

## **ARCHULETA COUNTY PROCEEDINGS BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners held a Special Meeting on June 13, 2019 noting County Commissioners Ronnie Maez and Alvin Schaaf, County Administrator Scott Wall, County Attorney Todd Weaver and Deputy Clerk & Recorder Tomi Bliss present. Commissioner Steve Wadley was absent.

Chairman Maez called the Special Meeting to order at 8:30 a.m.

### **A. Guaranteed Maximum Price (GMP) Proposal for Construction of a Detention Center at Harman Park**

Larry Walton, Finance Director, explained the Guaranteed Maximum Price (GMP) Proposal from Nunn Construction, which established the amount to be paid for construction of the Fred C. Harman III Law Enforcement Complex at Harman Park. Spencer Leigh and Rick Fleming, Nunn Construction Representatives, presented the GMP in the amount of \$14,494,064.00. Mr. Leigh explained the additional costs and reiterated if fees were to be waived the balances would be reconcilable and returned to the County. Chairman Maez asked for public comment. **Commissioner Schaaf moved to approve the Guaranteed Maximum Price proposal as submitted by Nunn Construction. Commissioner Maez seconded the motion and it carried with both Commissioners Schaaf and Maez voting "Aye".**

### **B. Detention Center Schedule**

Scott Wall, County Administrator, submitted the construction timeline for the detention center from Nunn Construction, in coordination with Reynolds Ash + Associates with a completion date in July of 2020. Chairman Maez asked for public comment. **Commissioner Schaaf moved to approve the Detention Center Schedule as submitted by Nunn Construction. Commissioner Maez seconded the motion and it carried with both Commissioners Schaaf and Maez voting "Aye".**

### **C. Allocation of Secure Rural Schools Funding to Public Schools**

Larry Walton, Finance Director, advised the State of Colorado disbursed the majority of the 2019 Secure Rural Schools (SRS) funding to Archuleta County (\$287,339.06). Each year, a decision must be made regarding how much of the funding will be retained by the County, versus given to the public schools. Current rules require that a minimum of 25% be given to the public schools. Chairman Maez asked for public comment. **Commissioner Schaaf moved to approve the allocation of 100% of the Secure Rural Schools Funding received in 2019 to be distributed to public schools teaching students who reside within Archuleta County as presented. Commissioner Maez seconded the motion and it carried with both Commissioners Schaaf and Maez voting "Aye".**

June 13, 2019

With there being no further business before the Board, the meeting was adjourned at 9:01 a.m.

Tomi Bliss

Tomi Bliss  
Deputy County Clerk & Recorder

Approved this 2nd day of July, 2019.

Ronnie Maez  
Ronnie Maez, Chairman





June 12, 2019

Board of County Commissioners of Archuleta County  
P.O. Box 1507, 398 Lewis Street  
Pagosa Springs, CO 81147  
Attn: Ron Maez

Re: Archuleta County Detention Center  
Guaranteed Maximum Price Proposal (95% CD's)

Commissioners:

We are pleased to submit our Guaranteed Maximum Price (GMP) Proposal to provide all necessary labor, material, and equipment to construct the Archuleta County Detention Center Project, located at 125 Harman Drive, Pagosa Springs, Colorado, for the estimate price of FOURTEEN MILLION – FOUR HUNDRED NINETY-FOUR THOUSAND – SIXTY-FOUR AND NO/100 DOLLARS (\$14,494,064), including General Contractor's Construction Services fee, as follows:

CONSTRUCTION COST OF WORK .....	\$	12,667,146
TAX ITEMS:		
City Sales/Use Tax – Exempt / Not Included .....		NIC
County and State Sales/Use Tax – Exempt / Not Included .....		NIC
CONTINGENCY ITEMS:		
CM/GC's Estimate Contingency (0%) .....	\$	NIC
CM/GC's Construction Contingency (3%) .....	\$	380,014
Subtotal .....	\$	13,047,160
BUILDING PERMIT AND IMPACT FEES:		
Impact Fees – Exempt / Not Included .....		NIC
Building Permit Allowance .....	\$	50,000
Subtotal .....	\$	50,000
FEE ITEMS:		
Preconstruction Services Fee .....	\$	27,900
Nunn GC's + Fee (to \$11,456,300) .....	\$	1,043,084
Umbrella Liability Insurance (0.89%) .....	\$	128,997
Builders Risk Insurance (0.12%) .....	\$	17,393
Payment/Performance Bond .....	\$	91,248
Nunn Fee (above \$11,456,300 / basis of original fee proposal) .....	\$	88,282
Subtotal .....	\$	1,396,904
<b>Total GMP Price .....</b>	<b>\$</b>	<b>14,494,064</b>

**CM/GC PERFORMANCE AND PAYMENTS BONDS:**

Our GMP Proposal includes the cost of CM/GC performance and payments bonds.

**CONSTRUCTION CONTINGENCY:**

Our GMP Proposal includes 3% Construction Contingency.

925 Elkton Drive  
Colorado Springs, CO 80907  
719-599-7710

[nunnconstruction.com](http://nunnconstruction.com)

**OWNER'S CONSTRUCTION CONTINGENCY:**

We have not included an Owner's Construction Contingency in our GMP Proposal for any hidden or unknown conditions. The Owner shall carry a "construction contingency" for changes in the work and for concealed and/or unknown conditions.

**BUILDERS RISK INSURANCE:**

The CM/GC shall provide the Builders Risk Insurance Policy. The policy shall have up to a \$5,000 deductible for each claim. The CM/GC's portion of any Builders Risk Insurance claim deductible will be a reimbursable cost of the work.

**SCHEDULE:**

Reference Attachment 2 regarding schedule.

Our GMP Proposal is based on approval of a Building Permit for the Project and receipt of a Notice to Proceed from Archuleta County on or about June 14<sup>th</sup>, 2019 and Substantial Completion of the Project (372) calendar days after the issuance of Notice to Proceed. The duration for onsite construction will be (367) calendar days.

Our schedule duration above includes (30) calendar days for rock excavation. Time-related general conditions costs for this duration are included in our GMP. A reconciliatory change order will be submitted upon completion of critical path rock excavation work to make necessary adjustments for any time-related cost decrease or increase, based on the actual duration spent on rock excavation work.

**SPECIFIED ALLOWANCES:**

Not Applicable

**NON-SPECIFIED ALLOWANCES:**

Our GMP Proposal includes the following Non-Specified Allowances. The listed Allowance amounts do not include applicable Nunn markups:

- i) \$50,000 Allowance is included for Pagosa Springs plan review and building permit costs.
- ii) \$2,250 Allowance is included for (1) generator pad approximately 10' wide x 15' long.
- iii) \$30,000 Allowance included for irrigation systems and installation.
- iv) \$15,000 Allowance is included for interior signage and installation.
- v) \$15,000 Allowance is included for exterior signage, (1) monument sign, and installation.
- vi) \$175,000 Allowance is included for Rock Excavation, loading, hauling, and related offsite disposal. This allowance is intended to also include rock excavation that will be needed to accommodate the installation of wet and dry site utility piping and conduit runs.
- vii) \$20,000 Allowance is included for Pagosa Springs water and sewer connection fees.
- viii) \$28,000 Allowance is included for winter concrete provisions including hot water, accelerators, and other additives necessary to accommodate winter conditions.

**SPECIFIED ALTERNATES:**

Not Applicable

**NON-SPECIFIED ALTERNATES:**

The below Alternates were not specified in the documents. Costs for the items below noted as 'Included' have been incorporated into our GMP to capture scope revisions not currently included in the design documents.

Alternate Description	Alternate Price	Add/Deduct
VE Item 'G1' – Deletion of BIM requirements	\$(82,107)	Included



VE Item 'S1' – 4" Asphalt in lieu of 6" Concrete at Drive Aprons 3 and 4.	\$(10,399)	Included
VE Item 'Roof 3' – Fully adhered 60-mil TPO roof system with mechanically attached insulation and cover board.	\$(54,089)	Included
VE Item 'InCon 1' – Use impact resistant drywall in lieu of Type B galvanized steel decking panels at Exercise Room Walls.	\$(17,308)	Included
VE Item 'InFin 1' – Use painted drywall in lieu of Tongue & Groove Wooden Ceilings at Lobby.	\$(54,477)	Included
VE Item 'Plumb 1' – Use standard bands in lieu of husky bands for above ground waste, vent and storm piping.	\$(9,195)	Included
VE Item 'Plumb 2' – Use PVC piping in lieu of cast iron piping in plenum space.	\$(38,944)	Included
VE Item 'Plumb 4' – Use standard rated lids at sand-oil interceptor and grease interceptor in lieu of traffic-rated lids.	\$(7,032)	Included
VE Item 'HVAC 1' – Delete requirement for exhaust air flow monitors at AHU's.	\$(33,535)	Included
VE Item 'HVAC 2' – Delete DDC requirement for exhaust fan status points.	\$(5,409)	Included
VE Item 'HVAC 3' – Delete requirement for factory burn-in of heat exchanger.	\$(6,491)	Included
VE Item 'Elec 2' – Delete requirement for site gear start-up and acceptance testing.	\$(10,044)	Included
VE Item 'Elec 3' – Delete requirement for arc-flash study.	\$(3,445)	Included
VE Item 'Elec 4' – Use aluminum conductors for electrical feeder sizes #2 and larger.	\$(5,625)	Not Included (engineer review pending)

**GMP DRAWINGS, SPECIFICATIONS, AND ADDENDA DOCUMENTS:**

Our GMP Proposal is based on the following documents:

**Drawings:**

- 1) Archuleta County Detention Center drawings issued by Reynolds Ash & Associates, dated 5/13/19 or as specifically dated below, listed by sheet as follows:
  - a. Cover Sheet: A0.0.
  - b. Civil Sheets: C1 (4/30/19), C2 (4/30/19), C3 (4/30/19), and C4 (4/30/19).
  - c. Site Plan Sheets: AS1.1 and AS1.2 (4/30/19).

- d. Landscape Sheets: L1.1 (5/20/19) and L1.2 (5/20/19).
- e. Code Compliance Plans: A1.1 and A1.2.
- f. Architectural Sheets: A2.1, A2.1A, A2.2, A2.2A, A2.3, A2.3A (4/30/19), A2.4 (4/30/19), A2.5 (4/30/19), A2.6, A2.7, A2.8 (4/30/19), A2.9 (4/30/19), A3.1, A3.2, A3.3, A3.4 (4/30/19), A4.1, A4.2, A4.3, A4.4, A5.1 (4/30/19), A5.2 (4/30/19), A6.1, A6.2, A6.3, A6.4, A7.1, A7.2 (4/30/19), A8.1, A8.2, A8.3 (4/30/19), A8.4 (4/30/19), A9.1, A9.2 (4/30/19), A9.3 (4/30/19), A9.4 (4/30/19), A10.1 (4/30/19), A10.2 (4/30/19), A10.3, A10.4 (4/30/19), A11.1 (4/30/19), A12.1 (4/30/19), A12.2 (4/30/19), A12.3 (4/30/19), A12.4, A12.5 (4/30/19), A14.1, A14.2 (4/30/19), A15.1 (4/30/19), A15.2 (4/30/19), A15.3 (4/30/19), and A15.4 (4/30/19).
- g. Structural Sheets: S1.1, S1.2, S2.1, S2.2, S2.3, S3.1, S3.2, S3.3, S3.4, and S3.5.
- h. Fire Protection Sheets: FP2.1 (5/20/19) and FP2.2 (5/20/19).
- i. Mechanical Sheets: M1.0 (4/30/19), M1.1, M1.2 (5/20/19), M1.3 (5/20/19), M1.4 (5/20/19), M1.5 (5/20/19), M1.6 (5/20/19), M2.1 (5/20/19), M2.2 (5/20/19), and M2.3 (5/20/19).
- j. Plumbing Sheets: P2.0 (5/20/19), P2.1 (5/20/19), P2.2 (5/20/19), and P2.3 (5/20/19).
- k. Electrical Sheets: E1.0 (5/20/19), E1.1 (4/30/19), E1.2 (4/30/19), E1.3 (4/30/19), E2.0 (4/30/19), E3.1 (5/20/19), E4.1 (4/30/19), E4.2 (5/20/19), E4.3 (5/20/19), E5.1, E5.2 (4/30/19), E6.1 (5/20/19), E6.2 (4/30/19), E6.2 (5/20/19), E6.3 (5/20/19), E7.1 (5/20/19), E7.2 (5/20/19), and E7.3 (5/20/19).
- l. Security Electronics Sheets: SE0.0 (4/30/19), SE1.1 (4/30/19), SE1.2 (4/30/19), SE2.1 (4/30/19), SE3.1, SE4.1 (4/30/19), SE5.1 (4/30/19), SE6.1 (4/30/19), and E6.2 (4/30/19).
- m. Food Service Sheets: FS1.0 (4/30/19), FS1.1 (4/30/19), FS1.2 (4/30/19), FS1.3 (4/30/19), FS1.4 (4/30/19), FS2.1 (4/30/19), FS2.2 (4/30/19), FS3.1 (4/30/19), FS4.1 (4/30/19), and FS4.2 (4/30/19).
- n. Laundry Equipment Sheets: LE1.1 (4/30/19), LE1.2 (4/30/19), LE1.3 (4/30/19), LE1.4 (4/30/19), and LE2.1 (4/30/19).

**Specifications:**

- 1) 'Archuleta County Detention Center Construction Documents Project Manual', Volumes 1, 2, and 3, issued by Reynolds Ash + Associated and Reilly Johnson Architecture, dated 4/30/2019.

**Bid Questions and Responses:**

- 1) Reynolds Ash + Associated and Reilly Johnson Architecture responses to Nunn Bid Documents Question Sets #1, #2, #3, #4, and #5.

**Addenda:**

- 1) Addendum 1 issued by Reynolds Ash + Associated and Reilly Johnson Architecture, dated 5/13/19.
- 2) Addendum 2 issued by Reynolds Ash + Associated and Reilly Johnson Architecture, dated 5/20/19.

**GMP ESTIMATE QUALIFICATIONS/CLARIFICATIONS:**

Our GMP Proposal is based on the following specific qualifications/clarifications.

**General Qualifications/Clarifications:**

- A) The GMP Proposal is based on 95% Construction Documents. Nunn reserves the right to a reconciliatory change order in the event the contract scope is increased by the 100% Construction Documents.
- B) Taxes: We have not included State sales/use taxes, County sales/use taxes or RTA tax for materials permanently incorporated into the project.
- C) Salaries for Project Manager and Project Engineer shall be a reimbursable cost of the work. Those personnel will be stationed at Nunn's Durango, CO office.
- D) The CM/GC's non-general conditions labor shall be billed per the hourly rates listed in Attachment 4 – Billable Rates.
- E) For the use of the CM/GC's owned equipment and tools valued more than \$300.00 per item, the Owner will pay rental rates based on the time the items are used on the jobsite. Reference Attachment 5 for additional information on rental rates.



- F) For the use of the CM/GC's owned non-expendable small tools, valued at less than \$300.00 per tool, the Owner will pay five percent (5.0%) of the Design Builder's non-general conditions labor costs.
- G) The estimated cost of equipment and tool rental has been included in our GMP Proposal.
- H) We have not included any LEED requirements.
- I) We have not included any work related to hazardous materials which may be present on the existing site. Any inspections, testing, reporting, removal, and disposal of hazardous materials will need to be performed by the Owner's separate Contractor prior to Nunn commencing construction.

**Technical Qualifications/Clarifications:****A) Site / Civil Construction:**

- i) Grading, Paving Prep & Site Paving:
  - (a) We have included State storm water permitting, erosion control BMP's, and storm water inspections, as required, throughout the duration of the project.
  - (b) We have included new site concrete as indicated on drawings for the following:
    - (a) Drive Aprons 1, 2, and 5.
    - (b) Public sidewalks.
    - (c) Repair of existing public sidewalks after site utility installations.
    - (d) Private walks.
    - (e) Public and private curb & gutters.
    - (f) Valley gutters.
    - (g) Light pole bases.
    - (h) Flag pole base.
  - (c) New 4" depth asphalt paving as indicated on drawings.
  - (d) Asphalt patching where indicated on drawings to accommodate site utility installations.
- ii) Site traffic signage is included as indicated on drawings.
- iii) Site landscaping is included as indicated on drawings.
  - (a) New, imported topsoil is included at seeded areas only. Existing topsoil will be stockpiled and re-spread at all other locations.
- iv) 7' high, galvanized frame, chain-link fencing and gates with black vinyl-coated mesh are included at the transformer enclosure in lieu of welded steel plate fencing.
- v) Site Utilities:
  - (a) Detention Pond/Storm Improvements:
    - (a) Rock excavation associated with the detention pond is included with the rock excavation allowance.
    - (b) Detention pond outlet structure and storm piping.
    - (c) Rip-rap at detention pond.
  - (b) Abandonment of Truck Wash Utilities, Demolition and removal of truck wash concrete.
  - (c) Domestic water service.
  - (d) Storm sewer service.
  - (e) Natural gas tap and piping on the service side of the meter (at building) is not included. Tap and piping must be provided by utility company.
  - (f) Fire Water Service.
- vi) Fencing:
  - (a) Relocation of existing chain link fencing along E property line is included as needed for construction.
- vii) Dumpster: We have included dumpster enclosure foundations and slab, monolithically poured. CMU walls are included with steel frame gates and bollards as indicated on AS1.2.

**B) Substructure:**

- i) A Geotechnical Report was issued with the Project Manual. We have reviewed the report and have done a high-level comparison between the report and the civil and structural design documents. Where any discrepancies exist, the civil and structural design documents were followed.

- ii) Concrete:
  - (a) Footings and Stem Walls:
    - (a) 16" deep concrete footings are included under all stem walls in lieu of the specified depth of 10" deep.
  - (b) Slabs:
    - (a) 4" main interior slab on grade as indicated on structural drawings.
    - (b) 5" slab on grade at the Vehicular Salleyport.
    - (c) 4.5" slab on metal deck at Control Room.
    - (d) 8" structural slab at Mezzanine floor level.
    - (e) 4" structural slab ceiling over Mezzanine cells.
- C) **Superstructure:**
  - i) Structural & Misc. Steel:
    - (a) We have included engineered, stamped connections as required by specifications.
    - (b) We have included engineered, stamped stairs, railings, and guardrails.
    - (c) We have included structural CMU walls as indicated on drawings.
    - (d) We have included steel columns and beams as indicated on drawings.
    - (e) We have included steel joists and decking as indicated on drawings.
    - (f) We have included interior stairs, railings, and guardrails.
- D) **Exterior Envelope:**
  - i) Glass & Glazing:
    - (a) Section 08 44 13 Glazed Aluminum Curtainwall is not applicable to the project and is excluded based on direction provided through bid question response.
    - (b) Aluminum doors to be Kawneer AA425 thermally broken doors, wide stile, 2" thick, with cross rail and 10" bottom rail, dark bronze anodized finish, continuous gear hinges, EPT, removable mullion, panic exit devices, pull handles, LCN door closers, weather-stripping, thresholds, floor sweeps, and 1" grey tinted low E insulation glass.
    - (c) Aluminum storefront to be Kawneer 451UT-CG system, 2" x 4 ½", dark bronze anodized finish, with 1" grey tinted low E insulated glass.
    - (d) Storefront only glazing to be 1" tempered insulated glass with a make up of ¼" grey glass, ½" mill spacer, and ¼" low E tempered glass.
    - (e) Transaction windows and deal trays are not included as none are shown.
  - ii) TPO Roofing – refer to Alternate Pricing Clarifications and Qualifications below.
- E) **Interior Construction:**
  - i) Light gauge framing and drywall:
    - (a) We have not included shop drawings for cold formed metal framing.
- F) **Finishes:**
- G) **Specialties & Equipment:**
- H) **Furnishings:**
  - i) We have included horizontal louver blinds at (3) locations only.
- I) **Fire Sprinklers:**
  - i) A single, double-interlocked pre-action system is included serving the Control Room H01, Chase HA08A, Electrical H41, and Emergency Electrical H42.
  - ii) A wet-pipe fire sprinkler system is included for all other interior areas.
  - iii) Dry pipe system is included for the Vehicular Salleyport.
  - iv) Ansul system is included at the Kitchen hood.
- J) **Plumbing/Mechanical:**
  - i) HVAC Systems
  - ii) Plumbing Systems
- K) **Electrical Systems.**

**WORK BY OWNER:** Our GMP Proposal is based on the Owner being responsible for the following items. We have not included any costs in our estimate for any of these items:

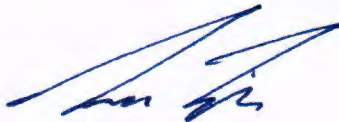


- A) Impact fees, if applicable.
- B) The Owner shall carry the project contingency for any hidden or unknown conditions and for any work not shown or described on the design documents and for any desired changes.
- C) Testing, reporting, removing and abating hazardous materials, such as contaminated soils, asbestos, lead paint, etc.
- D) All architectural, engineering, and other professional services including site survey.
- E) Pay directly for all utility and/or development fees, drainage fees, curb cut fees, or any miscellaneous fees that might be charged by the City, State, or other governmental agencies having jurisdiction over this project, including any development fees for temporary and permanent electrical service that may be assessed.
- F) Hire and pay for all material testing services (concrete, soil, masonry, steel, roofing, etc.).
- G) Relocation of antique farm implements which are currently located on the project site.
- H) Computer, data, and phone system equipment, devices/software, and associated installation.
- I) Provide all inspections by the architect and other design sub-consultants.
- J) We have not included pricing for any moisture mitigation. In the event slab moisture levels are determined to exceed maximum levels allowed by the manufacturer(s) for warranty coverage, moisture mitigation can be provided at additional cost to the contract.
- K) Other items noted to be by owner in the drawings and specifications.

**End of GMP Proposal Qualifications/Clarifications**

If you have any questions at all, please do not hesitate to contact us.  
Sincerely,

NUNN CONSTRUCTION, INC.



Spencer Leigh

Estimator

CC: Brad Ash – Reynolds Ash & Associates

**Attachments:**

- 1) Attachment 1 - Nunn's 'Archuleta County Detention Center' estimate, dated 6/12/19.
- 2) Attachment 2 – Not Used / Not Included
- 3) Attachment 3 – Nunn's 'Archuleta County Detention Center' construction schedule dated 6/12/19.
- 4) Attachment 4 – Nunn's 2019 2020 Wage Rates
- 5) Attachment 5 – Nunn Construction Rental Rates for Contractor Owned Equipment.







**ARCHULETA COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**CALL TO ORDER THE SPECIAL MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF JUNE 13, 2019  
AT 8:30 A.M.**

**NEW BUSINESS**

**A. Consideration And Approval Of GMP Proposal For Construction Of A Detention Center At Harman Park**

The Commissioners will consider a Guaranteed Maximum Price (GMP) Proposal from Nunn Construction, which will establish the amount to be paid for construction of the Fred C. Harman III Law Enforcement Complex at Harman Park, apart from (possible) County initiated scope of work changes.

Presenter                    **Larry Walton (and Representatives of Nunn Construction)**  
 Presenter's Title        **Finance Director**

Documents:

[AGENDA ITEM REPORT FORM - GMP PROPOSAL.PDF](#)

**B. Consideration And Approval Of Detention Center Schedule**

Nunn Construction, in coordination with Reynolds Ash + Associates, has provided a construction timeline for the detention center.

Presenter                    **Scott Wall**  
 Presenter's Title        **County Administrator**

Documents:

[DETENTION CENTER SCHEDULE 2019.6.10.PDF](#)

**C. Consideration And Approval To Allocate Secure Rural Schools Funding To Public Schools**

On May 15, 2019, the State of Colorado disbursed the majority (\$287,339.06) of the 2019 Secure Rural Schools (SRS) funding owing to Archuleta County. The funding has two potential uses: distribution to public schools teaching students who reside within Archuleta County, or distribution to the County's own Road and Bridge fund. Each year, a decision must be made regarding how much of the funding will be retained by the County, versus given to the public schools. Current rules require that a minimum of 25% be given to the public schools. Today, we are seeking a decision on the allocation of these funds.

Presenter                    **Larry Walton**  
 Presenter's Title        **Finance Director**

Documents:

[CORRESPONDENCE - SRS PAYMENT FROM STATE TO COUNTY.PDF](#)  
[AGENDA ITEM REPORT FORM - SECURE RURAL SCHOOLS.PDF](#)

**ADJOURNMENT OF THE SPECIAL BOCC MEETING**

All meetings to be held in the Archuleta County Administration Offices  
 398 Lewis Street, unless otherwise stated.

All Regular and Special BoCC Meetings are recorded.