

John Galusha, Chairman
Arica Andreatta, Commissioner
Karl Sporleder, Commissioner



HUERFANO COUNTY GOVERNMENT BRIEFING MEMORANDUM

Date: May 23, 2023
To: Huerfano County Board of County Commissioners
From: Carl Young, County Administrator
Re: 611 Main Street Gym Project Authorization
Attached: Bids Received

Summary: This is a request for authorization to proceed with the 611 Main Street Gym Project, using informally procured construction services with the County serving as General Contractor and a not to exceed spending amount of \$161,070. This amount includes an estimated \$134,225 in hard costs and \$26,845 in contingency. In order to meet our October 1st completion goal I am requesting that you allow me to work with the County Engineer and Bob Martin, as a contract project supervisor, to competitively negotiate final purchase orders with subcontractors with the oversight, review, and approval of the BOCC Chairman. The contract with Bob Martin is presented separately, for your review and approval during this meeting.

Requested Motion/Action:

Motion to instruct the County Administrator to work with the County Engineer and Project Supervisor to proceed with the 611 Main Street Gym Project, at an amount not to exceed \$161,070. The Chairman is authorized to review and approve any updated estimates from subcontractors and further authorized to sign related purchase orders for subcontractors.

Background:

The 611 Main Street Gym project aims to renovate the 611 Main Street building into a gym to be operated by Two Peaks Fitness for public use. The County put this project out for bid with RFP 2022-08 and the 4 bids received were deemed to in excess of what the County deemed prudent. The County conducted an informal process as allowed under the County Procurement Policy with the County to serve as the General Contractor for the project. With the County serving as GC each trade was bid separately with no less than 3 bids solicited per trade. The following bids were received:

Trade	Contractor	Bid Amount
HVAC	Strickler Services	\$41,285.66 or \$32,159.34 depending on options
Electric	JAR Electric	\$26,965 + \$6,298 for Fire Alarm
Electric	Valley Electric	\$27,140.32 No Fire Alarm included
Electric	TNT Electric	\$35,896 + 6,400 for Fire Alarm
Plumbing	Avalanche Plumbing	\$25,600
General Contracting	Circle M Construction	\$27,683.97

The below project budget includes the high option for HVAC and the low bid for electrical work, including the fire alarm.

HVAC, Strickler Services	\$41,286
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Electric, JAR Electric	\$25,600
Plumbing, Avalanche Plumbing	\$27,684
General Contracting, Circle M Construction	\$33,263
Subtotal, Construction Labor and Materials	\$127,833
Construction Labor and Materials	\$127,833
Project Supervisor	\$6,392
Contingency	\$26,845
Total	\$161,070

The County Administrator sought the services of project supervisor to coordinate the project. Robert “Bob” Martin of R. Martin Builders was selected because of his reputation and experience as a building inspector, both for the County and the City of Walsenburg.

Signature of the Chair

Approved

Approved with Changes

Denied