

# Pikes Peak Regional Building Department

2880 International Circle  
Colorado Springs, Colorado 80910

## REGIONAL BUILDING COMMISSION MEETING MINUTES

August 22, 2024 – Thursday – 2:00 p.m.

**MEMBERS PRESENT:** Chair Carrie Geitner, Commissioner, El Paso County (*joined late*)  
Vice Chair Brian Risley, Councilmember, Colorado Springs  
Todd Dixon, Mayor, Green Mountain Falls

**RBD STAFF:** Roger Lovell, Regional Building Official  
Virginia Koulchitzka, Regional Building Attorney  
Jay Eenhuis, Regional Building Deputy – Plans  
John Welton, Regional Building Deputy – Inspections  
Erin Garcia, Director of Finance  
Matthew Matzen, Permit Supervisor  
Gina LaCascia, Executive Administrative Assistant

The Regional Building Commission meeting was conducted in a hybrid forum, allowing Commission members, Department staff, and the public to attend in person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, or virtually through Microsoft Teams Town Hall. Sufficient and timely access to the public to observe the meeting was made available at:

<https://www.pprbd.org/Information/Boards>.

### 1. **CALL TO ORDER: DETERMINATION OF A QUORUM**

Vice Chair Brian Risley called the Regional Building Commission meeting to order at 2:03 p.m.

### 2. **CONSIDERATION OF THE JULY 25, 2024, REGIONAL BUILDING COMMISSION MEETING MINUTES**

A motion was made by Todd Dixon to **APPROVE** the July 25, 2024, Regional Building Commission Meeting Minutes as written; seconded by Vice Chair Brian Risley; the motion carried.

### 3. **CONSENT ITEM(S)**

There were no Consent Items to discuss.

### 4. **NEW BUSINESS**

There was no New Business to discuss.

## 5. CHANGES/POSTPONEMENTS/NOTICE OF NEXT MEETING

The next Regional Building Commission meeting date and time: Thursday, September 26, 2024, beginning at 2:00 p.m. The meeting will be conducted in a hybrid forum: In person at the Pikes Peak Regional Development Center, 2880 International Circle, Colorado Springs, Colorado 80910, Room 100-14, and virtually. Sufficient and timely access to the public to observe the meeting will be made available at: <https://www.pprbd.org/Information/Boards>.

## 6. PUBLIC COMMENTS ON ITEMS NOT SCHEDULED ON THE AGENDA

**Public comments on items not scheduled on the agenda shall be limited to three (3) minutes.**

There were no public comments.

## 7. ADVISORY BOARD REPORT

Roger Lovell presented the Advisory Board Report of August 21, 2024.

## 8. BUILDING OFFICIAL REPORTS / NON-ACTION ITEMS

### a) Financial Statement through July 31, 2024

Erin Garcia presented the Financial Statement through July 31, 2024. The operating cash balance ended at \$16,755,674 with cash as a percentage of budget at 79 percent. The revenue for July was \$1,672,495; revenue is up \$395,183; this is a 3 percent increase over the first seven months of 2023. Expenditures were \$1,610,984; expenditures are down \$225,499 or a 2 percent decrease over 2023. At 58 percent through this year, revenue is tracking at 57 percent of budget, and expenses are tracking at 52 percent of budget. The net income for the month of July was \$61,511, bringing the year-to-date net income to \$728,132.

### b) Building Report through July 31, 2024

Matt Matzen presented the Building Report for the month of July, 2024. There were 209 single-family home permits issued, an increase of 64.57 percent from the same time period in 2023, with an overall valuation of \$109,798,881, up 44.67 percent over last year. A total of 23 new commercial permits were issued in July, an increase of 4.55 percent compared to last year. Total commercial valuation was \$13,894,860, a decrease of 46.91 percent. The total valuation year-to-date for all permits was \$2,196,250,411, an increase of 7.99 percent for the year.

There were 2 projects in July with valuations over \$3,000,000, both in Colorado Springs; a new commercial building with a valuation of \$3.8 million and a commercial addition (Atlas Prep School) with a valuation of \$16.2 million.

c) Plan Report through July 31, 2024

Jay Eenhuis presented the Plan Report for the month of July, 2024. There were 229 single-family plans submitted in July; an increase of 38 percent compared to last year, with a year-to-date total of 1,909 single-family plans submitted for the year, an increase of 7 percent compared to the first seven months of 2023. New commercial and multifamily plans submitted totaled 31, with a year-to-date total of 177, a decrease of 35 percent compared to the same time period last year. The total number of plans submitted in July was 1,162, an increase of 10 percent compared to the same time period in 2023. Year-to-date, the Department has received 7,619 plans submitted, a decrease of 6 percent over last year.

Plan Review staff logged 3,464 solo reviews in July, a decrease of 3 percent compared to last year. There were 945 walk-through reviews performed in July, an increase of 14 percent. Total reviews performed in July were 4,409, which is even with the same time period in 2023. Total reviews so far in 2024 were 30,456, a decrease of 9 percent over the same time period of 2023.

d) Inspection Report through July 31, 2024

John Welton presented the Inspection Report for the month of July, 2024. There were 27,282 total inspections performed by 61 fulltime field inspectors with an average daily work load of 25.4 inspections per day, per inspector, with an available amount of time of 15.7 minutes per inspection.

**9. UNFINISHED BUSINESS**

a) Industry Comments Re: Regional Partnership(s), as Lead by Pikes Peak Regional Building Department

Roger Lovell introduced two notable projects the Department has been involved with and completed recently. He invited two general contractors to share with the Commission their many challenges these projects encountered.

Alan Erickson with Executive Custom Construction, Inc., spoke about his most recent project, the Ford Amphitheater. He said that “his RBD family” and the inspectors’ hands-on support throughout the project could not be matched by any other building department. When he started the project, he was told it would be just a simple \$3,000,000.00 back patio type of venue with a few firepits and maybe a 500-seat amphitheater type setting.

However, suddenly, the project grew exponentially to include 93 firepits and 8,000 seats. At one point, he was told that One Republic, a music band, was booked to perform in August, 2024, and was under contract to be paid \$1.8 million. Time was of the essence, and Mr. Erickson was under an extreme amount of pressure; not only from the owners of the venue, but from City government, County government, Fire Department, subcontractors, and just about everyone involved with the project. He said there were times when Department staff and inspectors were onsite for the project daily, making sure everything was getting done in order to pass inspections and open the doors on time without any problems. He said with the assistance from Department staff and the inspectors, a very complex and chaotic project ran much smoother than anticipated, which helped with the pressure he was undergoing for the timely opening. With the deadlines being moved up for the project, he said working with the Department was like working with friends who truly cared about the project and understood the pressures involved.

Vince Colarelli, owner of Colarelli Construction, shared his experience with the Department's staff and inspectors on his most recent project, the Sumner House at Draper Commons, which is one of the first affordable housing projects in Colorado Springs.

There were a variety of vehicles that funded the project, including a series of bonds. Mr. Colarelli had an obligation to deliver the project by the end of July, 2024. On July 4, 2024, he was advised that if the project could not be completed in a timely manner, the bonds would go into default, \$30,000,000 worth, and the project would be shut down. Mr. Colarelli said his company and his personal home were also on the line because he was personally liable for the completion of the project as well. In the final days of completing the project, the Department was brought in to help phase occupancies within the project. To do this, the building required working elevators, fire alarms, completed stairwells, etc. One week before the first occupancy, an error in the design of the project was discovered which made the elevators non-compliant. To overcome this disaster, Mr. Colarelli met with Department staff and the elevator company to come up with a strategy, which took several hours. The Department's staff also assisted with the coordination process, which made it possible to meet all required deadlines.

Meanwhile, a requirement of the bonds became that the project receive a full certificate of occupancy. To this date, the construction operations were planned upon receipt of a temporary certificate of occupancy. The certificate of occupancy requirements did not take into consideration any untimely delay(s) in materials being delivered, resulting inspections with partnering agencies, issues with landscaping, etc. At this point, the project became an extraordinary mission over the course of the next two weeks to meet the standards for a full certificate of occupancy. Adding to the chaos was the fact that the project's HVAC contractor went into default and closed their company. Without the hands-on attitude and daily, almost hourly assistance from the Department's staff, this project would have never been completed on time.

Mr. Colarelli said that in his thirty years of working in the building industry, and working with other building departments, he could not have finished the project without the assistance of the Department's staff. The Department understands the urgency, the issues, and the outside agencies involved, and how to accomplish the work-a-rounds to get to finality. He finished by saying he hopes that the three-member Building Commission are as proud of the agencies they represent, as he and Alan Erickson are of the Department's staff.

Vice Chair Risley thanked both Mr. Erickson and Mr. Colarelli for sharing their experiences and for putting their trust in the Department. He agreed that the Department is a remarkable department and the level of service is exceptional.

**10. COMMISSIONER REPORT(S) OR COMMENT(S)**

Chair Carrie Geitner reminded everyone of the El Paso County Special Session that is scheduled for next week regarding property tax. She hopes that there will be a good outcome. In addition, conversations continue regarding Regulation 28. Her hope is to push back on some of the green energy mandates that affect the communities.

Vice Chair Risley stated that the City of Colorado Springs Utilities Board met yesterday and discussed about \$1.8 billion dollars in infrastructure for the next few years; \$3.7 billion over the next five years. This concentrates on unfunded State mandates around energy, including decarbonization and the cost of solar farms and windmills, to mention just a few.

**11. EXECUTIVE SESSION REQUEST(S)**

There was no Executive Session Requests.

**12. FUTURE AGENDA ITEM REQUESTS**

There were no Future Agenda Item Requests.

**13. ADJOURNMENT**

The Regional Building Commission meeting adjourned at 2:48 p.m.

Respectfully submitted,



Roger N. Lovell  
Regional Building Official  
RNL/gml

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Accommodations for the hearing impaired can be made upon request with forty-eight (48) hour notice. Please call (719) 327-2989.

PPRBD meeting agendas and minutes, as well as archived records, are available free of charge on PPRBD's website at <https://www.pprbd.org/Information/Boards>. Audio copies of the record may be purchased by contacting PPRBD at (719) 327-2989.