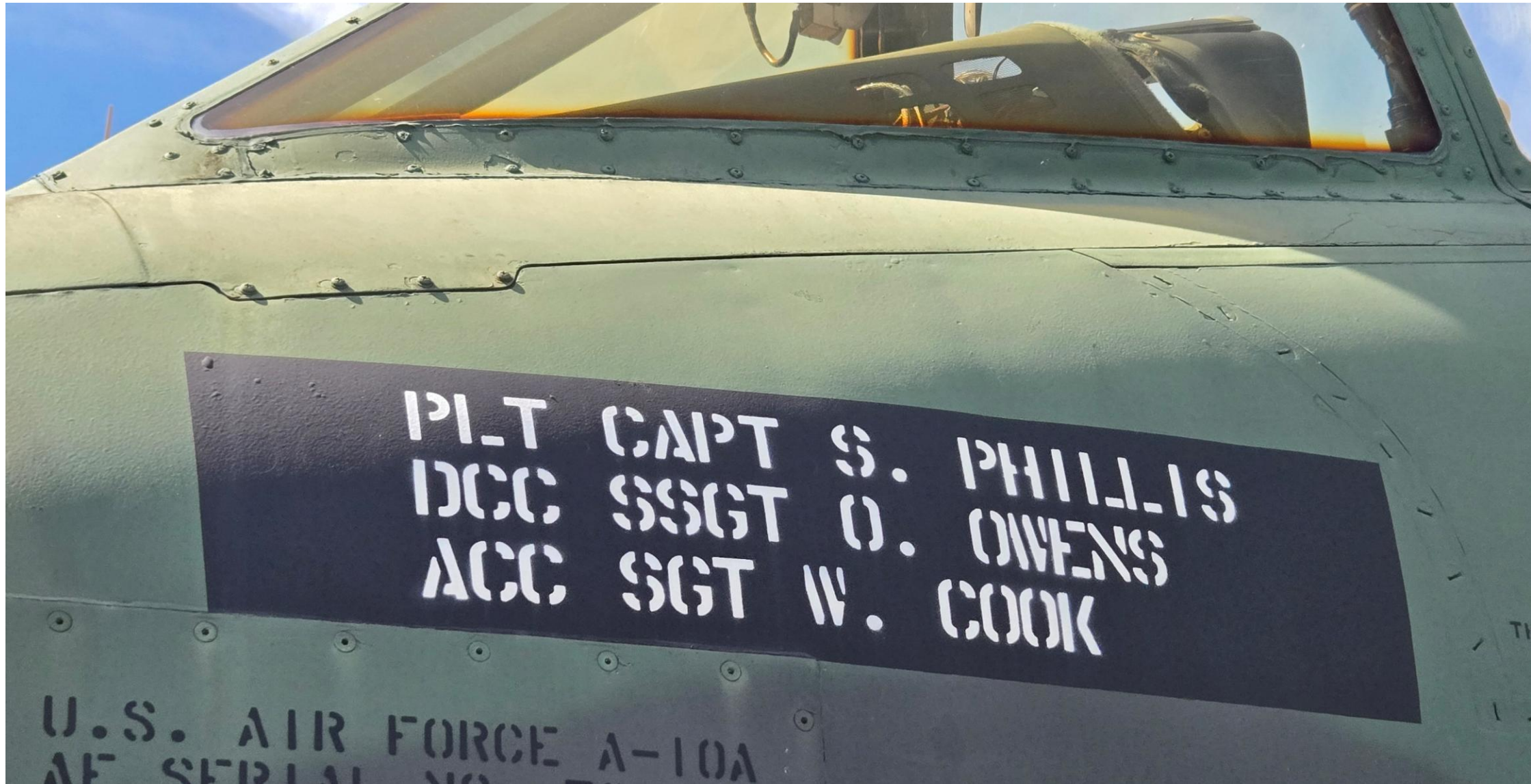
OUR
COLLECTION –
More than just
planes.

An hourglass with a globe inside, set against a background of a world map. The hourglass is made of brass and has a blue and white globe inside. The background is a golden-brown map of the world with a grid of latitude and longitude lines. The word "HISTORY" is written in large, bold, black letters across the middle of the image.

HISTORY



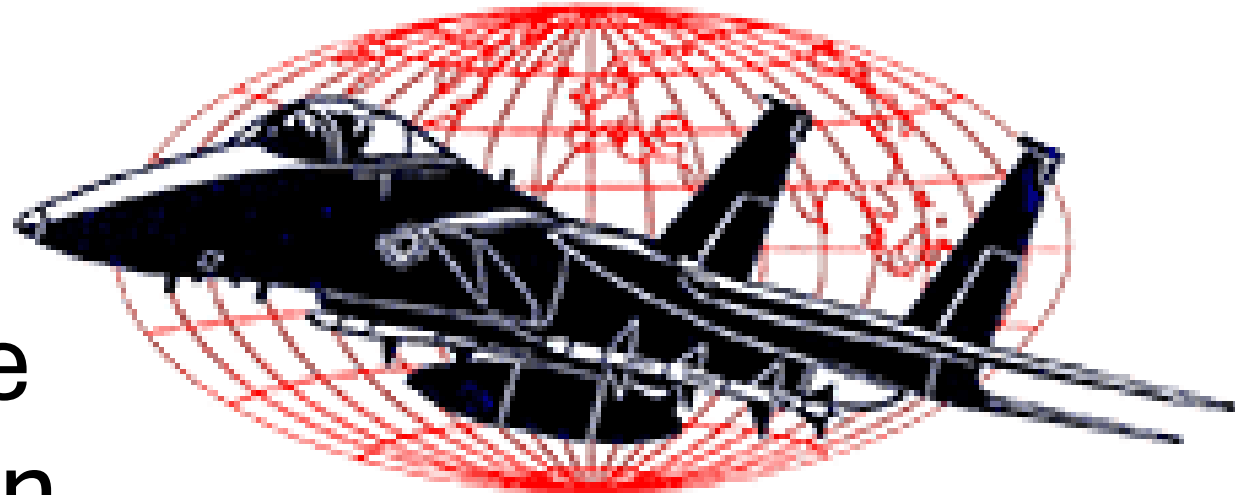
All planes
have stories
to tell...





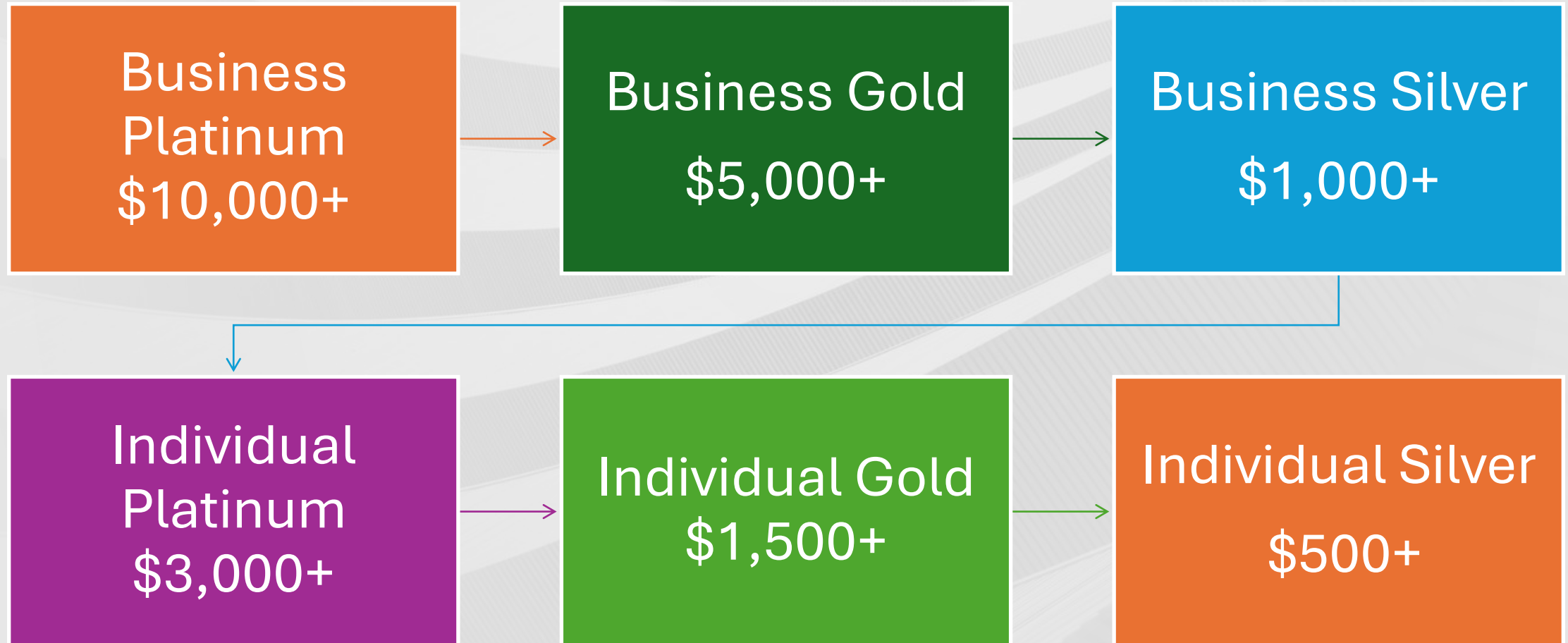
A-10 Warthog 78-0699

WORLDWIDE AIRCRAFT RECOVERY, LTD.



Cost to move the
A-10 from Dayton
Ohio to Pueblo
Colorado:
\$87,646.

Help us Grow!





We are asking the City of Pueblo to support the Pueblo Weisbrod Aircraft Museum by making a contribution of \$10,000 to help us pay for moving the A-10 Warthog to Pueblo.



**PUEBLO
WEISBROD
AIRCRAFT MUSEUM**



*Thank you for
helping bring
another Hero
to*



*Pueblo, Home
of Heroes!*



Minimizing an Emergency through an Efficient Project Procurement Process

PMJC HVAC Replacement

Tate Honaker

Comprehensive Solutions Account Executive
Pacific Northwest/Rocky Mountain Region
Commercial HVAC Americas
Trane Technologies

719-246-2450 Cell



Pueblo Municipal Judicial Center Emergency

The Need for an Emergency Project



- **PMJC serves and provides the City with essential services and operations**
 - Municipal Court
 - Police and FBI Evidence
 - 24/7 Emergency 911 Call Center
 - Information Technology and server rooms
- **Actively failing HVAC Equipment at Mission Critical Facility, creating a City-Wide Emergency**
 - Essential Staff and services relocation is not viable due to requirements and logistics
 - Work from home is not an option
 - Temporary HVAC solutions are not viable due to code violations
 - \$100k/year+ on maintenance, 20% technician's time, no redundancy, equipment end of life, IAQ concerns, downtime risk
- **Solution: Complete HVAC System Replacement with added Redundancy**
 - Needed by the end of Spring of 2026... going through another cooling season is not acceptable
 - Procurement needs to start now to hit this deadline
 - Equipment lead times are 15-20 weeks
 - Traditional procurement is not viable to meet this timeline

Competitive Procurement During an Emergency

Balancing an emergency at a mission-critical facility with the City's/Administration's goals of financial stewardship & transparency



- **Cooperative Purchasing (Omnia Partners)**

- Take advantage of the buying power of entities across the Country
- Pre-Bid at the National level: all aspects of the project, including equipment, material, and labor rates
- Ensures industry pricing
- Viable procurement path per City of Pueblo

- **3.2.2(6) Emergency Purchases Alignment**

- *“As much competition as practical, however, should be obtained”*
- Secondary bid process conducted under and by Trane, utilizing local labor for increased competition and value

- **Turnkey Construction Contract**

- Trane acting as a specialized general contractor on complex, mission-critical equipment and is responsible for 2-Year warranty guarantee
- Final pricing validated by Omnia Partners
- Enables efficient communication for multiple scope options

- **Reduce procurement timeline by at least 4-6 months**

- Ability to order equipment while the design is wrapping up
- Enable Spring of 2026 completion

Project Unique Procurement Advantages

Mechanical equipment is the single largest line item on the project



Tariffs, Inflation, and Timeline

Minimize uncertainty in the marketplace



- **Equipment Price Increases**
 - February 3-6% across equipment line
 - March 5% increase across equipment line
 - *Typical across manufacturers/industry*
- **Tariff Surcharges**
 - April 6% across equipment line
- **Inflation Increases**
 - 7% YOY for the last 4 years
- **Reduce procurement timeline by at least 4-6 months (could be 10-15%+ savings)**
 - Ability to order equipment while the design is wrapping up
 - Enable Spring of 2026 completion

Emergency Fiscal Responsibility

Based on the specific scope of this project



- **Validated 3rd Party Industry Level Pricing**
 - Don't under/over develop the scope of work
 - Iterative design and pricing process
 - Design optimization ideas (first cost/annual savings)
- **Timeline Efficiency**
 - Minimize tariff and inflation exposure (could be 10-15% + savings)
 - Project installed by the end of Spring of 2026 deadline
- **Factory Direct Pricing on Equipment**
 - Single largest line item on the project not receiving unneeded additional layers of markup
 - Better pricing through Omnia vs. contractor pricing
 - Made in Pueblo Chiller
- **Investigation of Multiple Funding Sources**
 - Black Hills Energy
 - State of Colorado

Assumptions



- **Our team has walked the facility but not solicited any prices yet**
 - Utilizing rules of thumb, construction experience, and initial engineer's estimate
- **Pricing will be set and audited by Omnia to guarantee industry rates**
 - This ROM number is for conversation purposes only
 - We can get you numbers ASAP if we decide to move forward with this concept and plan (next section, week of August 4th)
- **ROM Number Breakdown**
 - Engineer's Estimate*: \$5,780,000
 - Liebert Scope Add: \$1,500,000
 - 2nd Chiller for Redundancy: \$800,000
 - **TOTAL: \$8,080,000**
 - **Independent engineering firm and Omnia validated*

Next Steps and Timeline

With the goal of Spring of 2026



Develop Turnkey, Omnia Compliant Construction Proposal

- Trane Managed RFP Generated
 - Based on 95% Construction Documents from B&P
- Proposal Delivery Meeting: Week of August 4th

- **Proposal Approved and Equipment Ordered: August 29th**
 - Equipment ordered while construction documents are being finalized, enabling Spring of '26 completion
 - Boiler Arrival: October 2025
 - Chiller Arrival: December 2025
 - AHU Arrival: January 2026

- **Execute Construction Activities: By the end of Spring 2026**
 - Execute collaboratively developed scope of work
 - On time, on budget, on schedule
 - Public Works informed schedule, multiple areas of prep work can be performed, 2-3 week shutdown, September - April

Thank You



How to Fund the Project

Potential: Utilizing Fund 301 to alleviate stress on Fund 401



- **Tax Exempt Lease Purchase Financing**
 - 15-20 Year financing available
 - 4-5% Interest Rates
 - “**No interest in interest**” – help connect the dots to help projects get across the line
 - Finance the **entire project cost** or just a portion
 - Flexible payment scenarios while **starting the project now to mitigate risk**
 - No payment until Mid to Late 2026
- **Capital Reserves/General Fund**



\$8,080,000

• Conversational ROM

4.3% / 4.45%

• 15 Year / 20 Year Indicative Rate

\$742,051

• ~15 Year Payment

\$618,471

• ~20 Year Payment

\$100,000

• Maintenance Savings

\$30,000

• Potential Energy Savings

*Mitigate failure risk and address public safety concerns
Removed deferred maintenance liability while alleviating CIP budget stress
Increase reliability through new system and redundancy*

Without Extras: \$5,780,000... \$530,824 / \$442,421 respectively

Current State

Action is needed now



- **Equipment is at End of Life**
 - Equipment was never designed specifically for the building and had issues from day 1
 - Equipment running much harder than intended, shortening expected life cycle
- **Maintenance**
 - ~\$100k/year spent on repairs
 - 20% of service technicians' time is spent at this building of the 300+ building portfolio
 - Flooded IT Department multiple times due to leaks
- **Lack of Reliability in a Mission Critical Facility** (*zero failure required*)
 - No redundancy
 - Due to age, downtime risk is severe
 - The ability to relocate personnel is costly and not effective
- **Indoor Air Quality Concerns**
 - Call center comfort and ACH issues
- **Addressing the Needs Within this Building is a Public Health Concern**
 - Both from a building uptime and indoor air quality perspective for employees and citizens
 - Needed to provide essential services related to public safety
- **Urgent and Unexpected**
 - Last week's failure highlighted the concern
 - Getting the new system operational by the Summer of 2026 is critical

