

A.

，，



**El Paso County  
Agenda Item Details**

<b>Item Title:</b>	Community Services Department / Administration / Montana Vista Community Center Presentation
<b>Submitted By:</b>	Irene Gutierrez, Executive Director
<b>Department:</b>	Community Services
<b>Department Phone Number:</b>	915-273-3485
<b>Subject:</b>	Discuss and provide direction to staff regarding the future use and purpose of the Montana Vista Community Center currently being operated by Centro de Salud Familiar La Fe under a services agreement with the County of El Paso.
<b>Background:</b>	<p>In 2004, La Fe responded to RFP #2003-0130 to provide community activities and operate the Montana Vista Community Center. In 2005, the County entered into a service agreement (#2004-0363) with La Fe for the services as laid out in the RFP for a 5-year term expiring September 30, 2010, with three 5-year options to renew. The agreement required La Fe to provide social and community services, maintain the building (on a specified maintenance schedule), make necessary repairs to the building and report activity monthly to the County. Over the last 20 years that La Fe has operated the MVCC, they provided access to SNAP/Medicaid services, ESL and Citizenship classes, aerobics and wellness classes among other services in addition to giving access to the County to host the County's senior noon-time meal program. They have exercised all three of their available 5-year extensions and their service agreement will expire on September 30, 2025.</p> <p>This purpose of this presentation is to provide the Court with options on the use and purpose of the MVCC in advance of La Fe's contract expiration.</p>
<b>Fiscal Impact:</b>	<p>Fiscal Impact Historical N/A</p> <p>Fiscal Impact Projected Approximately \$41,500 immediate investment and up to \$380,000 total for optimal operation</p>

Long Account Number: Amount:

Long Account Number: Amount:

**Budget or Unbudgeted Match:**

**Recommendation:**

**Prior Action:**

Contract no. 2004-0363, Approved 03/07/2005, Item 42  
Contract no. 2004-0363, 1st renewal option, Approved  
9/13/2010, Item 21  
Contract no. 2015-0363, 2nd renewal option, Approved  
07/27/15, Item 3-E  
Contract no. 2019-0845, Amend 1 to replace HVAC, Approved  
11/11/2019, Item 4-F  
Contract no. 2020-0848, 3rd and final renewal option,  
Approved 11/9/2020, Item 16

**Strategic Plan:**

Goal:

null

Objective:

**Strategic Plan Information:**

**Estimated Time Needed  
For This Item:**

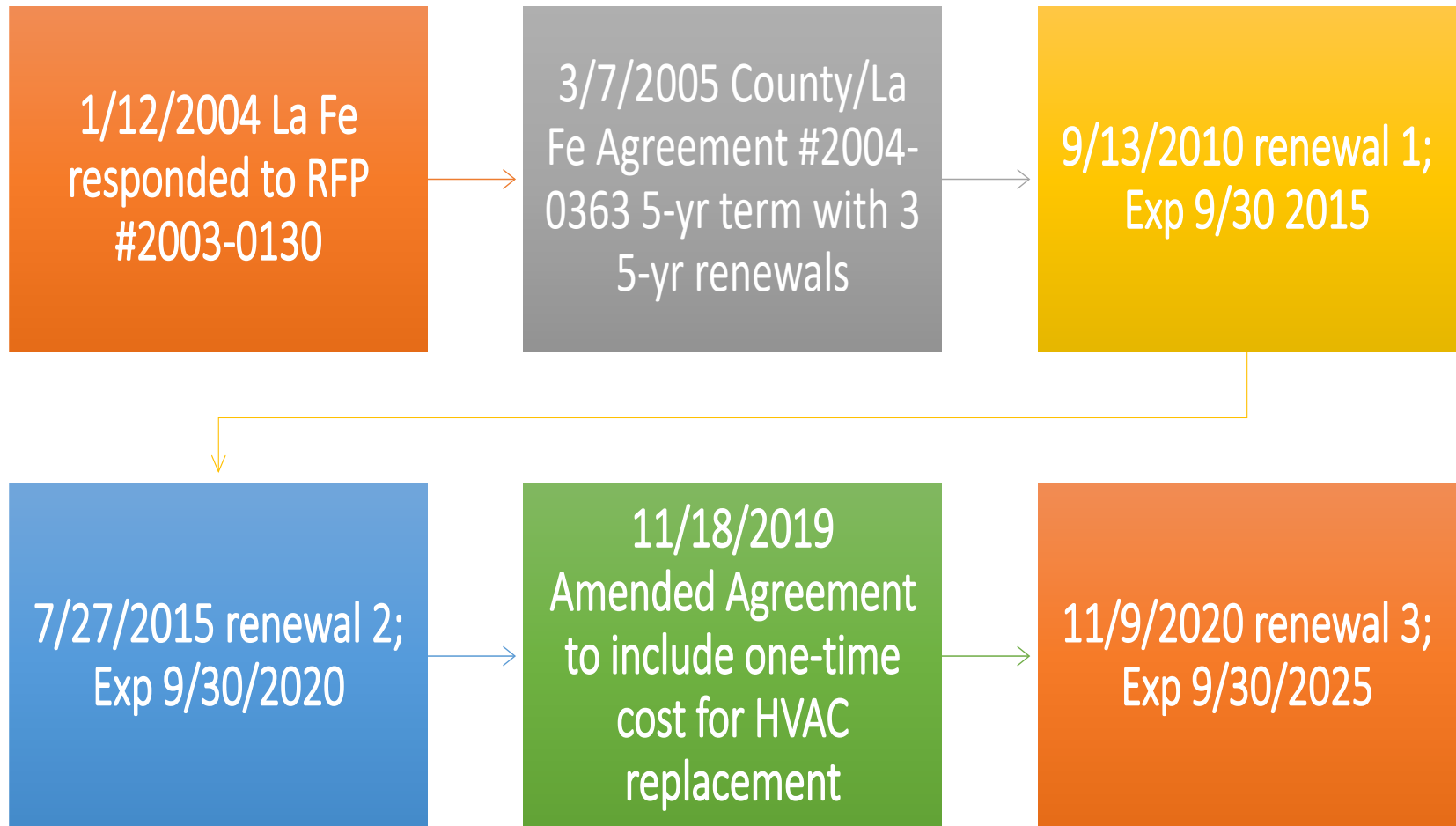
15 Minutes



# El Paso County Community Services Department

*Montana Vista Community Center*

# Background/Timeline



# Status of Operations Agreement

- La Fe's agreement is in the last year of its term
  - Over the last 20 years, La Fe has facilitated services to include SNAP/Medicaid enrollment, civic/citizenship and aerobics classes
  - Senior Nutrition Program is the largest user of building
- October 2024, La Fe informed County staff of its intent to install fiber optic communications at the property
- County staff requested a meeting to discuss given the costly nature of this investment on the last year of their lease
- January 23, 2025, met with La Fe leadership to discuss agreement and infrastructure investment
  - La Fe expressed interest in continuing to operate the MVCC or offer to purchase the property from the County

# Property Assessment

- February 4, 2025, site inspection with Facilities, ITD and ADA Coordinator to assess condition of building
- Items highlighted on the right need immediate attention
  - Total: ~\$41,500
- ITD investment needed:

Montana Vista ITD	Estimated Cost
(12) Security Cameras/ Monitor system	\$ 52,000.00
(12) Access Control	\$ 35,000.00
Data/Telephone Cabling, Wireless Access Points, Fiber Install	\$ 25,000.00
Network Equipment	\$ 142,000.00
ITD Contingency (20%)	\$ 51,000.00
<b>TOTAL</b>	<b>\$ 305,000.00</b>

Montana Vista Repairs	Quantity	Cost	Total
<b>Plumbing</b>			
Septic Tank	1	\$ 20,000.00	\$ 20,000.00
Water Heater	1	\$ 1,500.00	\$ 1,500.00
Fire Protection	5	\$ 500.00	\$ 2,500.00
<b>Electrical</b>			
Attic Rewiring	1	\$ 2,000.00	\$ 2,000.00
Perimeter Solar Lighting	10	\$ 75.00	\$ 750.00
<b>Buildings</b>			
Demo sinks/bath/ paint Interior	1	\$ 2,500.00	\$ 2,500.00
Remove/Replace Wood Rot	1	\$ 4,000.00	\$ 4,000.00
Repaint	1	\$ 2,000.00	\$ 2,000.00
Replace Door with HD Glass Door	1	\$ 8,000.00	\$ 8,000.00
Windows Portable	2	\$ 1,000.00	\$ 2,000.00
Door Replacement Portable	1	\$ 500.00	\$ 500.00
<b>Landscaping</b>			
Soil			
Fence Repair	1	\$ 2,000.00	\$ 2,000.00
Remove Playground			
<b>HVAC</b>			
Replace Unit to Portable	1	\$ 15,000.00	\$ 15,000.00
<b>Signage</b>			
Community Center Monument	1	\$ 12,000.00	\$ 12,000.00
Fast signs Illumina	3	\$ 1,500.00	\$ 4,500.00
			\$ 79,250.00

# Aerial Site Map



# Option 1

## **Develop and issue RFP for delivery of Community Services at the MVCC**

- Staff would need to draft, implement, and report on a community needs assessment to inform RFP of services needed in the community
- Timeline for RFP ~ 4-6 months
- Costs for building maintenance, utilities, property insurance could be included in RFP or retained by County

### **Actions Required**

- Community needs assessment survey, outreach and feedback ~3 months (June 2025)
- Develop RFP ~1 month (July 2025)
- Total RFP process ~6 months (January 2026)
- Contract negotiations and execution ~2 months (March 2026)

### **Other Considerations**

- RFP could include a requirement that one office be established for CSD
- Cost of repairs and deferred maintenance to make building more appealing to potential proposers to make building move-in/lease ready
  - Invest ~\$80,000

# Option 2

## El Paso County reclaims property

- County would not engage in RFP; would assume all utilities, building, janitorial, ITD and grounds maintenance
- Added to Community Services Department Center management portfolio
  - Add CSD staff to coordinate services as per needs assessment outcomes

## Actions required

- Immediate county investment of \$40,000 for facility repairs and \$300,000 for ITD infrastructure
- Staffing requirements: At least 1 FTE Community Center Aide plus necessary Facilities custodial and ground/facility maintenance positions: ~\$170,000 per year; or
- 1 30-hr p week Coordinator like other Centers + necessary Facilities custodial and ground/facility maintenance positions: ~\$100,000
- Utility Cost budget planning: ~\$11,000 per year

## Other Considerations

- With investment could be converted to a mini-County Annex
- Future site of County Library services
- Continue to partner with community partners, similar to other Community Centers

# Other Options

- Interlocal Agreement with a nonprofit corporation under Chapter 791 of the Local Government Code [Section 791.025 (b)]
- Liquidate the property

