



Application Information Sheet

R08-26-C-011

(1) Applicant Identification

Colorado Department of Human Services
Division of Facilities Management
1575 Sherman Street
Denver, CO 80203

(2) Website URL

cdhs.colorado.gov

(3) Funding Requested

- a. Grant Type: Single Site Cleanup
- b. Federal Funds Requested: \$3,017989.15

(4) Location

- a. City: Grand Junction
- b. County: Mesa
- c. State or Reservation: Colorado

(5) Property Information

Grand Junction Regional Center
2800 Riverside Parkway, Grand Junction, Colorado 81501
Procurement Warehouse (Parcel Number: 2943-183-01-038) and
Sudan building (Parcel Number: 2943-183-01-036)
(aerial map attached)

(6) Contacts

- a. Project Manager : Lindsey Blake, 970-985-0909
lindsey.blake@state.co.us,
- b. Chief Executive/Highest-Ranking Elected Official: Director Michelle Barnes, 303-866-5091, michelle.barnes@state.co.us,
1575 Sherman Street Denver CO 80203

(7) Population

Grand Junction, Colorado 70,554 in 2024 (Data Commons)





(8) Other Factors

Other Factors	Page #
Community population is 15,000 or less	
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory	
The proposed site(s) is impacted by mine-scarred land	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation	
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them)	
The proposed site(s) is in a federally designated flood plain	
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy	
The reuse of the proposed site(s) will incorporate energy efficiency measures	
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters	
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing	

(9) Releasing Copies of Applications

Not Applicable





Colorado
National Guard

Grand Junction
Regional Center

(1) PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION a. Overview of Brownfield Challenges and

Description of Target Area Located in the City of Grand Junction on Colorado’s Western Slope, the former Grand Junction Regional Center (GJRC), owned by the Colorado Department of Human Services (CDHS), faces extensive legacy contamination across its 47.26-acre campus. **The defined target area for this application includes the Grand Junction Regional Center (GJRC) site and its immediate surroundings within the Riverside industrial and commercial corridor, an area undergoing transition and reinvestment while remaining in close proximity to established residential neighborhoods.** The **two brownfield sites proposed for this EPA Brownfields Cleanup Grant** are **specific parcels within the larger GJRC site** and reflect broader contamination issues present across the campus. While the surrounding area is predominantly industrial and commercial, it is located approximately 700 feet north of residential areas to the south and approximately 1,800 feet from residential subdivisions to the north and east across the railroad tracks. There is direct connectivity to nearby Grand Junction neighborhoods and the larger site has continually been an attractive nuisance providing ample opportunities for trespass and break ins to the abandoned buildings. The site’s location is near the Colorado River and its access to major transportation routes further integrate it into the broader community, offering proximity to essential services while remaining part of a growing commercial district. **The two identified parcels are also situated in close proximity to the Colorado Department of Military and Veterans Affairs (DMVA), a regional hub that delivers a range of support, outreach, and assistance services for veterans and their families.** Environmental investigations at the GJRC site have identified widespread asbestos-containing materials and lead-based paint within structures on these parcels, with earlier demolition activities predating modern regulatory controls. Additional concerns include PCBs (polychlorinated biphenyls), mercury, mold, and pigeon guano, all of which pose significant environmental and public health risks and complicate cleanup and reuse efforts. The area has a long history of human occupation, from Indigenous communities such as the Ute and Fremont tribes to European settlement in the 1880s, followed by continuous institutional use beginning in the late 1800s as the Grand Junction Indian Boarding School (Teller Institute) and later as a state-operated residential facility for individuals with developmental disabilities¹. Decades of construction, demolition, and infrastructure installation occurring prior to modern environmental regulations involved materials and practices now known to pose serious health and environmental risks. In recognition of the GJRC’s complex history, 2016 Colorado Senate Bill 16-178² established a framework for the responsible and transparent transfer or sale of the property, with eligibility for ownership by local governments, state agencies, institutions of higher education, or federally recognized tribes. CDHS has actively explored these disposition pathways since 2016; however, due to the extent of contamination and associated remediation costs, no eligible entities have expressed interest in acquiring the property in its current condition. EPA Brownfields Cleanup Grant funding will directly support eligible cleanup activities, including the abatement, removal, and proper disposal of asbestos-containing materials, lead-based paint, PCBs, mercury, and other hazardous substances. Grant funding is essential to safely remediate contamination within this defined target area, remove barriers to redevelopment, protect nearby residential communities, and enable community-driven reuse that supports long-term environmental safety and regional resilience. **b. Description of the Proposed Brownfield Site(s)** The brownfield properties targeted for cleanup under this application consist of two identified parcels within the former GJRC campus: the Sudan Building and the Procurement Warehouse. These parcels are located along the eastern (Sudan Building) and northwestern (Procurement Warehouse)³ portion of the former GJRC property. Both parcels are currently vacant and represent discrete areas of environmental concern within the larger, historically institutional site. The Sudan Building is a former institutional, **one-story structure constructed in 1939**, encompassing approximately **29,954 square feet**, and historically used for residential purposes. The building remains standing; however, prolonged vacancy has resulted in structural instability and

¹ [Asylum Projects](#)

² [SENATE BILL 16-178](#)

³ [Parcel Map](#)

deterioration. Environmental investigations⁴ have identified asbestos-containing materials (ACMs) in building components, including insulation and flooring materials, as well as lead-based paint on interior and exterior surfaces. The building also contains aging mechanical and electrical systems typical of its period of construction, including the potential presence of PCB-containing fluorescent light ballasts. Deteriorated building materials and the absence of ongoing maintenance present continued risks of exposure and contribute to the site's brownfield conditions. The Procurement Warehouse parcel includes two former warehouse structures historically used for storage in support of GJRC operations: a **single-story procurement warehouse constructed in 1948 encompassing approximately 6,250 square feet**, and a **single-story storage warehouse constructed in 1975 encompassing approximately 981 square feet**. Environmental assessments identified asbestos-containing materials (ACMs) in insulation and other building materials, along with lead-based paint throughout the structures. The parcel has also been identified as containing mercury-containing devices, such as thermostat switches, and potential PCB-containing electrical components. Both parcels are fully served by existing roads, water, sewer, natural gas, electric, and municipal services but remain unusable due to the presence of hazardous substances associated with historic building materials and infrastructure. The properties are not listed on the National Priorities List (NPL) and are eligible for cleanup funding under CERCLA Section 104(k). Cleanup activities for the Sudan Building and Procurement Warehouse will focus on the abatement, removal, and proper disposal of asbestos-containing materials, lead-based paint, PCB-containing components, mercury-containing devices, and other eligible hazardous substances. Remediation of these two parcels will address known environmental risks, protect human health, and remove significant barriers to property transfer and future reuse. **c. Reuse Strategy and Alignment with Revitalization Plans** The projected reuse strategy for the former GJRC is focused on restoring the property to a productive, community-beneficial use while maintaining flexibility for long-term planning that reflects the site's size, complexity, and historical significance. To date, a comprehensive reuse plan for the entire 47.26-acre property has not been finalized due to the unsuccessful transfer of the land in its contaminated condition. **Multiple good-faith efforts by CDHS to transfer the property to other state agencies, local governments, institutions of higher education, and Tribal entities were unsuccessful, as prospective transferees were unwilling to assume the environmental liability and financial risk associated with the extent of contamination present at the site.** In response to these challenges, CDHS is collaborating with multiple partners, including other state agencies, the Colorado Department of Public Health and Environment (CDPHE), the Governor's Office, and History Colorado, to identify long-term reuse pathways that align environmental remediation with community needs and historic preservation goals. Potential community-beneficial opportunities include supportive housing and services for vulnerable populations, resources for homeless veterans, affordable housing and services for seniors, and a memorial park honoring institutionalized Native children, acknowledging both present-day needs and the site's complex legacy. This coordinated planning effort is intended to support a "long-game" reuse strategy that can only advance once environmental risks are addressed. **To avoid further delays in cleanup and future transfer, CDHS proposes a phased cleanup approach beginning with remediation of two contaminated parcels within the larger GJRC campus.** These parcels present immediate barriers to redevelopment and are strategically located adjacent to the DMVA, which previously expressed interest in the property in order to address space constraints but did not pursue acquisition due to environmental conditions. Cleanup of these parcels will reduce uncertainty, remove barriers to transfer, and create opportunities to reengage DMVA and other prospective partners. This phased brownfield cleanup strategy advances the City of Grand Junction's Strategic Framework 2025–2027⁵ by protecting core services and public health, removing environmental barriers that constrain affordable and attainable housing opportunities, and safeguarding the City's fiscal position through proactive remediation and innovative funding approaches. By fostering cross-departmental collaboration, improving process efficiency, and supporting

⁴ [Phase II EPA Assessment Dec 2019](#)

⁵ [City of Grand Junction, Colorado Strategic Framework 2025-2027](#)

transparent communication with the community, the strategy strengthens government accountability and effectiveness. Addressing contamination upfront and avoiding the transfer of environmental liabilities to future owners ensures the former GJRC site can be responsibly redeveloped into a safe, resilient, and community-serving asset over time. **d. Outcomes and Benefits of Reuse Strategy** Cleanup of two targeted parcels within the former GJRC campus will produce immediate and measurable outcomes by removing environmental barriers that have long prevented reuse and transfer of the property. The option that presents the strongest opportunity for immediate reuse or redevelopment is the potential transfer of the cleaned parcels to the DMVA, which previously expressed interest in the property but did not proceed due to the identified contamination. Redevelopment by the DMVA at this location could directly address **existing** office, cemetery, and National Guard armory space constraints, allowing the agency to consolidate functions, improve operational efficiency, and support probable reuse for armory and National Guard purposes while better serving veterans and military personnel statewide. This reuse represents a realistic outcome that demonstrates a strong likelihood of post-cleanup reuse. Cleanup activities will generate short-term economic benefits through environmental remediation and construction-related jobs. Longer-term economic benefits are expected through stable investors and ongoing operations associated with DMVA or similar institutional uses. In addition, reuse of the parcels will return underutilized land to productive use, reduce maintenance costs, and eliminate long-term environmental liabilities. Non-economic benefits are equally significant. Cleanup will reduce risks to human health and the environment, improve surrounding land values, and enhance community safety. Reuse by a state agency will provide a stable, compatible land use adjacent to existing governmental facilities, minimizing land-use conflicts while supporting regional resilience. The project also supports environmental stewardship by preventing the transfer of contamination to future owners and aligning reuse with the City of Grand Junction’s Sustainability and Adaptation Plan and Comprehensive Plan goals⁶. **Strategy for Leveraging Resources 1.e. Resources Needed for Site Characterization** A Phase 1 Environmental Site Assessment⁷ was completed on behalf of the Mesa County Public Health Department as part of its evaluation of the potential purchase of the GJRC site; RNL Design retained Terracon to review historical documentation and conduct a visual Asbestos, Lead Paint and RBMs Assessment⁸; and The United States Environmental Protection Agency (EPA) tasked Weston Solutions, Inc. (WESTON) Superfund Technical Assessment and Response Team (START) to assist the EPA in conducting a Phase II Environmental Investigation⁹. Based on the findings of the completed Phase II ESA and the defined recommendations, the site has a sufficient level of characterization to support remediation of identified contaminants. Where limited data gaps remain, primarily related to ACM in buildings not fully accessible at the time of the assessment, additional assessment required to fully characterize remaining building materials will be completed by June 15, 2026, and that upon completion of this work, there will be a sufficient level of site characterization for remediation activities to begin at the site(s). **F. Resources Needed for Site Remediation** The EPA Brownfields grant will fully fund all necessary remediation. CDHS maintains established interagency partnerships, including with CDPHE, and will leverage this relationship to pursue CDPHE’s Targeted Brownfield Assessment (TBA) program for relevant and sufficient supplemental assessment support to address additional assessment needs for the Sudan Building and Procurement Warehouse and support continued remediation. **G. Resources Needed for Site Reuse** Secured funding will directly support the completion of site cleanup activities that are necessary to enable the eventual reuse of the property. CDHS is prioritizing the removal of asbestos and other hazardous materials that currently pose health and safety risks and have historically prevented successful transfer of the site to local governments, state agencies, institutions of higher education, and federally recognized tribes due to high remediation costs and perceived environmental liability. Completion of these cleanup actions using the funding requested through this grant will significantly reduce existing barriers, with additional funding options

⁶ [Grand Junction Strategic Framework](#)

⁷ [Phase 1 Environmental Site Assessment 2019](#)

⁸ [Asbestos, Lead Paint, RBMs Assessment 2017](#)

⁹ [Phase II Environmental Site Assessment Dec 2019](#)

to be evaluated as needed to support subsequent phases. Upon completion of remediation, CDHS will actively pursue property transfer or resale, positioning the site for redevelopment and long-term reuse consistent with community and public-sector needs. **1.h. Use of Existing Infrastructure** The proposed cleanup grant will facilitate the reuse of existing infrastructure at the former GJRC by removing environmental conditions that currently prevent safe access and redevelopment. Although the campus is vacant, it is fully served by existing roads, water, sewer, natural gas, electric, and municipal services. Deteriorating structures containing confirmed asbestos-containing materials and lead-based paint render this infrastructure unusable and pose increasing risks of environmental release as buildings continue to degrade. This cleanup will position the property for redevelopment that can immediately leverage existing infrastructure, minimizing the need for new public investment. By addressing environmental hazards and stabilizing existing infrastructure, the grant will unlock the site's redevelopment potential and ensure prior public infrastructure investments are effectively reused.

2. Community Need & Engagement: 2.a. The Community's Need for Funding This grant is essential because no appropriate alternative funding sources exist to address contamination at the former GJRC, a property owned and operated by the State of Colorado for more than a century. Contamination resulted from historic institutional uses that predate modern environmental regulations. Requiring the City of Grand Junction to remediate state-generated contamination at a property it never owned would be neither feasible nor equitable and would divert limited local resources away from essential services. **The City of Grand Junction is projected to experience a 12.0% to 12.3% decrease in its 2026 budget compared to 2025, largely due to the completion of major capital projects such as the Persigo Wastewater Treatment Plant expansion¹⁰.** Of the City's budget, approximately **42% is allocated to General and First Responder Funds, 26% to Government Capital Funds¹¹** for construction and maintenance of roads and public facilities, wastewater system upgrades, and fleet and equipment purchases, **17% to Utility Funds**, and the remaining **15% spread across other core functions**, leaving little discretionary capacity. At the same time, the City must continue investing in critical community priorities, including **housing and unhoused services**, particularly given a **median household income (MHI) of \$66,676 (compared to the state's MHI of \$92,470) and a poverty rate of 13.02 percent¹²**. Under these conditions, the scale and complexity of contamination at the GJRC site far exceed what can reasonably be addressed through local revenue sources alone. The scale and complexity of contamination at the GJRC site far exceed what can reasonably be addressed through local revenue sources. **These limitations are not alleviated at the state level**, as state resources are also constrained. Colorado faces a **structural budget shortfall**, with projected deficits of **\$850 million to \$1.2 billion**, driven by rising Medicaid costs and **TABOR (Taxpayer's Bill of Rights) revenue limitations¹³**. These pressures have resulted in funding reductions across state agencies and limited the CDHS' ability to address the site's remediation needs. EPA Brownfields Cleanup Grant funding is therefore critical to advancing cleanup, protecting public health, and enabling safe, community-beneficial reuse of this long-idle property. **2.b. Health or Welfare of Sensitive Populations** Grand Junction, with an **estimated population of 70,554 in 2026¹⁴**, represents approximately 59% of Mesa County's residents, highlighting the importance of timely cleanup and reuse of the target brownfield site. Sensitive populations in and near the target area include children, seniors, and low-income residents who are particularly vulnerable to environmental contamination, and disruptions in access to community services. **Approximately 19% of residents are under age 18 and 21% are over age 65¹⁵**, groups that face heightened health risks from environmental exposures and reduced mobility or access to care. These populations experience **compounded health and welfare challenges, including poverty, food**

¹⁰ [KKCO News](#)

¹¹ [City of Grand Junction 2026 Budget FAQs](#)

¹² [Data USA](#)

¹³ [Colorado's Budget: TABOR Surplus & Deficit Explained](#), Colorado Fiscal Institute

¹⁴ [World Population Review](#)

¹⁵ [Census Reporter](#)

insecurity, housing instability¹⁶, and limited access to affordable healthcare. Mesa County faces severe mental health provider shortages¹⁷, with all census tracts ranking in the top 30% statewide; in 2023, 12.9% of residents who needed mental health or substance use care did not receive it, and 25% of youth reported significant mental health distress. Cleanup of the target site will reduce or eliminate potential exposure pathways, address blight, and support safe, productive reuse, helping to mitigate public health risks and improve community conditions for sensitive populations while enabling equitable access to revitalized land and services. **2.c. Greater Than Normal Incidence of Disease and Adverse Health Conditions.** Grand Junction experiences elevated health challenges associated with environmental and socioeconomic stressors, high poverty rates, limited active transportation infrastructure, and significant housing cost burdens that contribute to increased risk of chronic disease and related mental health impacts. **In 2025, Grand Junction experienced a 100.8% increase in homelessness from 2019¹⁸ with approximately 2,415¹⁹ residents experiencing homelessness**, a population that is at higher risk for chronic disease, respiratory illness, mental health conditions, and substance use disorders, increasing vulnerability to exposure from hazardous substances and contaminated sites. Mesa County also experiences significantly elevated suicide rates, averaging 32.1 per 100,000 between 2020 and 2022, compared to the statewide rate of 22.6, reflecting broader health inequities and reduced access to care among at-risk populations. Environmental contamination at the Grand Junction Regional Center (GJRC) site, including hazardous substances that pose potential respiratory, neurological, and carcinogenic risks, contributes to increased exposure pathways and limits safe land use within the surrounding community. EPA-funded cleanup will reduce or eliminate these exposure pathways, mitigate health risks for populations with greater-than-normal incidence of adverse health conditions, and enable safe, protective reuse that supports public health, safety, and long-term community well-being. **2.d. Economically Impoverished/Disproportionately Impacted Populations²⁰** Economic vulnerability is pronounced in Grand Junction. Approximately **13% of residents live below the federal poverty line**, exceeding the national average, with **median household income roughly \$12,000 below the Colorado average**. Economic stress is particularly high among youth and multiracial and Hispanic residents. Housing pressures are substantial: **44% of Mesa County renters were cost-burdened in 2022²¹, 55% of households with children under 18 receive SNAP benefits²², and 18% of children live in poverty**. Neighborhood and built environment factors further amplify these disparities. Residents have **five times as many fast-food outlets as healthy food options**, limited active transportation infrastructure (with less than 25% of roads featuring striped bike lanes), and only **44% living within a quarter mile of public transit**. Cleanup and redevelopment of the GJRC site will reduce or eliminate environmental hazards, address legacy contamination, and enable safe, productive reuse that supports affordable housing, community resources, and long-term economic stability for populations that disproportionately share negative environmental consequences. **2.e. Project Involvement.** Organizations/groups listed below represent a broad and diverse group of entities that further integrate the project into the local community. These collaborative efforts support meaningful community involvement, foster local buy-in, and help advance long-term planning discussions related to the future reuse of the brownfield site.

¹⁶ [Community Health Needs Assessment](#)

¹⁷ [HPSA_CO Primary Care](#)

¹⁸ [KKCO 11 news](#)

¹⁹ [Grand Junction Area Unhoused Needs Assessment](#), JG Research & Evaluation, June 2023

²⁰ Data from [Mesa County Collaboration for the Unhoused](#), 2025

²¹ [Grand Junction Housing Strategy, Update 2024](#), Root Policy Research, September 2024

²² [Mesa County Community Health Needs Assessment](#)

<u>Org/Entity</u>	<u>Project Contact</u>	<u>Project Involvement</u>
National Guard/Department of Military Veteran Affairs (DMVA)	Nicholas Severn - DMVA	Adjacent landowner; leveraging specialized equipment and technical capacity, unique training and community service opportunities
History Colorado	Dr. Holly Norton- Director of the Office of Archaeology and Historic Preservation	Assistance with Section 106 Compliance, SHPO to ensure all actions taken are within state and NHPA (National Historical Preservation Act) guidelines
City of Grand Junction	Kimberly Bullen- Deputy City Manager Kelsey Coleman- Communications and Engagement Manager	Local jurisdiction where the site is located, that provides local planning, zoning, and community outreach.
Colorado Dept of Public Health and Environment (CDPHE)	Mark Rudolph - CDPHE Kathleen Knox - CDPHE	Ongoing environmental assessment testing and compliance with State and Federal Regulations

2.g. Incorporating Community Input. Community Engagement Plan

<u>Engaged Group</u>	<u>Activity</u>	<u>Schedule</u>	<u>Desired Outcome</u>
City Manager's Office of Grand Junction	Email communication to provide project updates	Quarterly	Awareness of the project and feedback on future use
Mesa County Human Services Director	Email communication to provide project updates	Ongoing and upon request	Awareness of the project and feedback on future use
Ute Mountain Ute and Southern Ute Council Members	Email communication to provide project updates Maintain communication via History Colorado Sr. Dir. of Tribal and Indigenous Engagement	Ongoing and upon request	Awareness of the project and feedback on future use Tribal outreach and continuous communication with tribal councils
Department of Local Affairs (DOLA)	Email communication to provide project updates	Quarterly	Awareness of the project and feedback on future use
Colorado Mesa University	Email communication to provide project updates	Quarterly	Awareness of the project and feedback on future use
Department of Military Veteran Affairs (DMVA)	Email communication to provide project updates	Quarterly	Awareness of the project and feedback on future use

CDHS will implement a robust community engagement and communication strategy to ensure transparency and meaningful public involvement throughout the project, leveraging its internal Communications Team to

produce and manage outreach materials and solicit community input without using EPA grant funds for salaries, while the Central Operations & Strategy team, working in coordination with the Communications Team, Planning Specialist III, and Project Manager I, will oversee all outreach activities to ensure equitable access to project information and meaningful opportunities for participation, including for individuals with limited internet access. Outreach will target **residents, local organizations, community stakeholders, and neighborhood groups** to provide timely updates and solicit input on cleanup and redevelopment activities. Following grant award, community partners will be reengaged to share the finalized **Analysis of Brownfields Cleanup Alternatives (ABCA)** prior to the start of cleanup activities, and the ABCA will be updated as needed with additional updates provided upon completion of cleanup. Outreach materials will be available before and throughout cleanup implementation on a public-facing website and in accessible community locations such as libraries, town halls, and recreation centers. Community input will be collected on an ongoing basis through a project feedback form, email, and other established communication methods, and will be documented and considered in coordination with project contractors and partners. **3. Tasks, Costs, and Measuring Progress 3.a Proposed Cleanup Plan** The proposed cleanup plan will follow a phased approach using qualified remediation professionals to address hazardous materials at the two identified parcels, beginning with a comprehensive assessment completed by June 15, 2026 to support regulatory compliance. Subsequent steps include asbestos and lead surveys, utility disconnections, and CDPHE permit submittals to support contractor bidding and mobilization. Licensed professionals will abate friable ACM and lead-based paint in accordance with applicable regulations, with dust control, air monitoring, clearance testing, and pre-approved disposal methods in place, and construction debris facilities consulted as needed for TCLP sampling. Mercury-containing ampules, PCB ballasts, mold, and pigeon guano will be properly managed and disposed of using appropriate controls. Waste diversion and site restoration will be documented through certified weight tickets and a Final Diversion Ledger tracking material disposition. The project will conclude with site stabilization and preparation of a comprehensive closeout package, including a Final Remediation and Clearance Report, Waste Shipment Records, and Visual Inspection Certifications, confirming that environmental liabilities have been mitigated and the site is ready for future use **Description of Tasks/Activities and Outputs: 3.b Project Implementation, 3.c Anticipated Project Schedule, 3.d Task/Activity Lead, 3.e Outputs:** Task description including implementation methods, schedule, leads, and outputs provided in table below.

Task/ Activity: Grant Management
<p>B. Project Implementation:</p> <ul style="list-style-type: none"> ● EPA-funded tasks/activities: CDHS would engage a Qualified Environmental Professional (QEP) through a competitive process to assist with oversight and monitoring of cleanup activities. ● CDHS does not charge the EPA grant for salary dollars and therefore contributes its own resources to carry out oversight activities and grant management. CDHS will leverage subject matter experts within its own Division of Facilities Management to lead grant management activities; oversight, quarterly reporting, financial reporting, entries in the EPA Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database, and grant closeout reporting.
<p>C. Anticipated Project Schedule: Quarterly reports will be submitted 30 days after each quarter ends; annual reports/forms by end of fiscal year; Assessment, Cleanup and Redevelopment Exchange System (ACRES) entries and closeout reporting when clean up is complete.</p>
<p>D. Lead: Division of Facilities Management (DFM) Planning Specialist III, will manage the grant; DFM Project Manager I will manage removal/construction.</p>
<p>E. Output: Quarterly reports with budget and schedule status; annual reports and forms; ACRES reporting; final closeout reporting</p>

Task/Activity: Community Outreach

B. Project Implementation:

- **EPA-funded tasks/activities:** None
- **Non-EPA grant resource needed to carry out task/activity, if applicable:** CDHS does not charge the EPA grant for salary dollars and will leverage their internal Communications Team's expertise, following the grant award, to procure outreach materials (electronic fact sheets, website updates, site signage, etc); to manage solicitations, and responses to community input. Community partners will be reengaged when ABCA is finalized prior to the start of cleanup activities.

C. Anticipated Project Schedule: This task will be initiated upon grant award, and continued throughout the grant period.

D. Lead: CDHS central Operations & Strategy team and CDHS Comms Team will work with the Planning Specialist III, Project Manager I, and QEP to address community outreach needs & materials

E. Output: 2-3 Project fact sheets (hard copy for community members with limited internet access and electronic for posting online); site signs; Frequently Asked Questions publication on public facing website; project updates on community boards and website as needed.

Task/Activity: Clean Up

Project Implementation:

- **EPA-funded tasks/activities:**
 - Industrial Hygienist: 1) the Sampling and Analysis Plan/ Quality Assurance Project Plan (SAP/QAPP) will be written and approved, 2) sampling will take place, 3) write the Final Analysis of Brownfield Cleanup Alternatives (ABCA), 4) writes the Health and Safety Plan (HASP) to define the bid documents for the abatement contractor, 5) complete and submit the draft and final Remediation and Clearance Report (including Visual Inspection Certificates).
 - Abatement Contractor: 1) abate identified hazardous materials using methods described in Section 3a and removal/disposal of associated waste; and 2) preparation of a Final Remediation and Clearance Report and a comprehensive closeout package, including Waste Shipment Records (WSRs),
- **Non-EPA grant resource needed to carry out task/activity, if applicable:** CDHS will contribute internal funding for: Pre-work Preparation: 1) pre-work submittals, health and safety plan. 2) Site setups. 3) Submit request for CDPHE's Targeted Brownfields Assessment (TBA) program to address additional assessment needs. 4) Finalize ABCA

C. Anticipated Project Schedule: Final ABCA and SAP/QAPP completed by Q1 of 2027; Site setup and abatement year 2-3 of grant cycle; Cleanup report draft submitted and finalized within year 4 of grant cycle.

D. Lead: Division of Facilities Management (DFM) will assign a project lead with expertise in managing the design and construction. This management will include overseeing the Industrial Hygienist and abatement contractor under the direction of CDHS/DFM Supervisors. They will also ensure that all required documents for this grant are provided.

E. Output: Final Analysis of Brownfield Cleanup Alternatives (ABCA), Sampling and Analysis Plan/ Quality Assurance Project Plan (SAP/QAPP); Health and Safety Plan (HASP); Industrial Hygienist and Contractor

contracts; permits; draft and final Remediation and Clearance Report (including Visual Inspection Certificates) and, Waste Shipment Records.

3.f Cost Estimates

Task 1 Grant Management: EPA Grant: \$0 (Cost will be paid by CDHS)

Task 2 Community Outreach: EPA Grant: \$0 (Cost will be paid by CDHS)

Task 3 Cleanup Planning and Abatement: EPA Grant: \$3,017,989.15:

Clean up costs are based on 2019 estimates provided for the The United States Environmental Protection Agency (EPA) by Weston Solutions, Inc. (WESTON) Superfund Technical Assessment and Response Team (START; as well as recently completed abatement projects at CDHS.

Procurement Warehouse

Planning/Environmental Specialist and Survey:

Total: \$92,397

Abate (Lead, Asbestos, PCB) at \$36.70 X total GSF (6,250 SF)

Total: \$229,375

Permit: Public & Commercial 1 Year permit

Total: \$31,483

Ware disposal: Removal labor, hauling and disposal

Total: \$168,059

Contingency: 10% of total project cost

Total all in costs: \$573,445.40

Sudan Building

Planning/Environmental Specialist and Survey:

\$371,792

Abate (Lead, Asbestos, PCB) at \$36.70 X total GSF (26,965 SF)

Total: \$989,615.50

Permit: Public & Commercial 1 Year permit

Total: \$135,831

Ware disposal: Removal labor, hauling and disposal

Total: \$725,074

Contingency: 10% of total project cost

Total all in costs: \$2,444,543.75

Budget Categories		Task 1	Task 2	Task 3	Totals
		Grant Mgmt	Outreach	Cleanup	
Direct Costs	Personnel/Fringe/Travel	\$0	\$0	\$0	\$0
	Equipment/Supplies	\$0	\$0	\$0	\$0
	Construction/Cleanup	\$0	\$0	\$2,507,381.25	\$2,507,381.25
	Contractual	\$0	\$0	\$510,607.90	\$510,607.90
Total Direct Costs		\$0	\$0	\$3,017,989.15	\$3,017,989.15
Indirect Costs		\$0	\$0	\$0	\$0
Total Budget		\$0	\$0	\$3,017,989.15	\$3,017,989.15

3.g Plan to Measure and Evaluate Environmental Progress and Results: CDHS will implement a transparent system to track and evaluate progress toward all project outputs, results, and long-term outcomes in accordance with the work plan and EPA Brownfields Cleanup Grant requirements. A detailed project schedule with defined milestones, deliverables, and performance measures will guide implementation. The CDHS Project Lead will provide ongoing oversight, reviewing progress and expenditures at least monthly to ensure activities remain on schedule, within budget, and compliant with EPA requirements. Coordination with contractors and site visits will verify progress and address issues as they arise. During active cleanup, CDHS will closely monitor field activities to respond to unforeseen conditions and ensure cleanup objectives are met safely and efficiently. Project outputs, results, and outcomes will be documented and assessed through required quarterly reports to EPA, providing clear, data-driven evaluation of project performance and readiness for site reuse. **4. Programmatic Capability & Past Performance: 4.a. Organizational Structure, 4.b. Description**

of Key Staff CDHS, through its Division of Facilities Management (DFM), has the organizational structure, internal controls, and technical capacity to successfully implement the EPA Brownfields Cleanup Grant. DFM manages a statewide facilities portfolio of 312 buildings across more than 20 campuses, demonstrating proven experience delivering complex projects with consistent oversight, fiscal accountability, and regulatory compliance. DFM will assign a Project Lead with expertise in design and construction management to oversee all cleanup activities. Under the direction of CDHS/DFM supervisors, the Project Lead will manage the Industrial Hygienist and abatement contractor, ensure compliance with all regulatory and grant requirements, and coordinate documentation and reporting. Key staff supporting the project include a DFM Planning Specialist III and a DFM Project Manager I, providing technical, administrative, and financial oversight. DFM's established planning, budgeting, and performance management systems support timely expenditure of funds and successful project delivery. **4.c. Acquiring Additional Resources** To supplement internal capacity, DFM maintains established relationships with State-approved contractors and vendors, enabling efficient procurement of specialized environmental services as needed. **All remediation contractors will be selected in accordance with EPA competitive procurement standards under 2 C.F.R. 200.317–326**, ensuring a fair and transparent bidding process based on project specifications developed during the assessment phase. The project team's experience managing large-scale development projects, combined with these established local relationships, ensures that technical expertise can be engaged efficiently while maintaining full compliance with EPA and State requirements. **Past Performance and Accomplishments. E. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements .** The Division of Facilities Management (DFM) has successfully managed federally funded capital construction projects supported through the American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF). To date, **DFM has received funding for a total of 19 capital construction projects, with an aggregate award amount of \$115,173,660.00.** The purpose of these assistance agreements was to advance infrastructure improvements through compliant, accountable, and timely project delivery. All projects were administered in full compliance with federal requirements, including 2 CFR Part 200 and Appendix II, *Supplementary General Conditions – Federal Provisions*. DFM also adhered to SLFRF Terms and Conditions, including Section 3 reporting requirements, ensuring accurate and timely submission of all required Treasury reports. Additionally, DFM verified contractor eligibility through SAM.gov, enforced Davis-Bacon prevailing wage requirements for construction projects exceeding \$10 million, and implemented internal controls to ensure regulatory compliance across all phases of work. Project accomplishments include the successful procurement, oversight, and implementation of multiple large-scale construction projects, with measurable outputs such as executed contracts, completed construction milestones, and on-time reporting deliverables. Outcomes demonstrate the DFM's capacity to manage complex federal funding agreements, maintain compliance with environmental and labor regulations, and coordinate across multiple stakeholders. DFM is currently completing pre-audit activities in accordance with all applicable federal requirements, further demonstrating its commitment to fiscal accountability and grant stewardship. This experience is directly relevant to the proposed EPA Brownfields Cleanup project, as it reflects DFM's proven ability to successfully manage federally funded agreements, meet reporting and compliance obligations, and deliver community-benefiting projects consistent with EPA grant requirements.

THRESHOLD CRITERIA RESPONSES

EPA Brownfield Cleanup Grant Application
Grand Junction Regional Center - Grand Junction
Sudan Building and Procurement Warehouse

(1) Applicant Eligibility

- a. Colorado Department of Human Services is a Government Entity Created by State Legislature.
 - Attached is proof of our funding eligibility
- b. Colorado Department of Human Services does **not** lobby the federal government and is **not** exempt from Federal taxation under section 501(c)(4) of the IRC.

(2) Previously Awarded Cleanup Grants

No EPA Brownfield Cleanup Grants have been awarded to or expended on this brownfield site (Grand Junction Regional Center)

(3) Expenditure of Existing Multipurpose Grant Funds

Not applicable, the applicant does not have an open EPA Brownfield Multipurpose Grant

(4) Site Ownership

Grand Junction Regional Center site which is comprised of four contiguous parcels totaling approximately 47.26 acres

These parcels are 100% owned by the Colorado Department of Human Services. The title is fee simple

(5) Basic Site Information

- a) Name of the site: Grand Junction Regional Center (GJRC);
Sudan Building and Procurement Warehouse, located on the GJRC campus (parcels requesting Brownfield cleanup)
- b) Property Address: 2800 Riverside Parkway, Grand Junction, Colorado 81501
Procurement Warehouse (Parcel Number: 2943-183-01-038) and Sudan building (Parcel Number: 2943-183-01-036)

(6) Status and History of Contamination at the Site

- a) whether this site is contaminated by hazardous substances or petroleum;
Grand Junction Regional Center is impacted by hazardous substances including asbestos-containing materials, lead-based paint, PCBs, and mercury. Additionally, cleanup at the site is complicated by the presence of mold and pigeon guano, which are intermingled with hazardous wastes.
- b) the operational history and current use(s) of the site;
The former Grand Junction Regional Center (GJRC) was originally developed in the late 1800s as the Grand Junction Indian Boarding School, also known as the Teller Institute, which operated from 1886 to 1911. In 1921, after receiving congressional permission, the property was deeded to the State of Colorado and repurposed as a state-operated intermediate care facility for individuals with intellectual disabilities, a role it has served continuously from 1921 to the present. In accordance with 2016 Colorado Senate Bill

16-178¹, the Grand Junction Regional Center was ordered to be vacated and sold. The Grand Junction Regional Center site currently sits unoccupied and owned by the Colorado Department of Human Services.

c) environmental concerns, if known, at the site;

- Included in the 2019 EPA Phase II report, **the presence of extensive regulated building materials** throughout 21 assessed structures include friable ACM in pipe insulation, utility tunnels, and steam distribution systems, as well as lead-based paint.

d) how the site became contaminated, and to the extent possible, describe the nature and extent of the contamination.

The site became contaminated as a result of historical construction, operation, and demolition activities conducted during periods when asbestos-containing materials (ACM), lead-containing paint (LCP), and other hazardous building materials were commonly used and largely unregulated. Site buildings and infrastructure were constructed prior to regulatory restrictions on these materials (pre-1989 for ACM and pre-1978 for lead-based paint), increasing the likelihood of their widespread presence. A Phase II Environmental Site Assessment completed in 2019 identified the presence and quantities of hazardous materials within multiple site buildings, including those proposed for inclusion in this application. Additional sampling to further delineate the extent and current condition of ACM and LCP in the buildings will be conducted through CDPHE's Targeted Brownfields Assessment program and completed by the EPA deadline of June 15, 2026.

(7) Brownfield Site Definition

The site meets the definition of a brownfield under CERCLA 101(39). It is real property where the redevelopment and reuse is complicated by the presence of hazardous substances.

Colorado Department of Human Services affirms that the site is:

- a) Not listed or proposed for listing on the National Priorities List (NPL);
- b) Not subject to unilateral administrative orders, court orders, administrative order on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
- c) Not subject to the jurisdiction, custody, or control of the US government

(8) Environmental Assessment Required for Cleanup Grant Applications

A Phase I ESA was performed in conformance with the scope and limitations of ASTM International Practice E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment A entitled *PHASE I ENVIRONMENTAL SITE ASSESSMENT - GRAND JUNCTION REGIONAL CENTER, 2800 RIVERSIDE PARKWAY GRAND JUNCTION, COLORADO*. It was completed on January 24, 2019. This report was commissioned by the Mesa County Public Health Department (MCPHD). MCPHD commissioned the report because they were considering purchasing the property and wanted to evaluate possible environmental liabilities at the site. An additional report entitled *ASBESTOS, LEAD PAINT AND RBMS ASSESSMENT* was completed on November 10, 2017.

In 2019, a Phase II ESA was conducted in accordance with Technical Direction Document (TDD) 0003/1905-02 (EPA, 2019) and ASTM, International (ASTM) E1903-11 – Standard Practice for

¹ [SENATE BILL 16-178](#)

Environmental Site Assessments: Phase II Environmental Site Assessment Process, entitled: *Phase II Environmental Site Assessment for Grand Junction Regional Center 2800 Riverside Parkway Grand Junction, Mesa County, Colorado*. This report provided a review and visual assessment of asbestos-containing materials, lead-containing paint and regulated building materials for the Grand Junction Regional Center.

(9) Site Characterization

A Phase II Environmental Site Assessment (ESA) for the Grand Junction Regional Center was completed in December 2019 in accordance with ASTM E1903-11 and under the oversight of the U.S. Environmental Protection Agency. The assessment included subsurface and surface soil sampling, soil vapor evaluation, and extensive investigation of building-related contaminants including asbestos-containing material (ACM), lead-based paint (LBP), polychlorinated biphenyls (PCBs), mercury, mold, and pigeon guano. The Phase II ESA identified the nature and extent of contaminants of concern and concluded that soil and soil vapor conditions do not exceed applicable regulatory screening criteria, while building-related contaminants have been sufficiently characterized to support remediation planning and cost estimation. Based on the findings of the completed Phase II ESA and the defined recommendations, the site has a sufficient level of characterization to support remediation of identified contaminants. Where limited data gaps remain, primarily related to ACM in buildings not fully accessible at the time of the assessment, these gaps are well defined and can be addressed through targeted supplemental assessment activities. It is affirmed that any additional assessment required to fully characterize remaining building materials will be completed by June 15, 2026, and that upon completion of this work, there will be a sufficient level of site characterization for remediation activities to begin at the site(s).

(10) Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site. Additionally, there are no known ongoing or anticipated orders from federal, State, or local government entities that the applicant is aware of regarding the responsibility of any party (including the applicant) for the contamination, or hazardous substances at the site, including any liens.

(11) Sites Requiring a Property-Specific Determination

Colorado Department of Human Services affirms that the site is not subject to this determination review process for the following reasons:

- There are **no** planned or ongoing removal actions under CERCLA;
- The site has **not** been issued or entered into a unilateral administrative order, a court order, an administrative order on consent, or judicial consent decree or to which a permit has been issued by the United States or an authorized State under the Resource Conservation and Recovery Act (RCRA), the Federal Water Pollution Control Act (FWPCA), the Toxic Substances Control Act (TSCA), or the Safe Drinking Water Act (SDWA);
- The site is **not** subject to RCRA corrective action (§ 3004(u) or § 3008(h)) to which a corrective action permit or order has been issued or modified to require the implementation of corrective measures;
- The site is **not** a RCRA land disposal unit;

- There has been **no** documented release of polychlorinated biphenyls (PCBs) and all, or part, of the property that is subject to TSCA remediation; and
- The site/properties that include facilities are **not** receiving monies for cleanup from the Leaking Underground Storage Tank (LUST) Trust Fund (see the Information on Sites Eligible for Brownfields Funding under CERCLA § 104(k) for a definition of LUST Trust Fund sites).

(12) Threshold Criteria Related to CERCLA/Petroleum Liability

Property Ownership Eligibility – Hazardous Substance Sites

- A. Colorado Department of Human Services, owners of the property site Grand Junction Regional Center
2800 Riverside Parkway Grand Junction, Colorado 81501 exempt from CERCLA liability;

i. Exemption to CERLA Liability

(3) Property Acquired Under Certain Circumstances by Units of State and Local Government

Provide the following to demonstrate that the State or local government is exempt from CERCLA liability:

Such circumstances include:
Seizure or in connection with law enforcement activity;
Bankruptcy;
Tax delinquency; or
Abandonment.

Further, EPA will treat acquisitions by escheat and inter-governmental transfers through uniquely

governmental functions as exempt from liability if the other conditions in CERCLA § 101(20)(D) are met

(a) Describe **in detail the circumstances** (from the list above) under which the property was acquired.

The land on which the Grand Junction Regional Center campus is located was originally acquired by the United States Government in the early 1880s. In 1885, construction began on an Indian boarding school, the Teller Institute. The Federal Government decided to close the Teller Institute in July 1911. Shortly after, the buildings and land were given to the State of Colorado later that year. After the buildings had been vacant for several years, the State opened a training school in 1921. In 2016, Governor Jared Polis signed Colorado SENATE BILL 16-178², the Colorado Department of Human Services was required to vacate the property and authorized to sell or transfer all or a portion of the site to a state institution of higher education, a local government, a state agency, or a

² [SENATE BILL 16-178](#)

federally recognized tribe in Colorado. Currently the Grand Junction Regional Center site sits vacant.

(b) Provide the date on which the property was acquired.

The State of Colorado acquired the property by a land transfer from United States Government in 1911³⁴

(c) Identify whether all disposal of hazardous substances at the site occurred before you acquired the property.

(d) Colorado Department of Human Services affirms that we have **not** caused or contributed to any release of hazardous substances at the site.

(e) Colorado Department of Human Services affirms that we have **not**, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

(13) Cleanup Authority and Oversight Structure

- a. In Colorado, the Colorado Department of Public Health and Environment (CDPHE) oversees asbestos and lead paint abatement projects. CDPHE does not require asbestos/lead paint abatement projects to enroll in the Voluntary Cleanup Program but will consult with CDPHE and EPA to ensure the clean up is protective of human health and environment. Colorado Department of Human Services will procure an independent third-party contractor and asbestos and lead abatement contractor with the required technical expertise to implement cleanup. The procurements will be completed in accordance with the competitive procurement provisions under 2 C.F.R. 200.317–32.
- b. Access to neighboring properties will not be required because remedial actions will be performed wholly within Site boundaries. All asbestos abatement activities will be conducted in containment to prevent the release of asbestos.

(14) Community Notification

a. The Draft Analysis of Brownfield Cleanup Alternatives are posted on the cdhs.colorado.gov/brownfield-cleanup-grant and available for review. A notification of the availability of the documents was published in the Grand Junction Daily Sentinel. The draft ABCA is **Attached** and summarizes

- Site and contamination issues, cleanup standards, and applicable laws
- Cleanup alternatives
- Proposed clean up

b. Community Notification Ad

Colorado Department of Human Services published an ad in The Daily Sentinel notifying the community of the intent to apply for an EPA Brownfield Cleanup Grant for the Grand Junction Regional Center site. The ad appeared on January 1, 2026 (over 14 days before the application was submitted to the EPA). The meeting notification clearly stated:

- A copy of the grant application, including the draft ABCA(s), is available for public review and comment;
- How to comment on the draft application and ABCA;

³ [Asylum Projects link for Grand Junction Regional Center](#)

⁴ [Mesa County Library](#)

- Where the draft application is located (e.g., town hall, library, website);
- The date, time, and location of the public meeting.

c. Public Meeting

A virtual meeting was held via Google Meet on January 7th 2025 at 12:30pm, to solicit and consider public comments prior to the submission of this application.

d. Submission of Community Notification Documents

The following documents are attached:

- A copy of the draft ABCA;
- Public notification used to notify the public;
- Meeting notes from the public meeting; and
- Meeting participant list

(15) Contractors and Named Subrecipients

'Not Applicable' a contractor has not been procured at the time of application submission.

Named Subrecipients

'Not Applicable'

January 23, 2026

Melisa Denvincenzi
Environmental Protection Agency
Region 8 Brownfields Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

Via email - Devincenzi.Melisa@epa.gov

RE: Colorado Department of Human Services - Sudan Building and Procurement
Warehouse - FY26 Cleanup Grant Proposal

Dear Ms. Devincenzi:

The Colorado Department of Public Health and Environment (CDPHE) has worked with the Colorado Department of Human Services (CDHS) as sister State agency to support their efforts to address this important site in the State of Colorado. As part of our ongoing and successful partnership, I am writing to acknowledge and express support of CDHS's FY 2026 Brownfields Cleanup Grant application for Sudan Building and Procurement Warehouse Site located Tax Parcel 2943-183-01-038 and Parcel 2943-183-01-036 in Grand Junction, Mesa County, Colorado. Cleanup of the two targeted parcels will produce immediate and measurable outcomes by removing environmental barriers that have long prevented reuse and transfer of the property. The primary anticipated reuse outcome is the transfer of the cleaned parcels to the Colorado Department of Military and Veterans Affairs, which previously expressed interest in the property but did not proceed due to contamination.

CDPHE has reviewed the site characterization data associated with this application and determined that the site has been adequately characterized by qualified environmental professionals and the asbestos characterization was completed by a state- and AHERA-certified Qualified Environmental Professional, who followed state and federal regulations in the sampling scope and methodology. While this project is eligible to enroll in the Voluntary Cleanup (VCUP) Program, asbestos abatement projects are cleaned up pursuant to Colorado asbestos abatement regulations overseen by the department's Air Pollution Control Division. Based on the expertise and certifications required for the assessment, CDPHE is confident that the assessment is sufficient to prepare the required notification/permit application required of asbestos abatement projects. A final determination of the adequacy of site characterization will be made by the department's Air Pollution Control Division following receipt of the permit application for the project.

Should additional site characterization be required, the department's brownfields program can assist the applicant in collecting the necessary data prior to the June 15, 2026 deadline specified in the grant solicitation guidelines.

Pending a successful proposal by CDHS, CDPHE has additional resources to assist with the completion of the activities outlined in the proposal. These resources range from technical and planning resources to financial resources to assist with the cleanup. CDPHE has informed CDHS of the availability of these resources and can assist with the application process if requested.

In closing, I again want to express the department's support for CDHS's Brownfields Cleanup Grant application for the Sudan Building and Procurement Warehouse Site, located on Tax Parcel 2943-183-01-038 and Parcel 2943-183-01-036 in Grand Junction, Mesa County, Colorado. CDPHE looks forward to continuing our partnership with CDHS to allow for redevelopment and revitalization of brownfield properties in this region of Colorado.

Sincerely,



Mark Rudolph
Superfund and Brownfields Unit Leader
Hazardous Materials and Waste Management Division

cc: Elizabeth Mullins, CDHS (elizabeth.mullins@state.co.us)
Gabiella Wallk, Colorado Governor's Office (gabiella.wallk@state.co.us)
Kathleen Knox, CDPHE Brownfields Coordinator (Kathleen.knox@state.co.us)

