

**GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS  
SPECIAL MEETING MINUTES  
June 29, 2010**

The June 29, 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 8:05 am.

**SELECTION OF CONSTRUCTION MANAGER / GENERAL CONTRACTOR (CMGC) FOR PUBLIC WORKS AND JAIL FACILITIES CAPITAL PROJECTS:** Blythe Group +co. Principal Roy Blythe and Director of Architecture Mike Archbold, Project One Integrated Services Sr. Project Manager Mike Mismash, Assistant County Manager Crosby and Undersheriff Rick Besecker were present for discussion.

County Manager Birnie informed the Board that the interviewed teams were ranked. The interview team has begun conversations with the highest-ranked firm, GE Johnson Construction, to discuss the scope of work and a guaranteed maximum price. If costs are not agreed upon, the team will begin discussions with the next highest ranking firm. After the project has been fully planned, a contract will be signed and a guaranteed maximum price will be provided.

Mr. Mismash stated that all interviewed firms were deemed to be qualified for the project. The final guaranteed maximum price must be at or below the interim guaranteed maximum price. He stated that the interview team unanimously agreed to recommend GE Johnson to the Board, and that he felt that the GE Johnson representative seemed to have the best knowledge of the project. GE Johnson offered a 4.1% profit margin, but a lower offer is expected.

County Manager Birnie noted that GE Johnson has experience with detention facilities as well as facilities similar to the public works facility. The amount of detail in GE Johnson's proposal was impressive, yet the recommendation was a difficult decision for him.

Mr. Mismash stated that the team has continued to emphasize the importance of utilizing local labor; he felt that the GE Johnson representative addressed this well during the interview. Assistant County Manager Crosby stated that each firm had different processes for involving local labor while GE Johnson may handle recruiting better since it does not currently have relationships with any local contractors. County Manager Birnie noted that the GE Johnson representative spoke about using local vendors as well as purchasing locally and that GE Johnson has a lot of experience with completing large projects in small communities. Assistant County Manager Crosby confirmed that GE Johnson will track all local money that it puts into the community, such as via restaurants and hotels in addition to lumber yards.

County Manager Birnie stated that the GE Johnson representative discussed a number of LEED facilities that the firm had built. He relayed that GE Johnson is prepared to proceed with the project, but that the senior superintendent may not be available in the beginning.

Commissioner Channell left the meeting at 8:39 am as he apparently lost his cellular phone connection.

Selection of the CMGC was scheduled to occur on 7/6/10. Chairperson Starr thanked the team for the effort put into this process. He also thanked Mr. Mismash for sending an email to all firms that were interviewed.

**POTENTIAL PURCHASE OF TRAIL EASEMENT; SUZANNE R. BEUOY; POSSIBLE ACTION; POSSIBLE EXECUTIVE SESSION:** Assistant County Manager Crosby, County Attorney David Baumgarten, and Trails Commission Members Joellen Fonken, Dick Sweitzer, Jake Jones and Don Graham were present for discussion.

Mr. Sweitzer explained that these easements would formalize permanent easements where the trail currently runs. Ms. Beuoy owns one of the properties that will require an easement. Her property is going through foreclosure proceedings and there is no way of determining who will eventually own it and how the new owner will feel about granting an easement. He began negotiating with Ms. Beuoy and she verbally agreed on \$3,000 for the easement. The other two necessary easements appear to be stable and probable. Ms. Fonken noted that positive discussions have been held with all three property owners.

Assistant County Manager Crosby stated that funding was available for this purpose in the Trails Commission's 2009 budget. She will transfer funds from another activity in the Road and Bridge fund to purchase this easement at this time, if approved.

County Attorney Baumgarten provided a draft agreement and confirmed that he had ordered a title commitment. This issue has been rushed through the process due to the foreclosure issue. The title commitment could arrive before the end of the day.

Assistant County Manager Crosby stated that the Trails Commission budget would pay for any professional services, such as surveying.

Modifications to the draft contract were discussed and agreed upon. **Moved** by Commissioner Swenson, seconded by Chairperson Starr to approve the Recreation Easement between Gunnison County and Suzanne Beuoy as amended today and authorize either the County Manager or the Chairperson to sign, depending on who is available for signature. Motion carried.

**ADJOURN:** **Moved** by Commissioner Swenson, seconded by Chairperson Starr to adjourn the meeting. Motion carried. The meeting adjourned at 9:04 am.

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Jim Starr, Chairperson

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Hap Channell, Vice-Chairperson

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Paula Swenson, Commissioner

Minutes Prepared By:

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Katherine Haase, Deputy County Clerk

Attest:

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Stella Dominguez, County Clerk