Carbondale & Rural Fire Protection District
Special Meeting of the Board of Directors
November 5, 2026
11:00 a.m.

Agenda

A. Call to order & roll call

B. Persons Present Not on the Agenda

C. Workforce Housing Option Discussion

D. Adjourn

Chief's Report & Updates – November 5, 2026

2026 Carbondale Area and Marble Workforce Housing

Carbondale Area #1

We have been searching for property locations or buildings that will work for CRFPDs' workforce housing plans in the area. As we stated in the fall of 2025, the Carbondale area project is hoping to construct or purchase between 10-12 housing units of varying sizes, between 1, 2 and 3+ bedroom units. The total anticipated budget for these was approximately $12.5 million.

In our search, we have engaged with one Carbondale area developer who presented information to us about an 8 unit building of 2 bedroom townhomes on West Main St., named the Main Street Marketplace Development. The units are two story with an approximate total square footage of 950 sq.ft. per unit. the initial asking price from the developer is $1 million per unit, for a total of $8 million to purchase the entire building. The developer has stated that they wish to sell us the entire building or, not sell it to us at all.
I have included information in your packet for review prior to our meeting.

Carbondale Area #2

Another possibility found in our search is a condominium complex totaling 10 units. This newly constructed project is located at 619 Overlin Drive in Glenwood Springs, near the intersection of 8th Street and Midland Avenue. There are 9, 2 bedroom units and 1, 3 bedroom unit. additionally, 6 of the units have a one-car garage attached to the unit. The 2 bedroom units are approximately 970 sq. ft. and the 3 bedroom unit is 1,183 sq. ft.
Pricing for these units runs between $600,000 and $675,000 depending on 2 or 3 bedrooms. This project is not located inside the Carbondale Fire District boundaries but, from it's location, driving time to Station 84 or Station 81 is between 15 and 25 minutes. The information on this project is included in the packet as well.

Marble Area

We have spent a considerable amount of time, energy and some funds searching and researching possibilities in the Marble area. One opportunity that we have explored in depth is the Darien Lodge property located on County Road 3 approximately 2.5 miles west of the Town of Marble. This property is an existing 6,700 sq. ft. building on approximately 2 acres next to CR3.

Our architectural team, BG Architecture, along with PNCI Construction and Phil Vaughan have gone through the building multiple times. They have completed "As-Built" drawings of the building as well as a detailed Sketch Plan for a potential remodel to individual units. The proposed remodel would consist of 5 – 2 bedroom units with kitchen, bath, living area etc. PNCI, along with our Mechanical, Electrical & Plumbing (MEP) engineer, have given an estimate of costs to remodel the building. This estimate is given with only Sketch Plans so, it is priced fairly high due to the limited design detail. The floor plans, both existing and proposed along with a pricing discussion is included in your packet.

In my view, all three of these opportunities need to be discussed before deciding on any single proposal. There is a bit of a domino effect that can prove advantageous to the District in terms of pricing and ability to complete a project that is estimated to be over our current estimated budget.

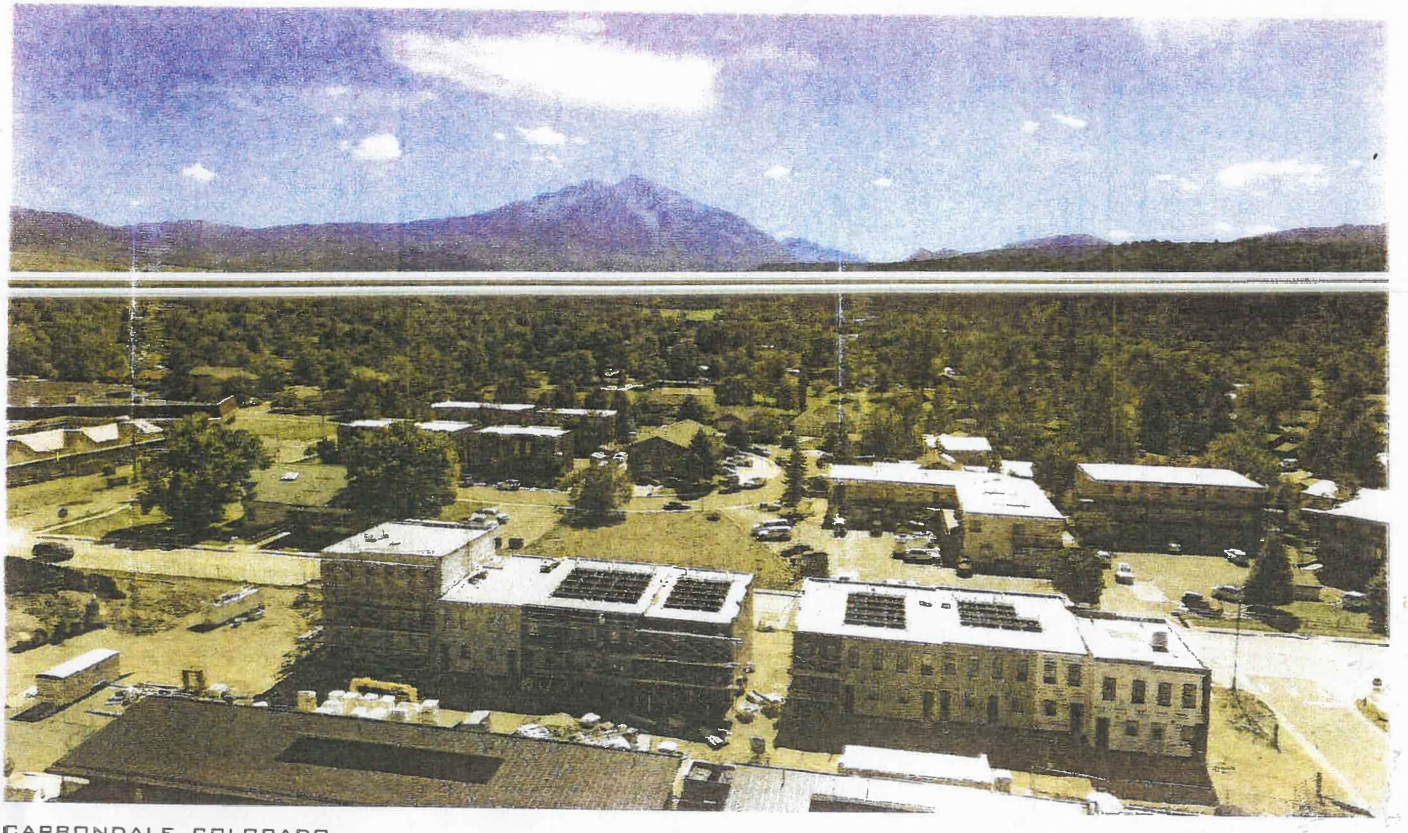
Thank you very much,

Rob Goodwin

FOR RENT

MARKET PLACE TOWN HOMES

1461 MAIN STREET, CARBONDALE, CO 81623



CARBONDALE, COLORADO

PHOTOS: SEPTEMBER 21, 2026



2 AND 3 BEDROOM UNITS AVAILABLE

SOPRIS MOUNTAIN VIEWS

ASSIGNED PARKING

FOR INFORMATION

ACCOUNTING@VIRTU.LLC

CALL 970-923-3088

PLANNED EXTERIOR - NORTH SIDE



PHOTOS SHOW CONSTRUCTION IN PROGRESS. DRAWINGS SHOW THE PLANNED APPEARANCE.

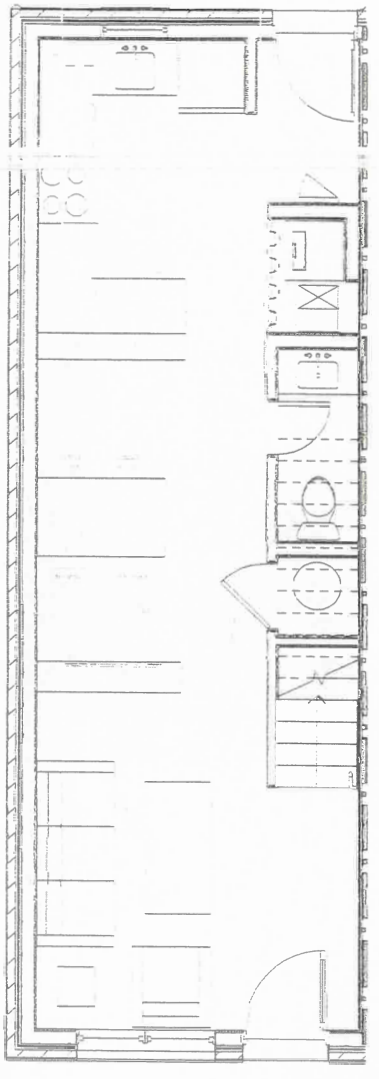
Market Place Town Homes

Explore the layout

Sample unit B-101 from the supplied plans. Layouts may vary by unit.

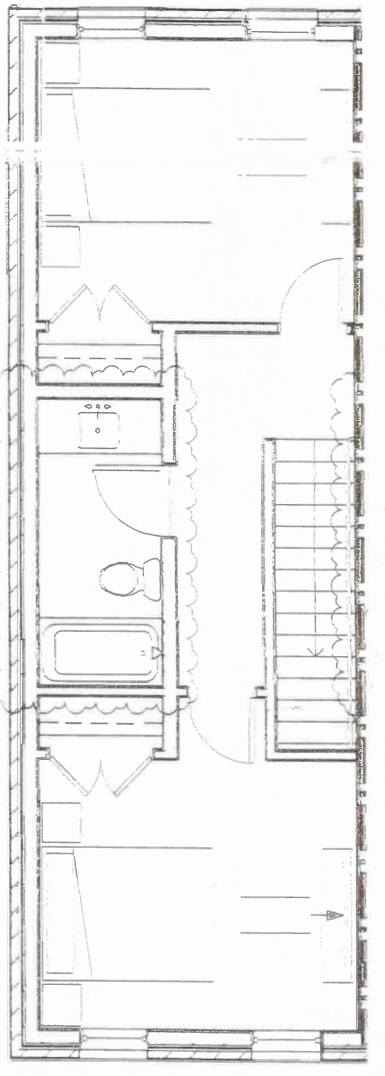
Main floor

Kitchen, living / dining and half bath



Upper floor

Two bedrooms and a full bathroom



Planned exterior - south side



For information: accounting@virtu.llc | Call 970-923-3088

Furniture is illustrative. Exterior drawings show the planned appearance.

Townhomes	Deed Restriced Income Level	Sq. Ft.	Bed	Bath	Patio SF	Storage SF	Price
F-101		887	2	1.5	80	47	$ 1,021,780
F-102		887	2	1.5	80	47	$ 1,021,780
F-103		887	2	1.5	80	47	$ 1,021,780
F-104		887	2	1.5	80	47	$ 1,021,780
F-105	3	887	2	1.5	80	47	$ 1,021,780
F-106	3	887	2	1.5	80	47	$ 1,021,780
F-107		887	2	1.5	80	47	$ 1,021,780
F-108		1310	3	2.5	80	56	$ 1,173,823
F-109		1310	3	2.5	80	56	$ 1,173,823
F-110		1310	3	2.5	80	56	$ 1,173,823
G-101		884	2	1.5	80	47	$ 1,021,780
G-102		884	2	1.5	80	47	$ 1,021,780
G-103	1	884	2	1.5	80	47	$ 1,021,780
G-104		884	2	1.5	80	47	$ 1,021,780
G-105		884	2	1.5	80	47	$ 1,021,780
G-106		884	2	1.5	80	47	$ 1,021,780
G-107	2	884	2	1.5	80	47	$ 1,021,780
G-108		884	2	1.5	80	47	$ 1,021,780
		17211					$ 18,848,169


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From:	Tyler Schreiner
To:	Rob Goodwin; Phil Vaughan; Josh Greene; Mike Wagner; Jenny Cutright
Cc:	Barry Gereb; Erik Luthringshausen; Frank DeSantis
Subject:	CRFPD- Darien Lodge Costs
Date:	Thursday, July 16, 2026 7:43:08 AM
Attachments:	image001.png inky-injection-inliner-6f42d488d348cfcd86bff9497caf9f6a.png inky-injection-inliner-209b06d63f3139b7bbda7129634c80da.png 20260715_Darien Lodge_Design Narrative.pdf Darien Lodge Site Visit Notes and MEP Feasibility Assessment.pdf 20260618_Darien Lodge_Feasibility.pdf

External (tyler@pnciconstruction.com)

GUARDIAN

Good morning, for review and discussion on high level cost SWAG for the proposed renovations at Darien Lodge. We did receive some narrative info from the design team yesterday afternoon and I have reviewed this information for this discussion.

- Revamp the septic system?
  - Current layout is 9 bedrooms and 1 commercial kitchen
  - New layout is 9 bedrooms and 5 residential kitchens
  - **IF** required, the septic upgrades would be $80k - $100K
- Fire suppression throughout, plus storage tanks and fire pumps
  - $100K for tanks and pumps plus costs to outfit the building
- Potential for electrical service and existing system upgrades?
  - Fire pump requirements?
  - HVAC requirements- code and energy requirements?
  - Per attached narratives, existing service is 400A and would need to be reconfigured to sub panels in each unit.
- Potential for major or significant structural repairs?
  - Exclude discussions of adding the 2nd stair and egress to the upper floor for this purpose
  - Other large concerns structurally?
- Other concerns?
  - Any significant ADA changes or updates required?

Station 81 interior renovations, which excludes major electrical upgrades and is already sprinkled, but did include all window replacements and a section of siding replacement came in at roughly $340/SF. Increase to $350/sf for contingency, cost increases to Marble, other scope gaps.

- ~6,700 SF @ $350/ft = $2,345,000

Septic $100,000

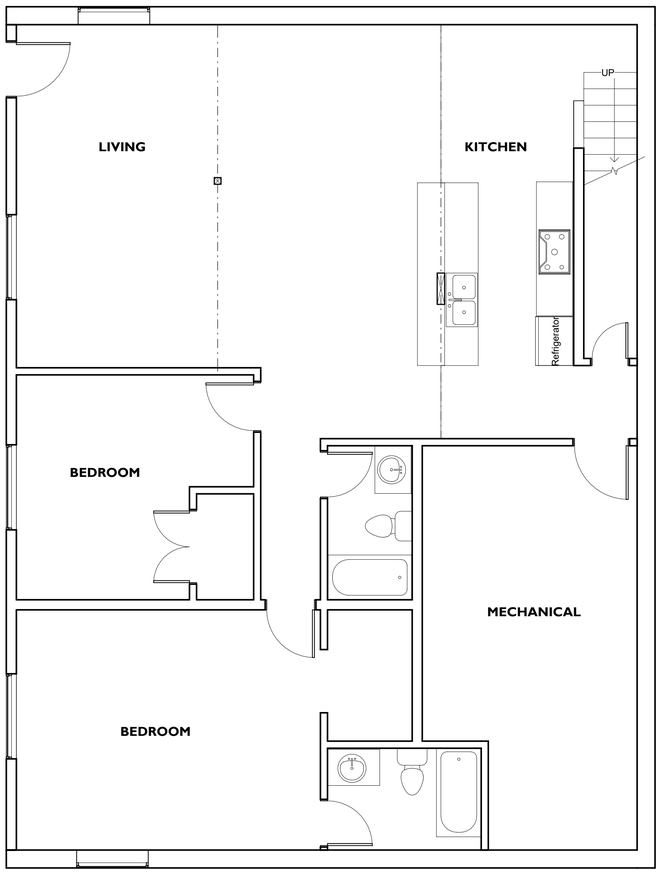
- Fire Suppression Tank/Pumps $100,000
- Electrical Rework $50,000
- Replace roof with Standing Seam Metal $75,000

Windows, exterior improvements, and additional $10/SF wash interior fire sprinklers inside the structure and other incidentals unless major structural or other mods are required. ROM of $2.67M +/- $250K so $2.5M to $3M is what I am thinking this needs to be SWAG'ed at today?

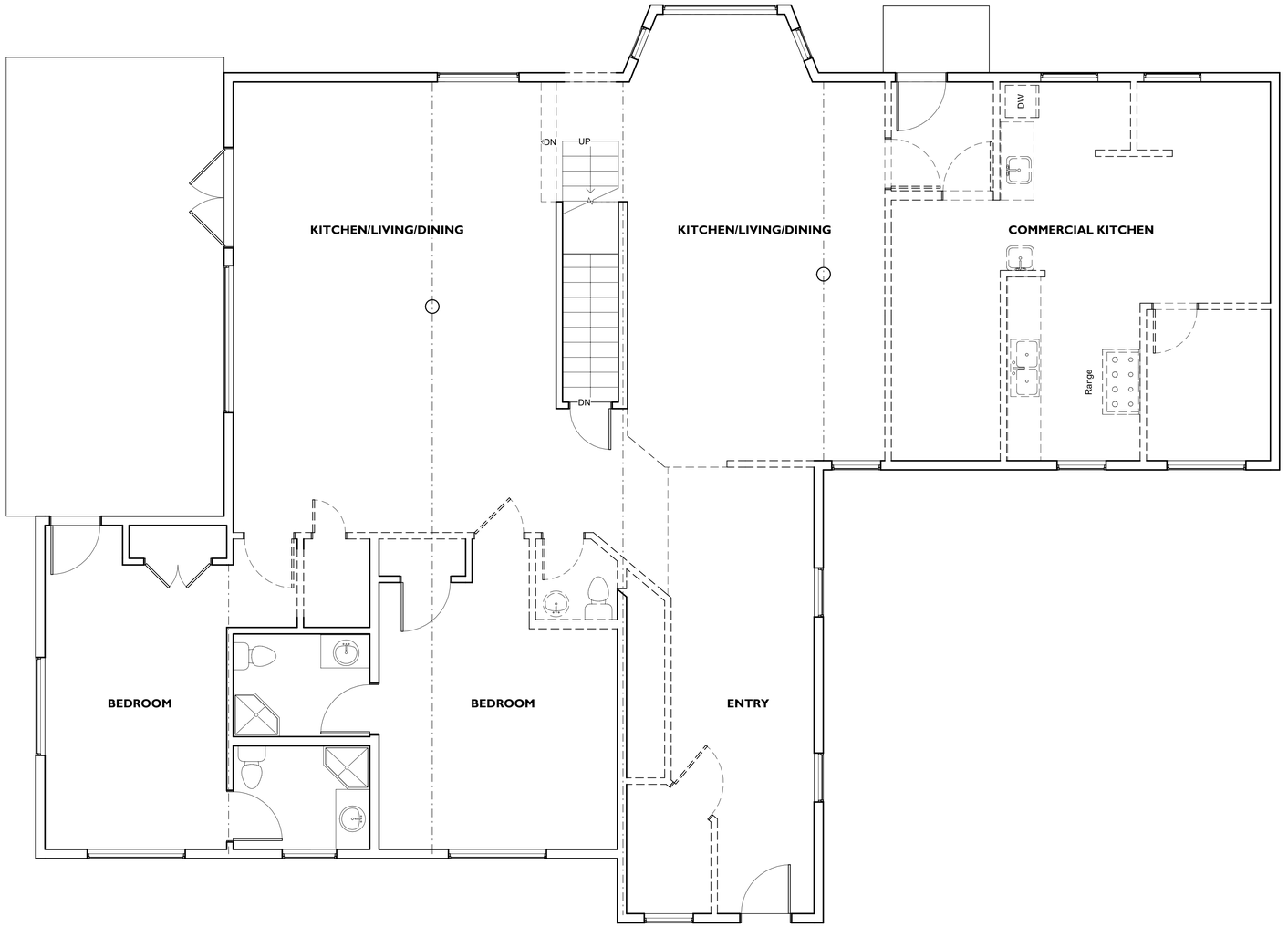
Thank you-

Tyler Schreiner
Director of Construction
PNCi Construction, Inc.
Office: 970.242.3548
Cell: 970-261-9226





2 BASEMENT
1/4" = 1'-0"



1 MAIN LEVEL
1/4" = 1'-0"

bg ARCHITECTURE + DESIGN
214 Midland Avenue
Basalt, CO 81621
970.948.6709
barry.gereb@bgadaspen.com

MARBLE WFH - DARIEN LODGE
2880 COUNTY RD 3
MARBLE, CO 81623

REVISIONS	
NUMBER	DATE

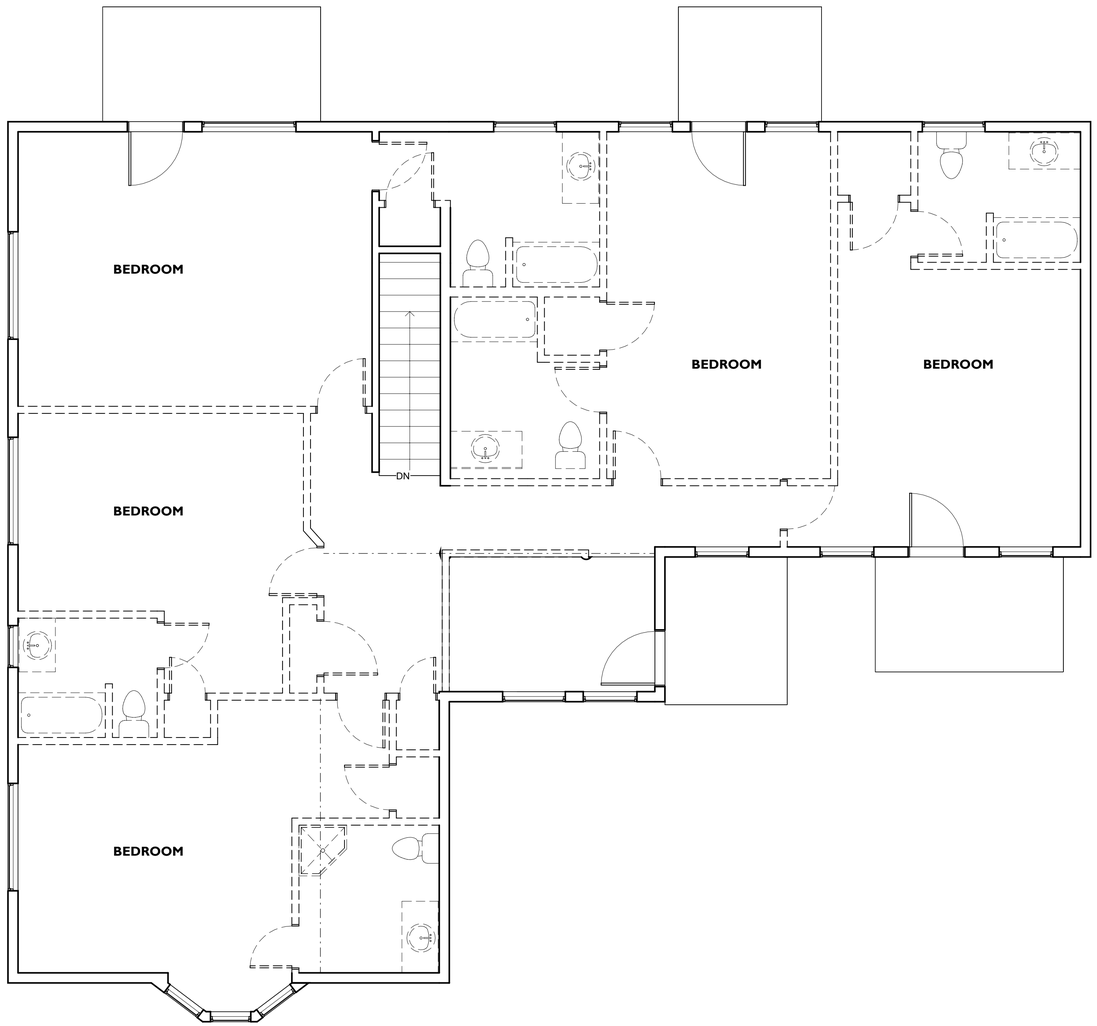
NOT FOR CONSTRUCTION

2026.05.27

FEASIBILITY

EXISTING/DEMOLITION FLOOR PLANS

D1.0



1 UPPER LEVEL
1/4" = 1'-0"

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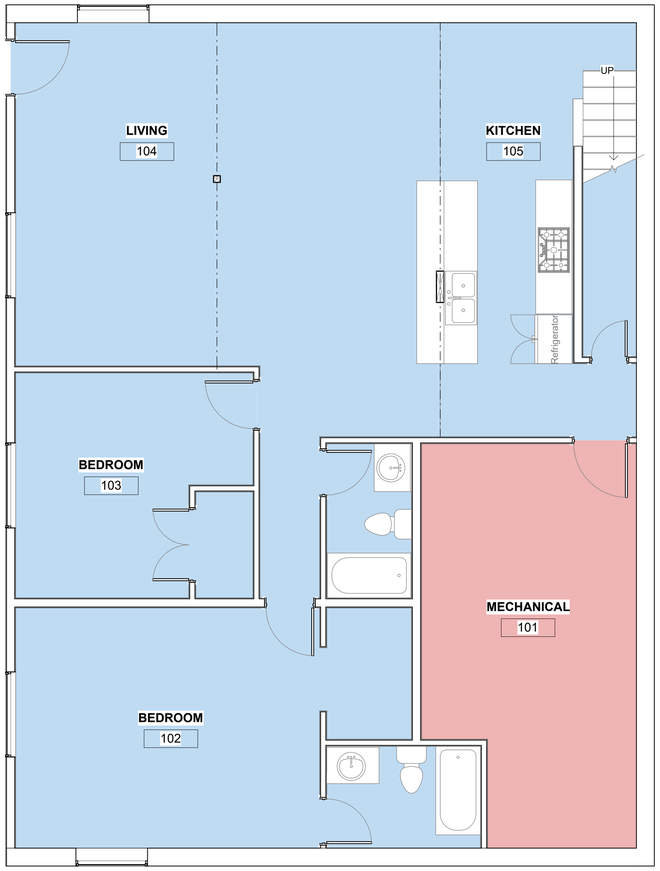
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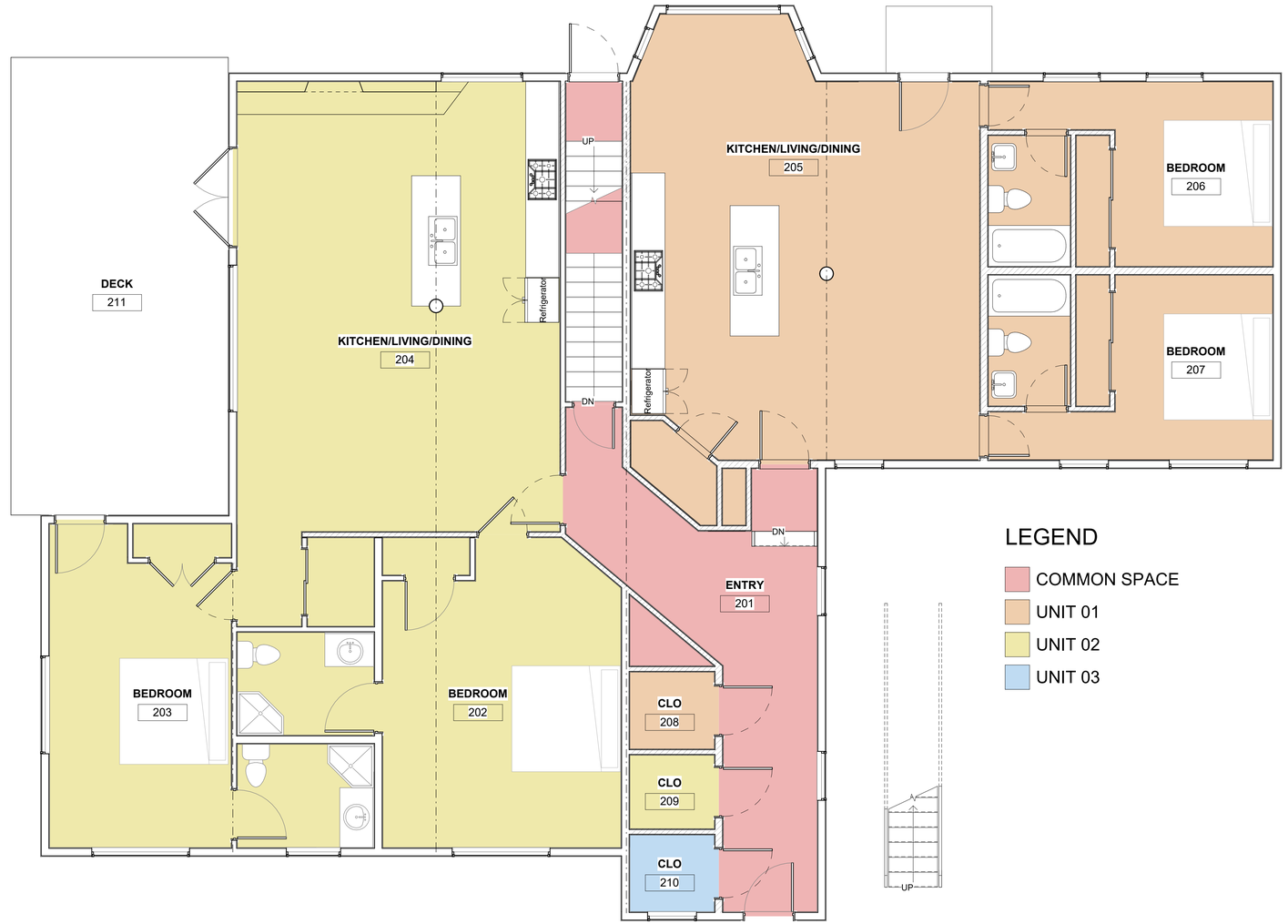
FEASIBILITY

EXISTING/DEMOLITION FLOOR PLANS

D1.1



2 BASEMENT - PROPOSED
1/4" = 1'-0"



1 MAIN LEVEL - PROPOSED
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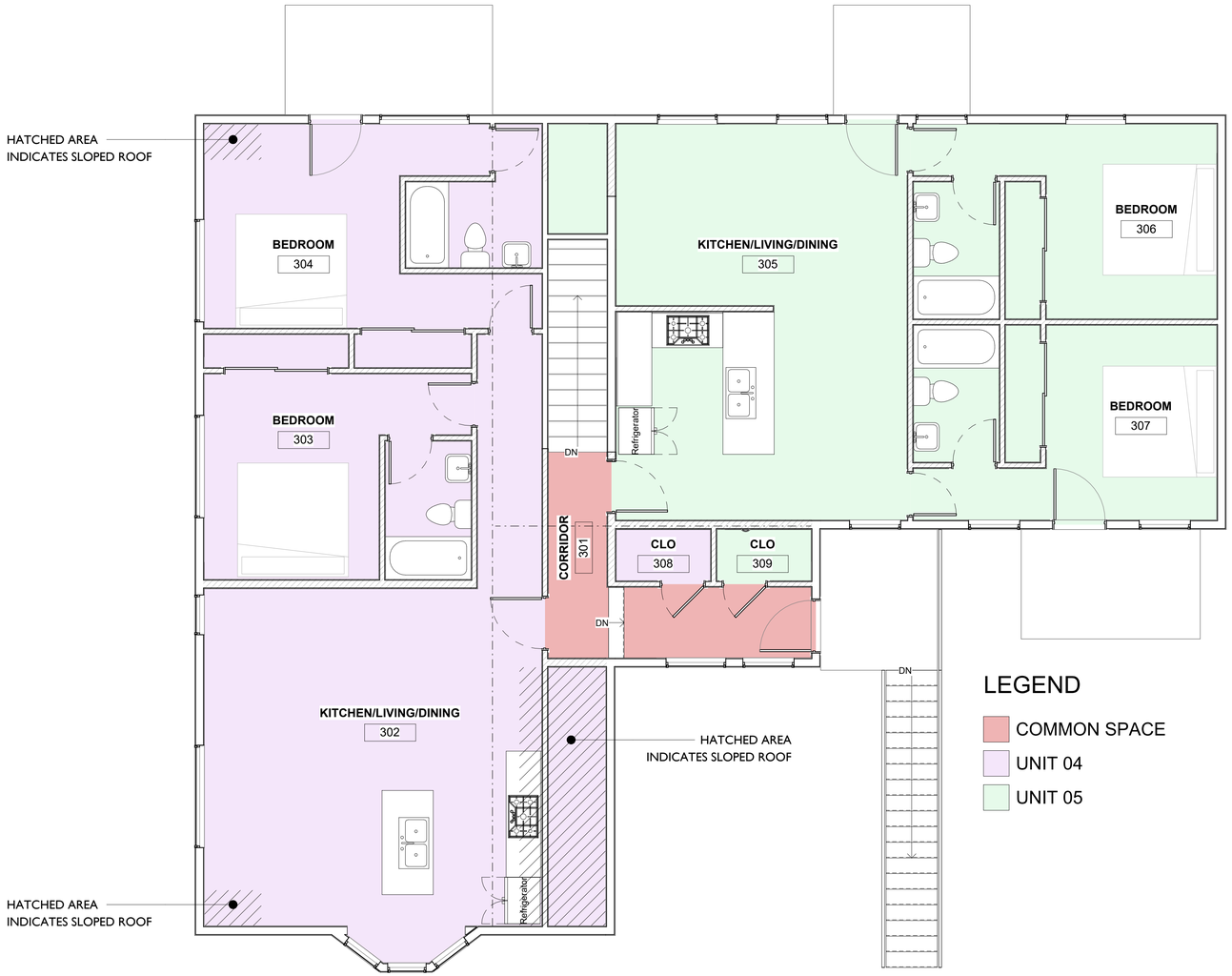
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FEASIBILITY

PROPOSED FLOOR PLANS

A1.0



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A1.1