

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS
SPECIAL MEETING MINUTES
March 30, 2010**

The March 30, 2010 Gunnison County Board of County Commissioners meeting was held in the Gunnison County Board of County Commissioners' boardroom in the Gunnison County Courthouse located at 200 E. Virginia, Gunnison, Colorado. Present were:

Jim Starr, Chairperson	Matthew Birnie, County Manager
Hap Channell, Vice-Chairperson (via telephone)	Katherine Haase, Clerk to the Board
Paula Swenson, Commissioner	Others Present as Listed in Text

CALL TO ORDER: Chairperson Starr called the meeting to order at 8:30 am.

ARCHITECT SELECTION FOR JAIL AND PUBLIC WORKS FACILITIES PROJECTS: Assistant County Manager Marlene Crosby, Sheriff Rick Murdie, Undersheriff Rick Besecker, County Attorney David Baumgarten, Fleet Manager Lee Partch and Project One Integrated Services representative Mike Mismash were present for discussion.

Mr. Mismash explained that the County project team was comprised of Assistant County Manager Crosby, County Sheriff Murdie, County Attorney Baumgarten, County Manager Birnie, Fleet Manager Partch, and Project One Integrated Services representatives Mismash and Mike Palumbo. The team agreed upon a process that would get an architect team on board, starting with defining issues to be solved in the design in terms of product and facility needs. He noted that there is extensive history outlining the needs of both projects. The contractor will be on board during the design process to ensure that the guaranteed maximum price is met.

Mr. Mismash explained that, in order to move forward, the County would need to select the architecture team to perform the programming and design. The County project team devised and advertised qualification criteria; approximately 17 firms submitted interest, which was shortlisted by the team to seven for invitation to attend the pre-proposal meeting. Only six of those firms attended the meeting, and all six were invited to submit proposals. The pool was shortlisted further to four firms who were selected for interview. After the interviews, held 3/26/10, the County team selected one firm for recommendation to the Board.

Mr. Mismash stated that, in the coming weeks, the architect team would be meeting with Sheriff Rick Murdie, Assistant County Manager Crosby and Fleet Manager Partch to establish programs for both facilities, including factors such as cost, quality, issues, community appearance, function, supervision and a needs analysis that would include sustainability as a high priority.

Commissioner Channell noted that his greatest concerns and interests surrounded the total financial cost and the carbon footprint. County Manager Birnie stated that both projects were accepted into the Governor's Energy Office High Performance Building Program, which will ensure that a professional mechanical engineer with sustainability experience will be made available.

County Manager Birnie informed the Board that, although all four interviewed firms were good, the County team proposed Blythe Group from Grand Junction. He noted that Blythe stood out uniformly to the team members when addressing sustainability, while being able to provide mechanical engineers experienced with biomass facilities. Blythe also had good perspectives on the importance of using local people and was the least expensive of all firms.

Chairperson Starr questioned whether or not the County was bound to accept the lowest proposal. County Manager Birnie explained that the County was not bound and that the team selected Blythe prior to considering costs. He felt that the ability to manage local participation and sustainability were more important.

Commissioner Channell felt that, in the final analysis, local participation could not be measured. Because of this, he stated his preference to clearly state the County's expectations regarding local contractors, sub-contractors and laborers, prior to hiring the architect. That being that the Board wants locals to have at least the same opportunity to be hired as an outside firm. County Manager Birnie felt that developing these metrics would be more appropriate when it is time to select a general contractor.

Chairperson Starr agreed with Commissioner Channell and noted that the list of contractors and landscapers provided by Blythe was comprised of their team, not locals. County Manager Birnie explained that this list was only for the design portion of the project.

Commissioner Swenson was pleased with the proposal as she felt that Blythe would be a good team to work on the project.

Commissioner Channell felt that the offer to Blythe would need to come with a list of priorities and concerns of the Board. County Manager Birnie agreed that it will be important that Blythe understands the priorities as the County enters the contracting phase.

County Manager Birnie confirmed that the contract had been developed with the assistance of County Attorney Baumgarten and that it was part of the proposal. The issues raised during the meeting have been incorporated into the contract language. Mr. Mismash stated that we could not add language to the contract regarding local participation at this point because the projects have not yet been designed.

County Manager Birnie proposed 4/21/10 as the kick-off for community input regarding design. The architect team will be at the meeting scheduled for that evening to gather input. The deadline for design is the end of June 2010.

Moved by Commissioner Swenson, seconded by Commissioner Channell to accept the recommendation from the committee to hire Blythe Group as our architect and authorize the County Manager to sign the documents. Chairperson Starr questioned the reasoning for not hiring a local firm and County Manager Birnie explained that there were no local firms with the experience necessary to lead the project. Motion carried unanimously.

Commissioner Channell left the meeting at 9:18 am because of another appointment.

Mr. Mismash explained that the announcement would be made immediately after the meeting. Blythe will be brought on board immediately so that the few final exceptions to the contract could be worked out. County Manager Birnie stated that there was no cause for concern as the issues could be managed successfully.

ADJOURN: Moved by Commissioner Swenson, seconded by Chairperson Starr to adjourn the meeting. Motion carried. (Commissioner Channell was not available for the vote.) The meeting adjourned at 9:21 am.

Jim Starr, Chairperson

Hap Channell, Vice-Chairperson

Paula Swenson, Commissioner

Minutes Prepared By:

Katherine Haase, Deputy County Clerk

Attest:

Stella Dominguez, County Clerk