



TO: GOVERNANCE COMMITTEE (GC)

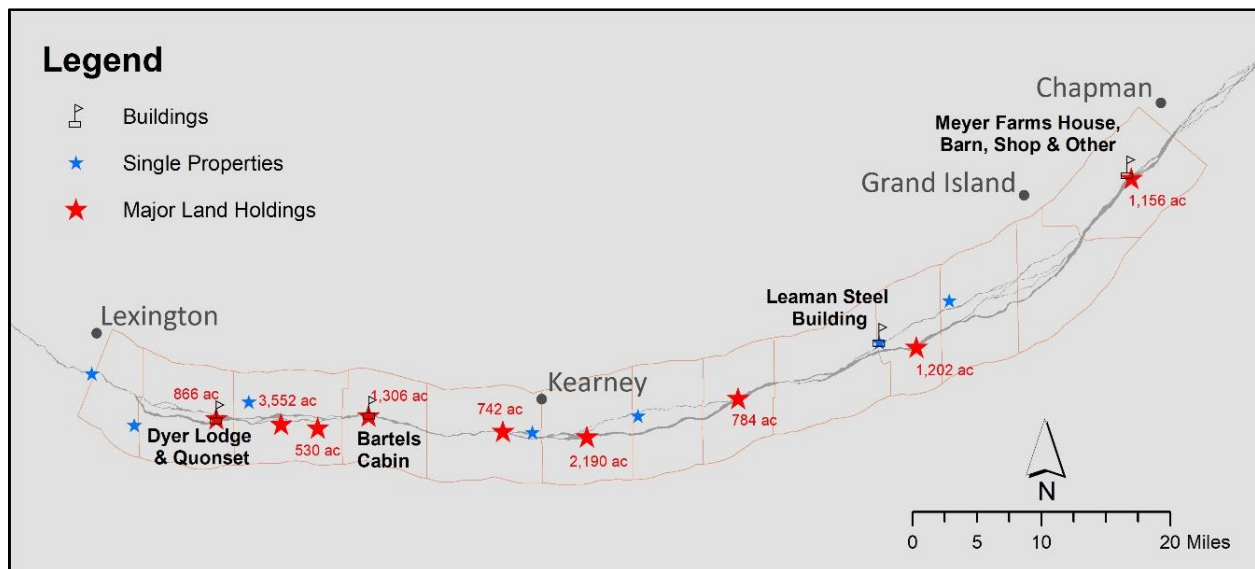
FROM: PRRIP FACILITIES WORKGROUP (L. VOGT, B. MERRILL, J. SHADLE, & B. KROHN) & EXECUTIVE DIRECTOR

SUBJECT: FACILITIES WORKGROUP RECOMMENDATIONS

DATE: AUGUST 1, 2022

Background

During their June 2022 meeting, the Governance Committee (GC) of the Platte River Recovery Implementation Program (Program) established a facilities workgroup for the purpose of making recommendations on the disposition and management of Program-owned buildings as well as office and storage space for the Office of the Executive Director (EDO). The map below shows existing Program land holdings and associated buildings. Program lands are spread across the 90-mile AHR with buildings clustered at both the west and east ends of the reach. In addition, EDO facilities are located in Kearney but are not shown on the map as office and limited storage space are secured under short term leases. Additional building information is provided in Attachment A.



The workgroup met on June 28th to review facilities information and met again on July 17th to develop recommendations. Workgroup discussion and recommendations follow.

Recommendations

This section of the memorandum summarizes workgroup recommendations for each Program facility/building. The summaries are brief and are intended to provide context for additional discussion by the GC.



Dyer Lodge and Quonset

- The Quonset is in poor condition and is not worth rehabilitating due to cost and location.
- *Recommend moving supplies/materials to EDO facilities in Kearney (once available) and discontinuing use. Building can either be left in place or demolished.*
- The lodge was historically used as accommodations for contractors, summer technicians and small crane viewing groups. It is now used infrequently and is difficult to maintain in livable condition due to persistent rodent and moisture issues caused by location (on edge of sandpit) and infrequent use.
- *Recommend soliciting bids on structure to be moved off property at buyer's expense. If no bids received, solicit bids to demolish lodge and Quonset.*

Bartels Cabin

- The cabin has historically been used as temporary accommodations for technicians and contractors. It is in good condition, is inexpensive to maintain, and is located closer to Kearney.
- *Recommend continuing to maintain the cabin as temporary accommodations. Consider moving appliances, etc. from lodge to cabin as appropriate.*

Leaman Building

- The Leaman building is used for limited storage of Program materials and supplies. It is in acceptable condition and is inexpensive to maintain.
- *Recommend continuing to maintain this building and reevaluate at the end of the Extension.*

Meyer Farms Homesite Buildings

- The Program acquired the Meyer Farms property in 2021. The approximately 15-acre homesite includes a two-story house, barn, hay shed, machine shop, granary and several smaller structures. The workgroup discussed several alternatives including selling the 15-acre homesite, renting the homesite/buildings, keeping and maintaining the site, and removal of all structures.
- *Recommend keeping the homesite and removing/demolishing all structures except for the machine shop and hay shed, which can be included in annual crop leases (existing tenants using).*
Removal strategy:
 - *Offer the house and barn to Meyer family member at no cost if they are willing to move the structures off the site within one year (or other negotiated timeframe) at their expense.*
 - *If they are not interested, solicit bids to move structures off property at buyer's expense.*
 - *If no bids received, solicit bids to demolish those structures along with the granary and other smaller structures.*



Office of the Executive Director

- Headwaters Corporation leases and is reimbursed for 5,600 SF of space in Kearney providing office space for ~10 staff as well as conference room for Program meetings. Headwaters also leases limited vehicle/equipment storage space but needs additional storage space to accommodate Program materials and supplies currently stored at the Dyer Quonset. Total annual cost is currently on the order of \$110,000. The workgroup evaluated several alternatives including continuing to lease office and new shop space, building a new office and shop on exiting Program property, and purchasing and retrofitting existing commercial space in or near Kearney.
- *Recommend EDO look for opportunities for Program to purchase existing commercial space in or near Kearney that can be retrofitted to meet Program needs. Likely need approximately 6,000 SF of office space and at least 3,000 SF of shop/storage space. Finding a suitable property may take several years but would be less expensive than new construction (>\$2.5 M) and provide a better value to the Program than paying rent into perpetuity.*



Attachment A - Building Information

Dyer Quonset

- **Program Use:** Currently used to store general supplies, fence and signage materials, EDO field equipment and (until recently) UTV and airboat.
- Year Built: 1973
- Material: Galvanized steel
- Size: 2,700 SF
- Value/Cost: Assessed value is \$15,725. Annual upkeep and utility cost shared with lodge.
- Condition: Poor – galvanized metal in poor condition and deteriorating around base despite attempts to repair and rust-proof. Caused by prolonged grain storage and pouring foundation cement around galvanized steel base (gaps hold water against metal). Estimate at end of useful life.





Dyer Lodge

- **Program Use:** Sporadically used to house crane viewing groups. Historically used as summer housing for contractor crews.
- **Year Built:** 1989
- **Material:** Wood frame with cement board siding
- **Size:** 2,000 SF
- **Value/Cost:** Assessed value is \$152,330. Annual upkeep and utility cost is ~\$6,000.
- **Condition:** Fair – Four bathrooms and five bedrooms. Mold/mildew and rodent control is a persistent challenge.





Bartels Cabin

- **Program Use:** Historically, used as summer housing for graduate student. Sporadically used to house contractors and/or technicians.
- Year Built: 2004
- Material: Wood frame metal siding
- Size: 660 SF finished and 480 SF garage
- Value/Cost: Assessed value is \$80,000. Annual upkeep and utility cost is ~\$2,500.
- Condition: Fair – one bedroom and one bathroom with bunkbed in open living area.





Leaman Building

- **Program Use:** Little use except periodic storage of materials
- Year Built: N/A
- Material: Wood frame metal siding
- Size: 2,000 SF
- Value/Cost: Assessed value is \$8,197. Annual costs are minimal.
- Condition: Fair – No electricity.





Meyer Farms House

- **Program Use:** N/A
- **Year Built:** 1921
- **Material:** Wood frame & siding
- **Size:** 2,864 SF
- **Value/Cost:** Assessed value is \$92,605. Annual costs N/A.
- **Condition:** Badly worn. Six bedrooms and two baths. No interior updates since the 1960s. Roof replaced recently to fix leaks and ceiling failures on second floor. Plumbing and electrical replaced (estimate 20 yrs.) and central heating installed (no A/C). Kitchen and baths need renovated, some plaster/lath ceiling and wall repairs necessary.





Meyer Farms Barn

- **Program Use:** N/A
- **Year Built:** 1950?
- **Material:** Wood frame & siding
- **Size:** 1,792 SF
- **Value/Cost:** Assessed value is \$9,880. Annual costs minimal.
- **Condition:** Exterior in good condition. Interior – not used since 1960s?



Meyer Farms Shop & Granary

- **Program Use:** N/A. Shop leased to cropland lessee.
- **Year Built:** 1950?
- **Material:** Steel
- **Size:** 5,280 SF
- **Value/Cost:** Assessed value is \$17,205. Annual costs minimal.
- **Condition:** Average – needs basic maintenance





Office of the Executive Director

- **Information:** Headwaters Corporation currently leases approximately 5,600 SF of office space in the Eagles Nest Plaza as well as a single RV storage bay in south Kearney for limited vehicle and equipment storage.
- **Cost:** Annual combined office and storage space rent is \$110,000. These costs are reimbursed by the Program.
- **Condition:** Average – building is aging and paint, carpet, etc. have not been updated in over a decade. Office space is adequate. Conference room space is adequate for advisory committee meetings but undersized for the GC.

