

**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.

ARCHULETA COUNTY
FINANCE DEPARTMENT
P.O. Box 1507
Pagosa Springs, CO 81147

LARRY WALTON
FINANCE DIRECTOR
(970) 264-8556
lwalton@archuletacounty.org

June 11, 2019

To: Archuleta County Commissioners
From: Larry Walton, Finance Director
Re: Consideration and Approval of GMP Proposal for Construction of a Detention Center at Harman Park

Background

On Feb. 5th, 2019, the Commissioners approved Resolution 2019-9, approving the principles and parameters for Construction of the proposed Fred C. Harman III Law Enforcement Complex at Harman Park. At that time, the Commissioners approved a particular construction management approach, known as “Construction Manager/General Contractor” (CM/GC), sometimes referred to as CMAR – Construction Manager At Risk.

The way the CM/GC process works, the selected firm is given access to all of the Architects construction documents. They then use this information to estimate the total cost of the construction project, including their own construction service fees, the costs they estimate they will pay to sub-contractors on the job, plus mark-up rates established in their proposal. This phase of the work is known as the ***Preconstruction Service***, and the output from this phase is the Guaranteed Maximum Price (GMP) proposal.

On March 5th, 2019, the Commissioners approved a proposal from Nunn Construction to serve as Construction Manager/General Contractor (CM/GC) for the ***Preconstruction Service*** portion of the project. Today, they are coming before you to present their Guaranteed Maximum Price Proposal for this project.

Fiscal Impact

At the time of this writing, no GMP proposal has been presented to staff for advance review. However, during a BoCC work session on June 11, 2019, representatives from Nunn Construction indicated their GMP proposal would total about \$14,395,000. This is considerably higher than originally estimated. Nunn Construction pointed out that the County’s original estimate was about two years old, and that inflation in the construction industry has been running approximately 6%/year during the last two years. It was also noted that sub-

contractors in the region are very busy and they are having difficulty obtaining bids for this relatively remote, rural location.

Assuming the GMP presented today is \$14,395,000, total project costs will be:

\$14,395,000	Construction
\$953,200	Architect
-----	-----
\$15,348,200	Total Project Cost

In addition to the above project costs, the Architect on the job (Reynolds Ash) recommends that the County hold an additional contingency of 3-5% of construction costs. (\$431,850 to \$719,750). This would put the total “possible” cost of the project in the following range:

\$15,780,050 to \$16,067,950

Staff recommend that the County contingency be 3% (not 5%) of the construction costs.

Resources to cover these project costs are:

\$13,150,956	Proceeds from COP Financing
\$1,700,000	Original Contingency from JSCF (Justice System Capital Fund)
\$929,094	Additional Needed to Cover Project Cost (from JSCF)
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\$15,780,050	Total Project Cost (with 3% County Contingency)

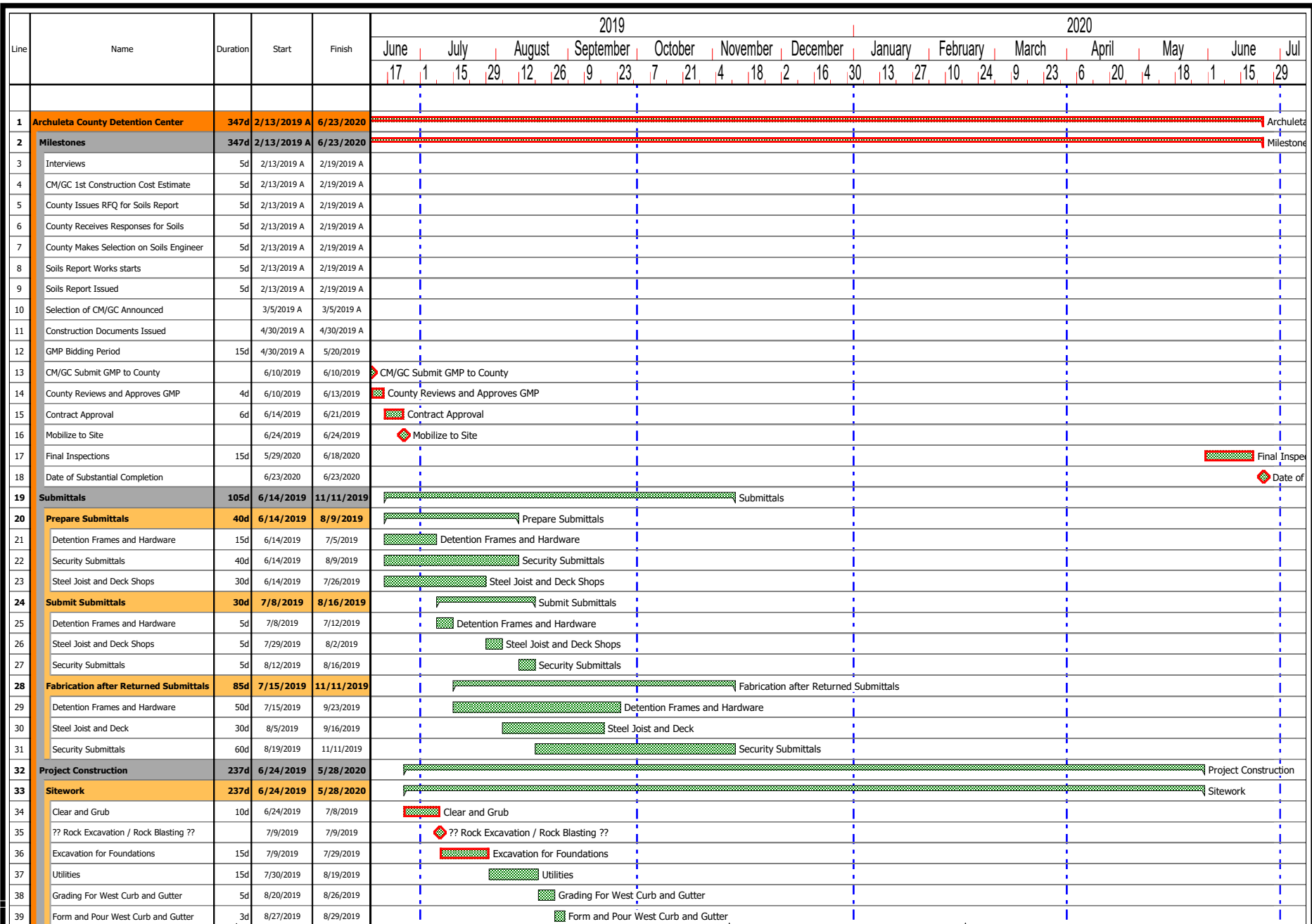
The total estimated amount of JSCF funds needed for this project, per the above is \$2,629,094. The total fund balance available is \$3,800,000, **leaving \$1,170,906** for all other Justice System Capital projects of the County, including a new or renovated Courthouse, Sheriff’s Offices and a Combined Dispatch facility.

If the Commissioners do not approve the GMP proposal submitted today, the project will have to be put out to bid a second time, which would likely result in a significant delay in the project, likely to end up being several months, at a cost to the County of at least \$50,000+/per month.

Recommendations

The County Commissioners may consider the following motion:

1. Move to approve the GMP proposal as submitted by Nunn Construction.
2. Move to deny the GMP proposal as submitted by Nunn Construction.



Archuleta County Detention Center

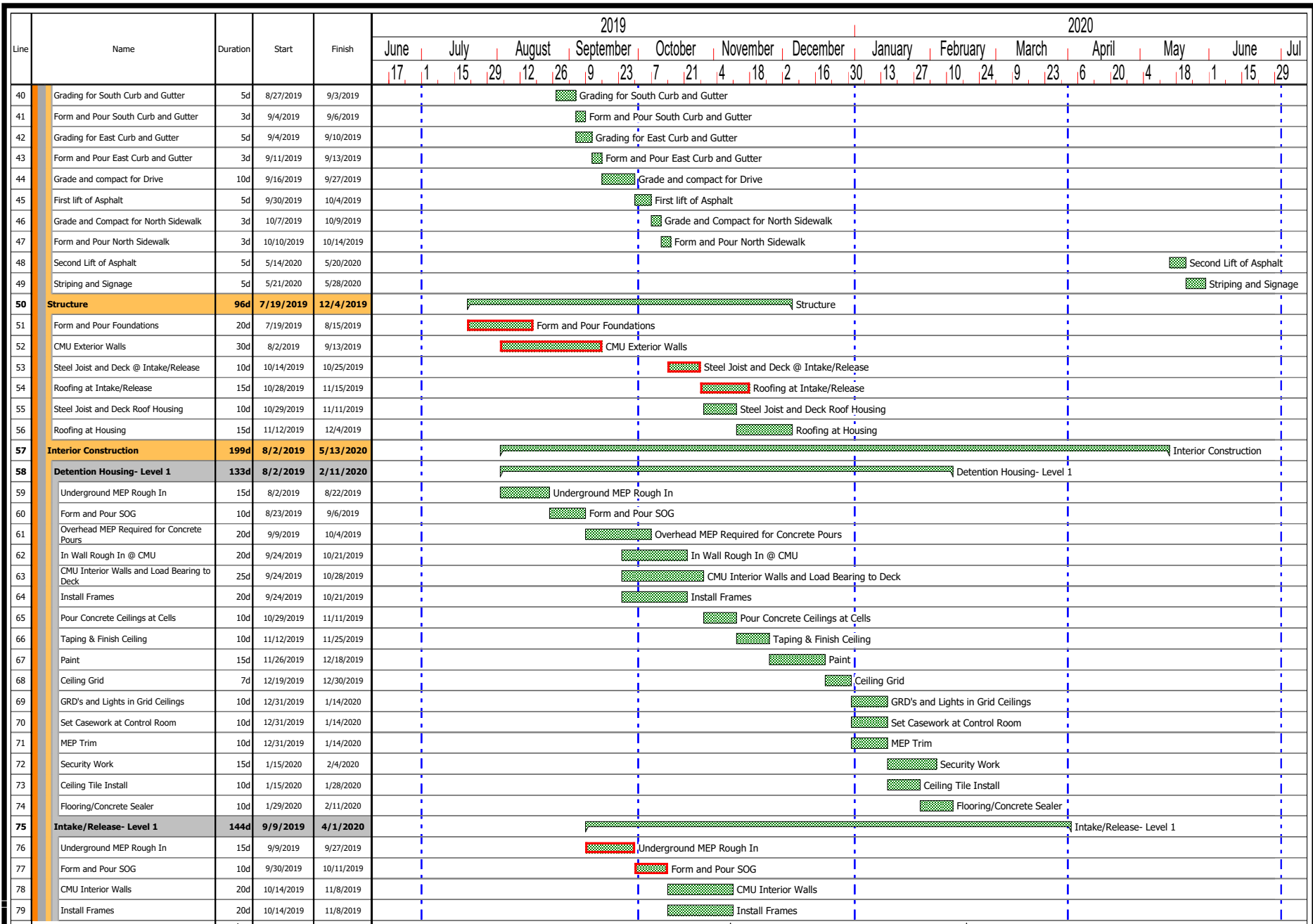
Archuleta County

Data Date: 5/6/2019

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Bar Chart View

Filter: None



Archuleta County Detention Center

Archuleta County

Data Date: 5/6/2019

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Bar Chart View

Filter: None

Line	Name	Duration	Start	Finish	2019												2020														
					June		July		August		September		October		November		December		January		February		March		April		May		June		Jul
					17	1	15	29	12	26	9	23	7	21	4	18	2	16	30	13	27	10	24	9	23	6	20	4	18	1	15
80	Overhead MEP	20d	11/18/2019	12/17/2019																											
81	In Wall Rough In @ CMU	20d	12/18/2019	1/16/2020																											
82	Frame/Hang Ceiling	7d	12/18/2019	12/27/2019																											
83	Taping & Finish Ceiling	10d	12/30/2019	1/13/2020																											
84	Paint	15d	1/14/2020	2/3/2020																											
85	Ceiling Grid	7d	2/4/2020	2/12/2020																											
86	Flooring at Kitchen and Laundry	10d	2/4/2020	2/17/2020																											
87	Kitchen Equipment Install	20d	2/4/2020	3/2/2020																											
88	Set Casework at Booking	10d	2/4/2020	2/17/2020																											
89	GRD's and Lights in Grid Ceiling	10d	2/13/2020	2/26/2020																											
90	Laundry Room Install	5d	2/18/2020	2/24/2020																											
91	Flooring/Concrete Sealer	10d	2/18/2020	3/2/2020																											
92	Ceiling Tile Install	10d	2/27/2020	3/11/2020																											
93	MEP Trim	10d	3/3/2020	3/16/2020																											
94	Security Work	15d	3/12/2020	4/1/2020																											
95	Detention Housing- Mezzanine Level	104d	12/18/2019	5/13/2020																											
96	Overhead MEP	20d	12/18/2019	1/16/2020																											
97	In Wall Rough In @ CMU	20d	1/17/2020	2/13/2020																											
98	CMU Interior Walls	20d	1/17/2020	2/13/2020																											
99	Install Frames	20d	1/17/2020	2/13/2020																											
100	Pour Concrete Ceilings at Cells	10d	2/14/2020	2/27/2020																											
101	Frame/Hang Ceiling	7d	2/14/2020	2/24/2020																											
102	Taping & Finish Ceiling	10d	2/25/2020	3/9/2020																											
103	Paint	10d	3/10/2020	3/23/2020																											
104	Ceiling Grid	7d	3/24/2020	4/1/2020																											
105	GRD's and Lights in Grid Ceilings	10d	4/2/2020	4/15/2020																											
106	Set Casework at Control Room	10d	4/2/2020	4/15/2020																											
107	MEP Trim	10d	4/2/2020	4/15/2020																											
108	Security Work	15d	4/16/2020	5/6/2020																											
109	Ceiling Tile Install	10d	4/16/2020	4/29/2020																											
110	Flooring/Concrete Sealer	10d	4/30/2020	5/13/2020																											
111	Exterior Skin and Finishes	50d	9/16/2019	11/22/2019																											
112	Weather Barrier and Rigid Insulation	20d	9/16/2019	10/11/2019																											
113	CMU Veneer	20d	9/30/2019	10/25/2019																											
114	EIFs	20d	10/28/2019	11/22/2019																											
115	Close Out	76d	2/12/2020	5/28/2020																											
116	Interior Punch List Housing Level 1	10d	2/12/2020	2/25/2020																											
117	Interior Punch List Intake/Release	10d	3/17/2020	3/30/2020																											
118	Interior Punch List Housing Mezzanine	10d	5/14/2020	5/28/2020																											



Archuleta County Detention Center
Archuleta County

Data Date: 5/6/2019

Bar Chart View

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Filter: None

State of Colorado
Department of the Treasury

Dave Young
State Treasurer



Eric Rothaus
Deputy Treasurer

May 15, 2019

Archuleta County
PO Box 1507
Pagosa Springs, CO 81147

REF: Forest Payment

On March 23, 2018, the Secure Rural Schools (SRS) Act, P.L. 115-141 was reauthorized. This payment is the sum of the amounts elected by each county within the state to receive either a share of the state's 25% 7-year rolling average payment, or a share of the state's SRS formula payment, less the payment released March 2018. Each state and county is accountable for the proper use of funds under the Single Audit Acts.

The National Forest payments were remitted via EFT if applicable. Otherwise, enclosed is a check for your county's National Forest payment.

Please note that Sale of Land & Materials and Taylor Grazing Funds have not been received from BLM as of today.

Enclosed is a worksheet to assist with the Forest Title breakdowns from the 1908 Act. This is a supplemental worksheet only to assist, and any technical questions should be addressed with Parker Crowe with the Department of Local Affairs at 303-864-7744 or email parker.crowe@state.co.us. Please use the figures from the attached worksheet as these are the figures that will be used by the State Auditors for the PILT audit.

The worksheet enclosed and a worksheet for the US Forest Service is available on the Colorado State Treasury website as well as a link to the US Forest Service. You can access the website with the link directly below;
<https://www.colorado.gov/pacific/treasury/federal-funds-distribution>.

For the allocation directive on splitting the funds between the county's public schools and its road and bridge fund, please refer to C.R.S. 30-29-101(3) and to the informational "Minimum Distribution to School Districts" column in the enclosed worksheet. For any technical questions, please contact Parker Crowe with the Department of Local Affairs at 303-864-7744 or email parker.crowe@state.co.us.

Check payments will have the description and the dollar breakdown on the check stub. If you did not receive an email from me with this letter please email me your email addresses and/or a group email address at matthew.rucobo@state.co.us.

Thanks,

A handwritten signature in black ink, appearing to read 'CJ Johnson', is written over a faint circular stamp.

Cindy Johnson
Accountant
303-866-4948

<http://www.colorado.gov/treasury>

PHONE: (303) 866-2441

200 E. Colfax, Suite 140
Denver, Colorado 80203-1722
www.colorado.gov/treasury/

FAX: (303) 866-2123

NOTE: THIS IS FROM STATE FY19/FED FY18 TO USE FOR INFORMATION FOR COUNTIES and FOR PILT
 INFORMATION VERIFIED WITH USDA FOREST SERVICE REPORTS ASR 18-01 (Full Base Amt & Title I, II, & III) & ASR 10-03 (USDA Forest Pymt

COUNTY	Sale of Lands and Materials BLM §35-45-108(3) as of 5/15/19	Taylor Grazing §35-45-108 as of 5/15/19	Nat'l Forest Recv'd & Paid by State Treasury ASR-10-03 DATE Paid	NATIONAL FOREST				Grand Total FFY 2018 Pymt Treasury To Counties SL&M + Forest	Informational Only Minimum Distribution to School Districts Nat'l Forest x 25%	Title I less Minimum Distribution to School Districts	
				Road and Bridge Title I County Share ASR-18-01 FFY18	7 year Rolling Average County Share 25%	Title III County Share	Grand Total National Forest Paid				
ADAMS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
ALAMOSA	0.00	0.00	23,448.91	23,448.91	0.00	0.00	23,448.91	23,448.91	25%	5,862.23	17,586.68
ARAPAHOE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
ARCHULETA	0.00	0.00	287,339.06	287,339.06	0.00	0.00	287,339.06	287,339.06	25%	71,834.76	215,504.29
BACA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
BENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
BOULDER	0.00	0.00	39,346.69	39,346.69	0.00	0.00	39,346.69	39,346.69	25%	9,836.67	29,510.02
BROOMFIELD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
CHAFFEE	0.00	0.00	282,512.18	261,016.69	0.00	21,495.49	282,512.18	282,512.18	25%	70,628.05	190,388.65
CHEYENNE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
CLEAR CREEK	0.00	0.00	424,351.11	0.00	424,351.11	0.00	424,351.11	424,351.11	25%	106,087.78	318,263.33
CONEJOS	0.00	0.00	289,855.94	289,855.94	0.00	0.00	289,855.94	289,855.94	25%	72,463.99	217,391.96
COSTILLA	0.00	0.00	486.95	486.95	0.00	0.00	486.95	486.95	25%	121.74	365.21
CROWLEY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
CUSTER	0.00	0.00	146,273.85	124,332.77	0.00	21,941.08	146,273.85	146,273.85	25%	36,568.46	87,764.31
DELTA	0.00	0.00	185,262.97	157,473.52	0.00	27,789.45	185,262.97	185,262.97	28%	48,315.74	111,157.78
DENVER	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
DOLORES	0.00	0.00	350,745.41	324,058.26	0.00	26,687.15	350,745.41	350,745.41	25%	87,686.35	236,371.91
DOUGLAS	0.00	0.00	36,200.97	36,200.97	0.00	0.00	36,200.97	36,200.97	25%	9,050.24	27,150.73
EAGLE	0.00	0.00	763,609.80	0.00	763,609.80	0.00	763,609.80	763,609.80	25%	190,902.45	572,707.35
EL PASO	0.00	0.00	58,045.76	58,045.76	0.00	0.00	58,045.76	58,045.76	25%	14,511.44	43,534.32
ELBERT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
FREMONT	0.00	0.00	115,894.98	98,510.73	0.00	17,384.25	115,894.98	115,894.98	25%	28,973.75	69,536.99
GARFIELD	0.00	0.00	251,604.37	232,460.86	0.00	19,143.81	251,604.37	251,604.37	25%	62,901.09	169,559.47
GILPIN	0.00	0.00	29,972.34	29,972.34	0.00	0.00	29,972.34	29,972.34	25%	7,493.09	22,479.28
GRAND	0.00	0.00	1,393,142.04	0.00	1,393,142.04	0.00	1,393,142.04	1,393,142.04	25%	348,285.51	1,044,856.53
GUNNISON	0.00	0.00	796,177.39	735,598.67	0.00	60,578.72	796,177.40	796,177.40	25%	199,044.35	536,554.32
HINSDALE	0.00	0.00	277,556.69	262,136.87	0.00	15,419.82	277,556.70	277,556.70	25%	69,389.17	192,747.70
HUERFANO	0.00	0.00	109,880.98	93,398.83	0.00	16,482.15	109,880.98	109,880.98	25%	27,470.25	65,928.59
JACKSON	0.00	0.00	217,759.34	201,190.70	0.00	16,568.64	217,759.34	217,759.34	25%	54,439.83	146,750.87
JEFFERSON	0.00	0.00	37,199.15	37,199.15	0.00	0.00	37,199.15	37,199.15	25%	9,299.79	27,899.36
KIOWA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
KIT CARSON	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
LA PLATA	0.00	0.00	165,155.91	165,155.91	0.00	0.00	165,155.91	165,155.91	25%	41,288.98	123,866.93
LAKE	0.00	0.00	149,609.52	149,609.52	0.00	0.00	149,609.52	149,609.52	25%	37,402.38	112,207.14
LARIMER	0.00	0.00	307,915.36	284,487.02	0.00	23,428.34	307,915.36	307,915.36	25%	76,978.84	207,508.18
LAS ANIMAS	0.00	0.00	16,506.59	16,506.59	0.00	0.00	16,506.59	16,506.59	25%	4,126.65	12,379.94
LINCOLN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
LOGAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
MESA	0.00	0.00	417,030.76	385,300.16	0.00	31,730.60	417,030.76	417,030.76	25%	104,257.69	281,042.47
MINERAL	0.00	0.00	163,071.85	138,611.07	0.00	24,460.78	163,071.85	163,071.85	25%	40,767.96	97,843.11
MOFFAT	0.00	0.00	41,600.37	41,600.37	0.00	0.00	41,600.37	41,600.37	25%	10,400.09	31,200.28
MONTEZUMA	0.00	0.00	180,958.51	180,958.51	0.00	0.00	180,958.51	180,958.51	25%	45,239.63	135,718.88
MONTROSE	0.00	0.00	283,429.85	261,864.54	0.00	21,565.31	283,429.86	283,429.86	25%	70,857.46	191,007.08
MORGAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
OTERO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
OURAY	0.00	0.00	55,485.57	55,485.57	0.00	0.00	55,485.57	55,485.57	25%	13,871.39	41,614.18
PARK	0.00	0.00	409,974.09	391,548.29	0.00	18,425.80	409,974.10	409,974.10	25%	102,493.52	289,054.77
PHILLIPS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
PITKIN	0.00	0.00	631,299.21	0.00	631,299.21	0.00	631,299.21	631,299.21	25%	157,824.80	473,474.41
PROWERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
PUEBLO	0.00	0.00	24,691.98	24,691.98	0.00	0.00	24,691.98	24,691.98	25%	6,172.99	18,518.98
RIO BLANCO	0.00	0.00	248,671.46	248,671.46	0.00	0.00	248,671.46	248,671.46	25%	62,167.87	186,503.60
RIO GRANDE	0.00	0.00	167,844.28	155,073.53	0.00	12,770.76	167,844.28	167,844.28	25%	41,961.07	113,112.48
ROUTT	0.00	0.00	140,565.14	140,565.14	0.00	0.00	140,565.14	140,565.14	25%	35,141.28	105,423.85
SAGUACHE	0.00	0.00	1,261,151.28	1,204,470.33	0.00	56,680.95	1,261,151.28	1,261,151.28	25%	315,287.82	889,182.51
SAN JUAN	0.00	0.00	91,436.69	91,436.69	0.00	0.00	91,436.69	91,436.69	25%	22,859.17	68,577.52
SAN MIGUEL	0.00	0.00	39,045.28	33,188.49	0.00	5,856.79	39,045.28	39,045.28	25%	9,761.32	23,427.17
SEDGWICK	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
SUMMIT	0.00	0.00	816,432.45	0.00	816,432.45	0.00	816,432.45	816,432.45	25%	204,108.11	612,324.34
TELLER	0.00	0.00	73,000.08	73,000.08	0.00	0.00	73,000.08	73,000.08	25%	18,250.02	54,750.03
WASHINGTON	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
WELD	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00
YUMA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25%	0.00	0.00

STATE OF COLORADO
Department of the Treasury 303-866-5649

CATEGORY: WXSP C2		VENDOR NAME: ARCHULETA COUNTY		CHECK NO: 8002488096	
		VENDOR CODE: VC00000000014239		ISSUE DATE: 05/15/2019	
INVOICE			PAYMENT REQUEST		AMOUNT
NUMBER	LINE	DATE	NUMBER	LINE	
TITLE I NAT'L FOREST FFY18 ARCHULETA Title I Nat'l Forest FFY18 30-29-101	1	05/15/2019	GAX WAAA 2019000000000128934	0,1	287,339.06
TOTAL					287,339.06

NON NEGOTIABLE



▲ DO NOT CASH UNLESS STATE OF COLORADO APPEARS IN WHITE ABOVE THIS BORDER ▲



COLORADO
Office of the State Controller
Warrant on the Treasurer of the State of Colorado
WXSP Department of the Treasury 303-866-5649

Wells Fargo Bank, N.A.

Issue Date: 05-15-2019 No. 8002488096

66-156
531

PAY Two Hundred Eighty Seven Thousand Three Hundred Thirty Nine And 06/100 Dollars
TO THE ORDER OF:

*******287,339.06**

ARCHULETA COUNTY
PO BOX 1507
PAGOSA SPRINGS CO 81147-1507

VOID AFTER 6 MONTHS FROM ISSUE DATE



Robert Jarvis
STATE CONTROLLER
Robert Jarvis
STATE TREASURER

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

ARCHULETA COUNTY
FINANCE DEPARTMENT
P.O. Box 1507
Pagosa Springs, CO 81147

LARRY WALTON
FINANCE DIRECTOR
(970) 264-8556
lwalton@archuletacounty.org

May 31, 2019

To: Archuleta County Commissioners
From: Larry Walton, Finance Director
Re: Consideration and Approval to Allocate Secure Rural School Funding to Public Schools

Background

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.

Fiscal Impact

In making the allocation decision, it is important to note that any SRS funds allocated to the County's Road & Bridge Fund will be deducted from a separate source of funding ("Payment In Lieu of Taxes" (PILT) funding) in the following year. Thus, every dollar of SRS funding the County might allocate to Road & Bridge will be deducted from next year's PILT funding the County. Therefore, the County gains nothing by allocating SRS funding to Road & Bridge. If the County allocates the full amount to the public schools, they gain, while the County loses nothing.

Recommendations

Staff recommend allocation of the full amount of 2019 SRS funding to the public schools serving students who reside within the County.

The County Commissioners may consider the following motion:

1. Move to approve allocation of 100% of SRS funding received in 2019 to be distributed to public schools teaching students who reside within Archuleta County.