AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Contractor Agreement; Christopher Klein Constructi

Action Requested: County Manager Signature

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Contract for addition and renovation of 4-H building

Fiscal Impact: 4-H raising funds to cover costs

Submitted by: John Cattles **Submitter's Email Address:** jcattles@gunnisoncounty.org

Finance Review: (●) Required ( ) Not Required

Comments:
Fundraising underway, will prepare a 2017 budget amendment request to display sources and uses of funds. No concerns. ln

Reviewed by: GUNCOUNTY1\lNienhueser Discharge Date: 9/12/2017

County Attorney Review: (●) Required ( ) Not Required

Comments:
ok db 9/14/17

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 9/14/2017 Certificate of Insurance Required Yes (●) No ( )

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 9/14/2017

(●) Consent Agenda ( ) Regular Agenda ( ) Worksession Time Allotted: 0

Agenda Date: 9/19/2017

Revised April 2015

CONTRACTOR AGREEMENT

THIS CONTRACTOR AGREEMENT ("Agreement") is made effective the ___ day of _____, 2017, by and between the BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO, whose address is 200 East Virginia, Gunnison, Colorado 81230 ("Gunnison County") and CHRISTOPHER KLEIN CONSTRUCTION, INC., a Colorado corporation, whose address is 487 Blackfoot Trail, Gunnison, Colorado 81230 ("Contractor").

A. RECITALS

The Contractor would like to provide construction services for the renovation and remodel of the Gunnison 4-H Building located at 275 S. Spruce Street, Gunnison, Colorado according to the plans and specifications titled: *Gunnison 4-H Building Addition & Remodel – Issue D – Permit Set*, dated June 16, 2017 and drafted by Ben White Architecture attached hereto and incorporated herein by reference as Attachment "A" (the "Project") pursuant to the Scope of Work attached hereto and incorporated herein by reference as Attachment "B" ("Services").

Gunnison County desires to engage Contractor to provide Services for the Project according to the terms and conditions of this Agreement.

B. AGREEMENT

NOW THEREFORE, in consideration of the recitals above and the terms and conditions hereinafter set forth, the parties agree as follows:

1. TERM.

The term of this Agreement shall commence on the date first set forth above and shall terminate on June 30, 2018 unless sooner terminated or replaced as provided herein ("Term").

2. SERVICES.

Contractor shall furnish all, labor, supervision, and equipment to commence, diligently pursue, and substantially complete the Services during the Term of this Agreement and within the constraints of the Project Budget as identified and preapproved in writing by Gunnison County.

All Services shall be performed in a timely manner and in accordance with generally accepted standards for Contractor's profession and all applicable federal, state and local

laws and regulations, ordinances and codes affecting the Services or the subject matter thereof. Contractor has made itself informed of, and acknowledges the Project conditions.

Services shall be substantially completed by no later than March 30, 2018. There shall be a warranty period for one year after Services have been substantially completed for tasks that were either not finished, finished unsatisfactorily, or in need of repair and not caused by Gunnison County and/or for missed punch list items.

Any proposed changes and/or amendments to the Services identified in Attachment "B" shall be submitted in writing to Gunnison County and shall not be permitted without prior written approval of Gunnison County.

3. COMPENSATION AND EXPENSES.

In exchange for Contractor's performance of Services Gunnison County shall pay Contractor fees not to exceed One Hundred Twenty Two Thousand Eight Hundred Sixty Six and No/100 U.S. Dollars ($122,866.00) ("Compensation").

Compensation shall be determined by the following preconstruction labor rates to be calculated as follows and be identified in Contractor's invoices:

Laborer	Hourly Rate
Owner/Primary Contact	$70.00
Project Manager	$70.00
Administrative	$45.00
Carpenters	$65.00
Apprentice Carpenters	$55.00
Other Laborers	$45.00

The Compensation shall compensate Contractor for all charges, expenses, overhead, payroll costs, employee benefits, insurance subsistence, and profits, EXCEPT for costs incurred for materials, equipment and subcontractors which shall be billed at cost plus fifteen percent (15%).

Compensation and expenses for Services shall be paid by Gunnison County within thirty (30) days upon receipt of Contractor's invoice. Payments shall be mailed to: Christopher Klein Construction, Inc., 487 Blackfoot Trail, Gunnison, Colorado 81230.

4. INSURANCE.

Contractor agrees that at all times during the Term of this Agreement that Contractor shall carry and maintain, in full force and effect and at its sole cost and expense, the following insurance policies. Within thirty (30) days of the execution of this Agreement, Contractor

will provide insurance certificates to Gunnison County, listing Gunnison County as an additional insured, for the coverage's required herein which shall state that such policies shall not be materially changed or cancelled without thirty (30) days prior notice to Gunnison County.

A. Worker's Compensation Insurance in accordance with Colorado and Federal law which adequately protects all labor employed by Contractor during the term of this Agreement.

B. Comprehensive General Liability Insurance or the equivalent, to include errors and omissions, in an amount not less than $1,000,000 each occurrence and $2,000,000 aggregate for Bodily Injury Liability and $500,000 for Property Damage Liability.

C. Comprehensive automobile liability insurance on all vehicles used in the Services, in an amount no less than one hundred fifty thousand dollars for any injury to one person in any single occurrence and in an amount no less than six hundred thousand dollars for any injury to two or more persons in any single occurrence.

5. INDEPENDENT CONTRACTOR.

A. In carrying out its obligations and activities under this Agreement, Contractor is acting as an independent Contractor and not as an agent, partner, joint venture or employee of Gunnison County. Contractor does not have any authority to bind Gunnison County in any manner whatsoever.

B. Contractor acknowledges and agrees that Contractor is not entitled to: (i) unemployment insurance benefits; or (ii) Workers Compensation coverage, from Gunnison County. Further, Contractor is obligated to pay federal and state income tax on any moneys paid which are related to the Services.

6. DELEGATION AND ASSIGNMENT.

This is a personal services contract with Contractor and, therefore, Contractor shall not delegate or assign its duties under this Agreement without the prior written consent of Gunnison County which consent Gunnison County may withhold in its discretion. Subject to the foregoing, the terms, covenants and conditions of this Agreement shall be binding on the successors and assigns of either party.

7. IMMIGRATION COMPLIANCE CERTIFICATION.

A. Contractor certifies that Contractor does not and will not knowingly contract with or employ illegal aliens to work under this Agreement.

B. Contractor certifies that Contractor has required its subcontractors to certify that they do not knowingly contract with or employ illegal aliens to work under this Agreement.

C. Contractor certifies that it has attempted to verify the eligibility of its employees and subcontractors to work through the Basic Pilot Employment Verification Program administered by the Social Security Administration and Department of Homeland Security.

D. Contractor agrees to comply with all reasonable requests made in the course of an investigation under C.R.S. 8-17.5-102 by the Colorado Department of Labor and Employment.

E. Contractor agrees to comply with the provisions of C.R.S. 8-17.5-101 et seq.

8. INDEMNIFICATION.

A. Contractor agrees to indemnify, defend and hold harmless Gunnison County, its Commissioners, agents and employees of and from any and all liability, claims, liens, demands, actions and causes of action whatsoever (including reasonable attorney's and expert's fees and costs) arising out of or related to any loss, cost, damage or injury, including death, of any person or damage to property of any kind caused by the misconduct or negligent acts of Contractor or its employees, sub-contractors or agents in connection with this Agreement.

B. This provision shall survive any termination or expiration of this Agreement with respect to any liability, injury or damage occurring prior to such termination.

9. TERMINATION.

Either party shall have the right to terminate this Agreement at any time, with or without cause, upon thirty (30) days prior written notice to the other. Upon termination, Contractor shall be entitled to compensation for Services performed prior to the date of termination.

Gunnison County shall have the right to stop work at any time for any reason and shall also have the ability to self-perform any portion of the Services.

10. NOTICES.

Any notice, demand or communication which either party may desire or be required to give to the other party shall be in writing and shall be deemed sufficiently given or rendered if delivered personally or sent by certified first class US mail, postage prepaid, addressed as follows:

Gunnison County:	Matthew Birnie, County Manager Gunnison County 200 E. Virginia Gunnison, CO 81230
Contractor:	Christopher Klein Construction, Inc. 487 Blackfoot Trail Gunnison, Colorado 81230

Either party has the right to designate in writing, served as provided above, a different address to which any notice, demand or communication is to be mailed.

11 MISCELLANEOUS.

A. SEVERABILITY. If any clause or provision of this Agreement shall be held to be invalid in whole or in part, then the remaining clauses and provisions, or portions thereof, shall nevertheless be and remain in full force and effect.

B. AMENDMENT. No amendment, alteration, modification of or addition to this Agreement shall be valid or binding unless expressed in writing and signed by the parties to be bound thereby.

C. NO WAIVER OF GOVERNMENTAL IMMUNITY. Nothing in this Agreement is, or shall be construed to be, a waiver, in whole or part, by Gunnison County of governmental immunity provided by the Colorado Governmental Immunity Act or otherwise.

12. GOVERNING LAW.

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Colorado. Exclusive jurisdiction and venue for any legal proceedings related to this Agreement shall be in the State District Court governing Gunnison County, Colorado.

13. COUNTERPARTS: ELECTRONIC TRANSMISSION.

This Agreement may be executed and sent electronically and/or in any number of counterparts, any or all of which may contain the signatures of less than all the parties, and all of which shall be construed together as but a single instrument and shall be binding on the parties as though originally executed on one originally executed document. All electronic counterparts shall be promptly followed with delivery of original executed counterparts.

14. ENTIRE AGREEMENT.

This Agreement contains the entire agreement between the parties hereto with respect to the subject matter hereof, and supersedes any and all prior agreements, proposals, negotiations and representations pertaining to the obligations to be performed hereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Phil Chamberland, Chairperson

ATTEST:

_____
Deputy County Clerk

CHRISTOPHER KLEIN CONSTRUCTION, INC.,
a Colorado corporation

By: _____
Christopher Klein, President

Attachment B

Scope of Work

-The Contractor will be responsible for all construction and management activities required to complete the improvements according to the Plans (Attachment A). The Contractor shall supervise all work and is solely responsible for coordination of all work including owner and volunteer work. The contractor will lead and direct all workmanship means and methods and quality control. The contractor shall ensure all work is completed to the highest professional standards meeting the intent of the plans and all applicable codes.

-The Contractor is responsible for all permits, waivers, and inspections required to complete the project.

-The Contractor must immediately notify the owner and the architect of deficiencies in the plans or existing conditions, or unknown, buried, or otherwise unknowable conditions different from expectations in the plans.

-The Contractor is responsible for site safety and access control. The contractor will implement, provide for, and enforce safe work conditions and practices for all employees, sub-contractors, and volunteers; according to applicable standards and best practices including OSHA standards. The contractor is responsible for site access control and signage.

-The contractor will provide all materials, labor, equipment, and professional services to complete the work.

-Substitutions and changes to the plans shall be approved by the owner and architect prior to implementation. Cost changes must be approved by the owner in writing prior to starting work or ordering material associated with a change.

-Contractor is responsible for all construction clean up. The site will be kept clean and neat, materials and tools will be stacked and stored in orderly fashion, no waste material or trash will be allowed to accumulate on the site. Final site clean-up will return the site to previous condition or better.

GUNNISON 4-H BUILDING ADDITION & REMODEL

275 SPRUCE STREET
GUNNISON, COLORADO 81230

ISSUE D - PERMIT SET

JUNE 16, 2017

BEN WHITE
ARCHITECTURE

148 ELCHO AVE. #3
CRESTED BUTTE
COLORADO, 81224

TEL/FAX 970.349.5378
ben@benwhitearchitecture.com

4-H BUILDING ADDITION
275 SPRUCE STREET
GUNNISON, CO 81230

General Notes

2.) DO NOT SCALE DRAWINGS. REPORT ANY DIMENSIONAL DISCREPANCIES TO THE ARCHITECT.

3.) ALL WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL EXISTING BUILDING CODE, CITY OF GUNNISON MUNICIPAL CODE, AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

4.) FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

5.) DIMENSIONS ARE TO FACE OF STUD, FACE OF MASONRY, FACE OF CONCRETE, AND CENTERLINE OF HEAVY TIMBER UNLESS NOTED OTHERWISE.

6.) "TYPICAL" (TYP) MEANS IDENTICAL FOR ALL SIMILAR LOCATIONS.

7.) "SIMILAR" (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION WITH DRAWINGS.

8.) REFERENCE ELEVATIONS AND BUILDING SECTIONS FOR ALL EXTERIOR WALL FINISHES.

9.) FINISH FLOOR ELEVATIONS ARE SHOWN AS AN ARCHITECTURAL DATUM. REFERENCE SITE PLAN FOR ACTUAL ELEVATION REFERENCE.

10.) ALL LEGAL EXITS SHALL FUNCTION FROM THE INTERIOR SPACE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

11.) COORDINATE ALL ELECTRICAL AND MECHANICAL WIRING, PIPING, DUCTS, ETC TO FIT WITHIN CEILINGS, WALLS, AND DEDICATED CHASES.

12.) COORDINATE ALL PLUMBING IN PROTECTED AREAS TO AVOID FREEZING OF PIPES AND TRAPS.

13.) INSTALL DOORS WITH JAMBS 6" FROM NEAREST WALL OR CENTERED IN OPENING UNLESS NOTED OTHERWISE.

14.) PROVIDE SOUND BATT INSULATION IN ALL OFFICE, RESTROOM, BATHROOM, AND SLEEPING ROOM WALLS UNLESS NOTED OTHERWISE.

15.) PROVIDE ACCESS PANELS AS REQUIRED TO ACCESS EQUIPMENT AND DEVICES INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING, AND ELECTRICAL WORK. SOME PANEL LOCATIONS MAY NOT BE LOCATED ON THE DRAWINGS.

16.) PROVIDE PROTECTED PENETRATIONS IN ALL FIRE-RESISTIVE WALLS, FLOORS/CEILINGS, AND ROOF/CEILING ASSEMBLIES AS REQUIRED. PROVIDE FIRE BLOCKING AND DRAFT STOPPING WITHIN CONCEALED SPACES AS REQUIRED BY THE BUILDING CODE.

17.) PROVIDE ALL NECESSARY BLOCKING IN STUD WALLS AND CEILINGS. LOCATIONS INCLUDE BUT ARE NOT LIMITED TO: TOILET ACCESSORIES, CEILING AND WALL MOUNTED ELECTRICAL FIXTURES, SHELVES, CABINETRY AND CASEWORK, BUILT-INS, DRAPERY RODS, COUNTER TOPS, AND FALSE BEAMS.

18.) COORDINATION OF BUILDING INSPECTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR ARE THE RESPONSIBILITY OF THE OWNER.

19.) ONE COPY OF STAMPED CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL SHALL BE KEPT AT THE SITE OF WORK FOR INSPECTION BY THE AUTHORITIES HAVING JURISDICTION AT ALL TIMES.

20.) DEFERRED SUBMITTALS INCLUDING MANUFACTURED TRUSS SHOP DRAWINGS, IRRIGATION DESIGN DRAWINGS, FIRE ALARM SHOP DRAWINGS, FIRE STATION ALERT SYSTEM DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

21.) STRUCTURE SHALL NOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE BUILDING INSPECTOR.

Graphic Symbols

- DOOR NUMBER - REF DOOR SCHEDULE
- WINDOWS & LOUVERS - REF WINDOW SCHEDULE
- SECTION - BUILDING SECTION OR WALL SECTION
- DETAILS, SECTIONS, OR ENLARGED PLANS
- ASSEMBLY TYPES - FLOOR, WALL, CEILING & ROOF
- KEY NOTES - REF APPLICABLE SCHEDULES
- REVISION TAG - REF TITLE BLOCK ISSUE LOG

Area Map

Life Safety Notes

BUILDING: GUNNISON 4-H BUILDING
OWNER: GUNNISON COUNTY, BOARD OF COMMISSIONERS
LOCATION: 275 S. SPRUCE STREET, GUNNISON CO, 81230
PARCEL NUMBER: 3787-010-03-001
ACCOUNT NUMBER: R002123
SUBDIVISION: RIO GRANDE ADDITION
ZONING: COMMERCIAL
SIZE: 1,585 GROSS SF (PROPOSED)

GOVERNING CODES
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
CITY OF GUNNISON MUNICIPAL CODE

OCCUPANCY CLASSIFICATION
(303.1) A3 – ASSEMBLY, PRIMARY USE, 50+ OCCUPANTS
(311.3) S2 - STORAGE, LOW HAZARD
(312.1) U - UTILITY, GREENHOUSE

TYPE OF CONSTRUCTION
(602.5) EXISTING CONSTRUCTION – TYPE VB
(602.5) NEW ADDITION – TYPE VB

BUILDING AREA AND HEIGHT
(TABLE 506.2) TYPE VB, MAX AREA 6,000 SF, MAX HEIGHT 1 STORY

OCCUPANCY SEPARATION
(TABLE 508.4) A3 OCCUPANCY S2 STORAGE = 1 HR, NS

AUTOMATIC FIRE SPRINKLER SYSTEMS
(903.2.1.3) AN AUTOMATIC FIRE SPRINKLER SYSTEM IS NOT REQUIRED.

PORTABLE FIRE EXTINGUISHERS
(906.1) A PORTABLE FIRE EXTINGUISHER IS REQUIRED WITHIN 75 FEET OF TRAVEL DISTANCE MOUNTED IN AN UNOBSCURED AND READILY ACCESSIBLE LOCATION.

FIRE ALARM SYSTEM
(907.2.1) FIRE ALARM SYSTEM IS NOT REQUIRED, LESS THAN 300 OCCUPANTS IN BUILDING.

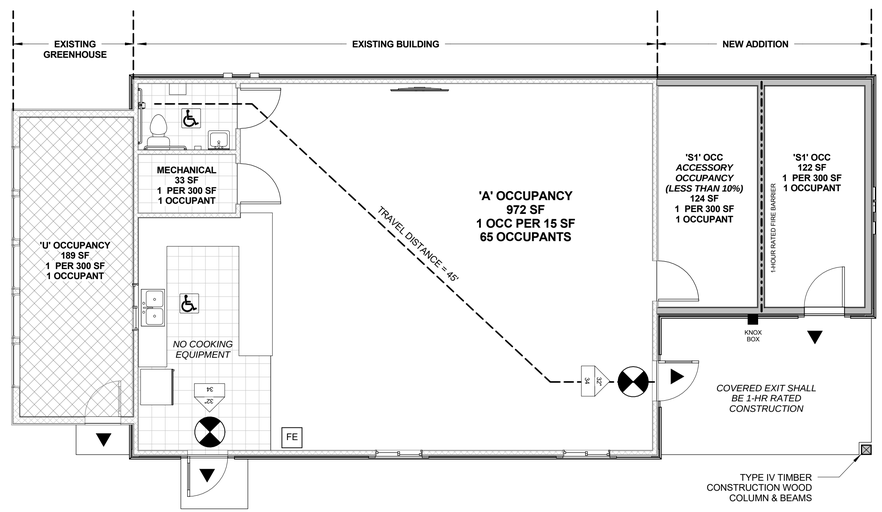
TABLE 1004.1.1 – OCCUPANCY LOADS
A3 OCCUPANCY, ASSEMBLY = 972 SF NET AREA
1 OCC PER 15 SF GROSS = 65 OCCUPANTS
ACCESSIBLE MEANS OF EGRESS – ALL ACCESSIBLE SPACES ARE SERVED BY AT LEAST ONE ACCESSIBLE MEANS OF EGRESS (1007.1)

1006.1 – NUMBER OF EXITS REQUIRED
A OCCUPANCY – +49 MAXIMUM OCCUPANCY LOAD = 2 EXITS
PROPOSED OCCUPANCY – 69 OCCUPANTS

TABLE 1017.2 – EXIT TRAVEL DISTANCES
A OCCUPANCIES – 200 FT (NONSPRINKLED)
ALL TRAVEL DISTANCES ARE LESS THAN 200 FT TO THE EXIT

TABLE 2902.1 PLUMBING FIXTURES A OCCUPANCY:
TOILETS, 1 PER 125/65 FOR MALE AND FEMALE
LAVATORIES, 1 PER 200 EACH
1 DRINKING FOUNTAIN
1 SERVICE SINK

EXISTING PUBLIC ACCESSIBLE AND SEPARATED FACILITIES ARE LOCATED IN THE ADJACENT FRED FIELD BUILDING WITHIN 500 FEET.



1 / A0.1 **Life Safety Plan**
3/16" = 1'-0"

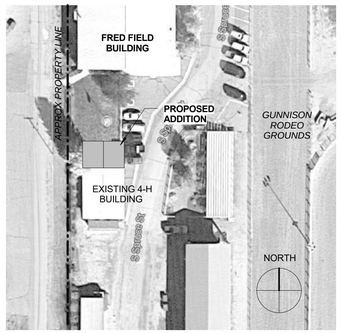
NORTH

Life Safety Legend

- EXIT DISCHARGE
- ACCESSIBLE FEATURE
- 32" / 100 — MINIMUM EGRESS WIDTH / OCCUPANCY LOAD AT EXIT
- FE — FIRE EXTINGUISHER @ 75' RADIUS
- ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTS
- FIRE DEPARTMENT KNOX-BOX

Site Plan

NOT TO SCALE



Mech/Elec Notes

1.) CONTRACTOR TO PROVIDE DESIGN-BUILD ELECTRICAL, PLUMBING, MECHANICAL HEATING AND VENTILATION SYSTEMS. COORDINATE ALL INFRASTRUCTURE WITH OWNER PRIOR TO CONSTRUCTION.

2.) HEATING SYSTEMS SHALL BE AS FOLLOWS:
MAIN BUILDING - FORCED AIR
OUTDOOR STORAGE 100 - UNHEATED

3.) DOMESTIC HOT WATER SHALL BE PROVIDE BY A NEW 20 GAL ELECTRIC HOT WATER HEATER.

4.) ALL PIPING, VENTS, AND MANIFOLDS SHALL BE CONCEALED WITHIN WALL SPACES OR SHAFTS AS INDICATED ON THE PLANS.

5.) ALL HOT WATER PIPES SHALL BE INSULATED R-4 MIN.

6.) CONTRACTOR SHALL PROVIDE PLUMBING FIXTURE TYPES AND QUANTITIES FOR REVIEW BY OWNER. ALL NEW FIXTURES SHALL BE LOW-FLOW.

7.) ALL THERMOSTATS SHALL BE AUTO SETBACK.

8.) COMBINE VENT STACKS AND LOCATE AS HIGH ON ROOF RIDGES AS POSSIBLE. VENT STACKS SHALL BE PAINTED TO MATCH SURROUNDING ROOF FINISH.

9.) CONTRACTOR TO CONFIRM EXISTING ELECTRICAL SERVICE AND DISTRIBUTION. PROVIDE NEW ELECTRICAL PANEL AND REWIRE EXISTING OUTLETS AND FIXTURES TO REMAIN. VERIFY LOCATIONS OF NEW OUTLETS AND SWITCHES WITH OWNER AFTER ROUGH IN.

Deferred Submittals

THE FOLLOWING DOCUMENTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AS PART OF THE CONSTRUCTION DOCUMENTS:

1.) TRUSS SHOP DRAWINGS, STAMPED

Add / Alternates

THE FOLLOWING SCOPE OF WORK SHALL BE PRICED SEPARATELY AND ACCEPTED AT THE OWNER'S DISCRETION:

1.) NEW LIGHT FIXTURES IN MEETING ROOM 101

2.) NEW CARPET TILE IN MEETING ROOM 101

Project Directory

OWNER
GUNNISON 4-H
ERIC McPHAIL, DIRECTOR
275 SPRUCE STREET
GUNNISON, CO 81230
(970) 641-7627
eric.mcphail@colostate.edu

ARCHITECT
BEN WHITE ARCHITECTURE, LLC
BENJAMIN WHITE, AIA
148 ELCHO AVE. UNIT #3
CRESTED BUTTE, CO 81224
(970) 349-5378
ben@benwhitearchitecture.com

GENERAL CONTRACTOR
CHRISTOPHER KLEIN CONSTRUCTION
CHRIS KLEIN
487 BLACKFOOT TRAIL
GUNNISON, CO 81230
(970) 641-1426
chris@christopherkleinconstruction.com

Area Totals

EXISTING BUILDING	
GROSS AREA	1,092 SF
NET AREA	1,048 SF
EXISTING GREENHOUSE	
GROSS AREA	210 SF
NET AREA	192 SF
NEW ADDITION	
GROSS AREA	280 SF
NET AREA	258 SF
COVERED PORCH	168 SF
TOTAL AREA BUILDING	
GROSS AREA	1,582 SF
NET AREA	1,498 SF

** GROSS AREA IS TAKEN FROM THE OUTSIDE FACE OF EXTERIOR WALLS.*

*** NET AREA IS TAKEN FROM THE INSIDE FACE OF EXTERIOR WALLS.*

ISSUE LOG

A	2/07/17	REVIEW SET 01
B	3/06/17	PRICING REVIEW 01
C	3/08/17	PRICING REVIEW 02
D	4/29/17	PERMIT REVIEW 01
E	6/16/17	PERMIT DRAWINGS

STATE OF COLORADO
BENJAMIN WHITE
ARC-401190
6/16/17
LICENSED ARCHITECT

Sheet Index

A0.1	COVER SHEET
A1.1	FLOOR & CEILING PLANS
A1.2	FOUNDATION & ROOF PLANS
A2.1	ELEVATIONS & SECTIONS

COVER SHEET

PROJECT NO.: 161201

PROJECT DATE: 12/12/16

SHEET NUMBER:

A0.1

6/17/2017 11:21:49 PM

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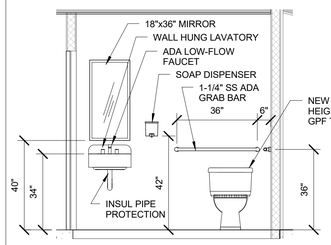
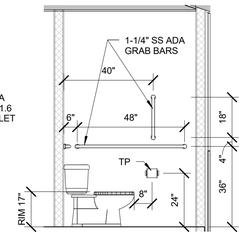
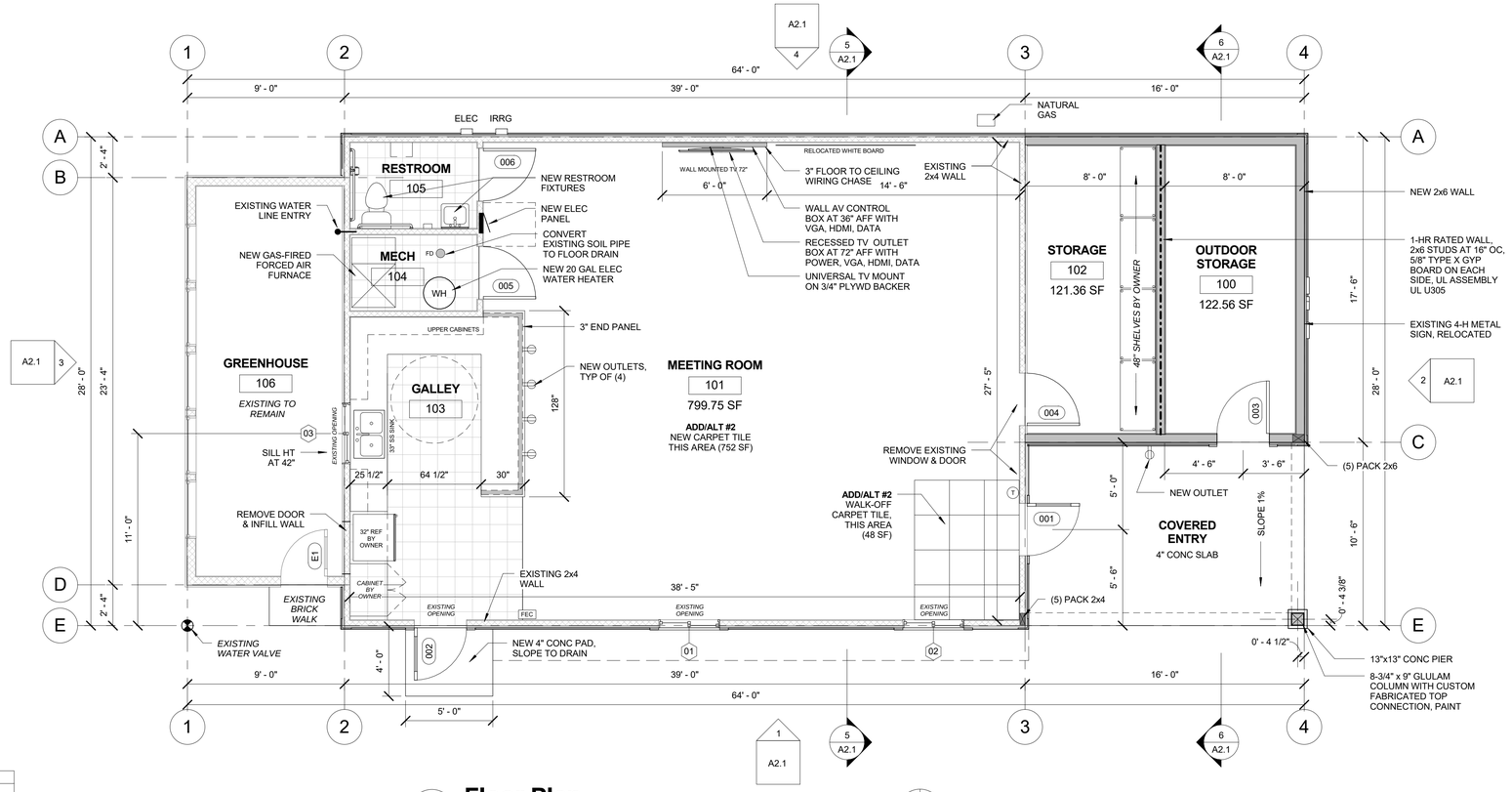
4-H BUILDING ADDITION
275 SPRUCE STREET
GUNNISON, CO 81230



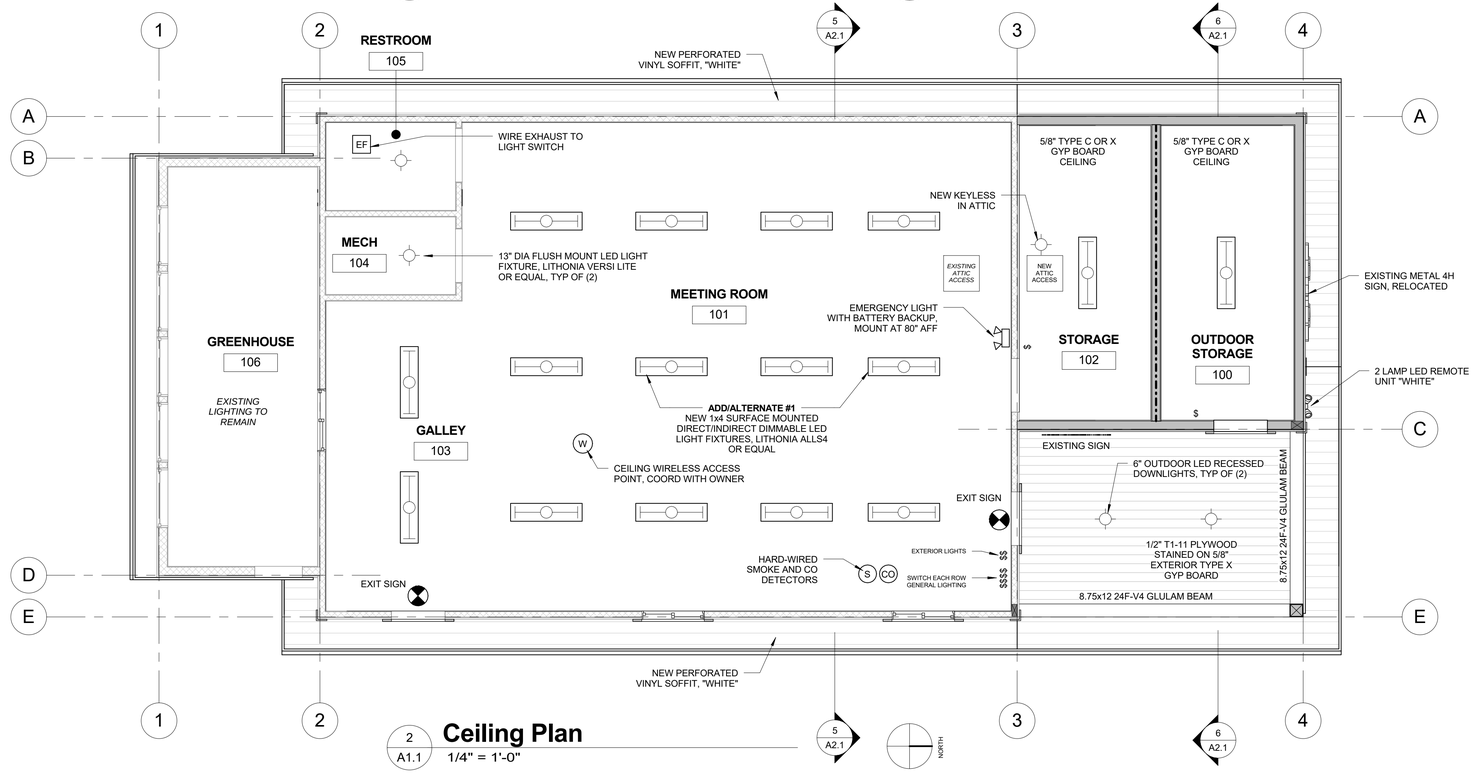
3 A1.1 **Restroom East**
3/8" = 1'-0"



4 A1.1 **Restroom South**
3/8" = 1'-0"



1 A1.1 **Floor Plan**
1/4" = 1'-0"



2 A1.1 **Ceiling Plan**
1/4" = 1'-0"

Finish Schedule

NO	ROOM	AREA	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
100	OUTDOOR STORAGE	123 SF	SEALED CONC	WOOD, PAINT	DRYWALL, PAINT	DRYWALL, PAINT
101	MEETING ROOM	800 SF	ADD ALT #2	EXISTING	PAINT	PAINT
102	STORAGE	121 SF	CARPET TILE	WOOD, PAINT	DRYWALL, PAINT	DRYWALL, PAINT
103	GALLEY	172 SF	VCT	WOOD, PAINT	PAINT	PAINT
104	MECH	31 SF	VCT	WOOD, PAINT	PAINT	PAINT
105	RESTROOM	36 SF	VCT	4" RUBBER BASE	PAINT, EGGSHELL	PAINT, EGGSHELL
106	GREENHOUSE	187 SF	EXISTING	EXISTING	EXISTING	EXISTING
Grand total		1470 SF				

FINISH NOTES
1.) VERIFY FINISHES AND COLORS WITH OWNER PRIOR TO INSTALLATION.

Door Schedule

NO	TYPE	WIDTH	HEIGHT	GLAZING	HARDWARE	NOTES
001	EGRESS DOOR	3' - 0"	6' - 8"	TEMPERED	EGRESS HARDWARE	PANIC BY OWNER & CLOSER
002	EGRESS DOOR	3' - 0"	6' - 8"	TEMPERED	EGRESS HARDWARE	PANIC BY OWNER & CLOSER
003	STORAGE DOOR	3' - 0"	6' - 8"	NONE	STOREROOM	20 MIN DOOR WITH CLOSER
004	STORAGE DOOR	3' - 0"	6' - 8"	NONE	STOREROOM	
005	MECHANICAL	3' - 0"	6' - 8"	NONE	STOREROOM	
006	RESTROOM	3' - 0"	6' - 8"	NONE	PRIVACY	
E1	GREENHOUSE	2' - 8"	6' - 8"	EXISTING	NEW LOCKSET	EXISTING DOOR, NEW KEY

DOOR NOTES
1.) ALL EXTERIOR DOORS SHALL HAVE A U-FACTOR OF U-0.35 OR LESS.
2.) EGRESS DOORS SHALL BE FURNISHED WITH A PANIC EXIT DEVICE AND CLOSER.
3.) ALL FIRE RATED DOORS SHALL BE UL LABELED WITH A CLOSER.

Window Schedule

TAG	WIDTH	HEIGHT	MULLED UNIT	OPERATION	TEMPERED	NOTES
01	42"	42"		SLIDER		VERIFY ROUGH OPENING
02	42"	42"		SLIDER		VERIFY ROUGH OPENING
03	42"	42"		SLIDER		42" SILL HEIGHT

WINDOW NOTES
1.) WINDOWS SHALL BE VINYL "TAN" EXTERIOR, "TAN" INTERIOR.
2.) WINDOWS SHALL HAVE A U-FACTOR OF U-0.32 OR LESS.
3.) ALL GLAZING SHALL BE DOUBLE PANE, LOW E.

ISSUE LOG

A	2/07/17	REVIEW SET 01
B	3/06/17	PRICING REVIEW 01
C	3/08/17	PRICING REVIEW 02
D	4/29/17	PERMIT REVIEW 01
E	6/16/17	PERMIT DRAWINGS

STATE OF COLORADO
BENJAMIN J. WHITE
ARC-401190
6/16/17
LICENSED ARCHITECT

FLOOR & CEILING PLANS

PROJECT NO.: 161201
PROJECT DATE: 12/12/16
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Structural Notes

GENERAL NOTES

1.) FOOTINGS TO REST ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. SOILS ARE ASSUMED TO BE UNIFORM AND NON-EXPANSIVE. CONTACT ARCHITECT OR ENGINEER IF DIFFERING CONDITIONS ARE DISCOVERED.
2.) ALL FRAMING MEMBERS WITHIN 18" OF GRADE SHALL BE PRESSURE TREATED.
3.) ALL SILL PLATES SHALL BE PRESSURE TREATED.
4.) DO NOT NOTCH STRUCTURAL MEMBERS UNLESS NOTED OTHERWISE.
5.) BOLTS SHALL CONFORM TO ASTM A307 AND BE EITHER STAINLESS STEEL OR GALVANIZED.

DESIGN LOADS

SOIL BEARING : 1500 psf (ASSUMED)
FROST DEPTH: 30" TO B/O FOOTER
SLAB DESIGN LOAD: 50 psf & 3000 lb POINT LOAD
FLOOR DESIGN LOAD: L/480
FLOOR LIVE LOAD: 40 psf
ROOF DESIGN LOAD: L/240
ROOF DEAD LOAD: 20 psf
ROOF LIVE LOAD: 20 psf
GROUND SNOW LOAD (Pg): 57 psf
FLAT ROOF SNOW LOAD (Pf): 44 psf
UNBALANCED SNOW (S1): 57 psf
OVERHANG SNOW LOAD: 96 psf
VALLEY SNOW LOAD: 96 psf
SNOW IMPORTANCE FACTOR (I): 1
SNOW EXPOSURE FACTOR (Ce): 1
SNOW THERMAL FACTOR (Ct): 1.1
SNOW SLOPE FACTOR (Cs): .91
WIND SPEED: 90 mph (3 SEC. GUST)
WIND EXPOSURE CATEGORY: B
WIND IMPORTANCE CATEGORY: I
WIND IMPORTANCE FACTOR (I): 1
PRESSURE COEFFICIENT (GCpi): +/- 0.18
C&C DESIGN WIND PRESSURE: 23 psf
SEISMIC DESIGN CATEGORY: B

CONCRETE FOOTINGS

1.) 3000 PSI CONC FOUNDATION AND 3500 PSI CONCRETE FLATWORK AT 28 DAYS WITH 6% AIR ENTRAINMENT.
2.) ASTM GRADE 60 REBAR W/ 3" COVER MIN.
3.) ALL SLABS TO BE MIN 4" THICK WITH 6" W2.9 x W2.9 WWF OR #3 REBAR AT 18" OC OR AS INDICATED ON PLANS.
4.) EXTERIOR CONCRETE SLABS SHALL BE SLOPED TO DRAIN UNLESS OTHERWISE NOTED.
5.) 1/2" DEEP CONTROL JOINTS SHALL BE SAW-CUT IN SLABS AT 10 FT ON CENTER EACH WAY, MIN, WITHIN 12 HOURS OF THE POUR.
6.) CAST-IN-PLACE CORNERS SHALL HAVE HORIZONTAL REBAR LAPS OF 40 DIAMETERS, MIN.

WOOD FRAMING

1.) ALL 2" LUMBER SHALL BE HEM-FIR S4S NO. 1 OR BETTER.
2.) ALL LVL BEAMS SHALL BE 2.0E G-P LAM LVL OR BC 2800 VERSA-LAM
3.) PROVIDE WIND/SEISMIC ANCHORS AT ALL NEW ROOF TRUSSES.
4.) ALL HEADERS UP TO 4'-0" WIDE SHALL BE (2) 2x8 MINIMUM.

WALL SHEATHING

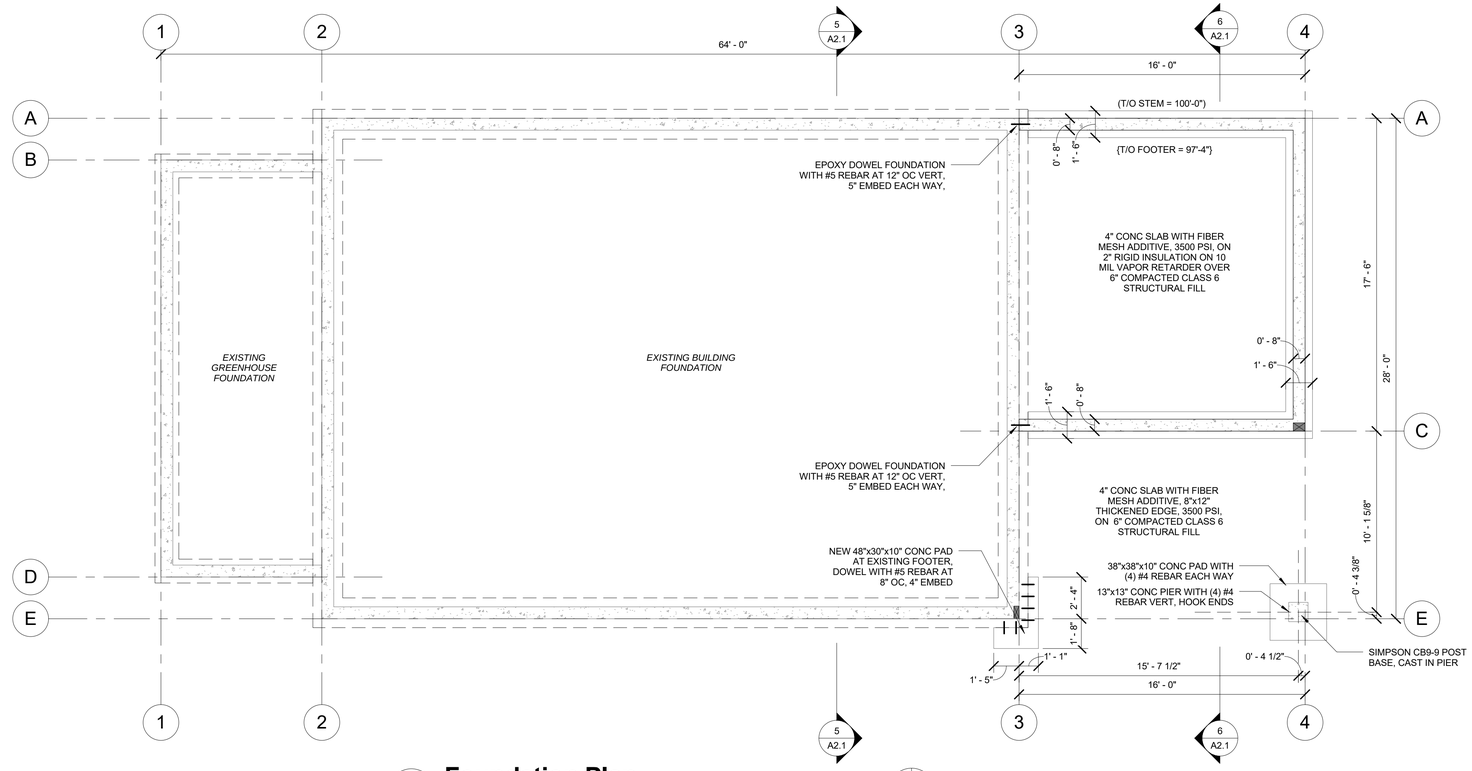
1.) 7/16" 24/16 APA RATED STRUCTURAL GRADE 1

ROOF SHEATHING

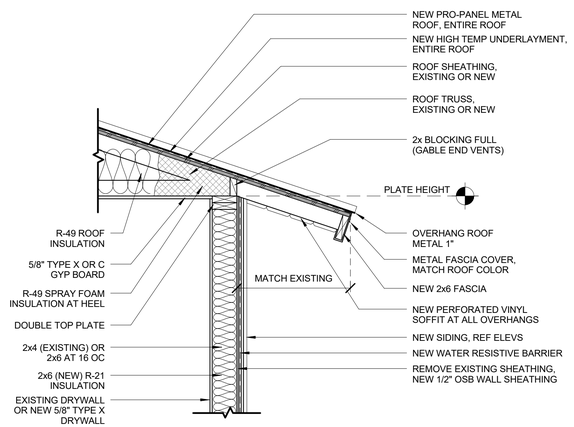
1.) 5/8" 40/20 APA RATED EXPOSURE 1

NAILING SCHEDULE

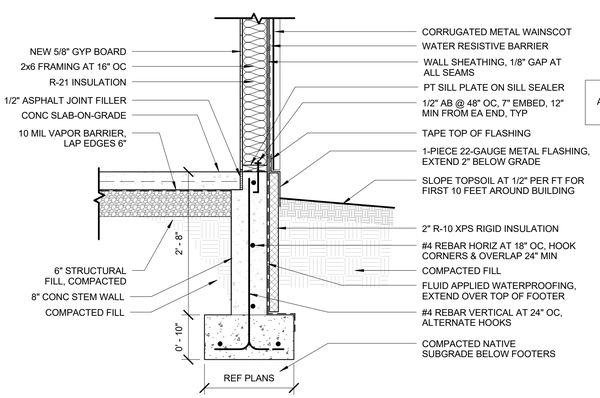
1.) WALL SHEATHING (SHEAR PANELS)
EDGES: 8d AT 4" OC, INTERMEDIATES: 8d AT 4" OC
2.) ROOF SHEATHING:
36" TRIBUTARY AT EDGES: 8d AT 6" OC, FIELD: 8d AT 6" OC
3.) PAIRED OR SISTERED SOLID-SAWN:
(2) ROWS 16d AT 12" OC



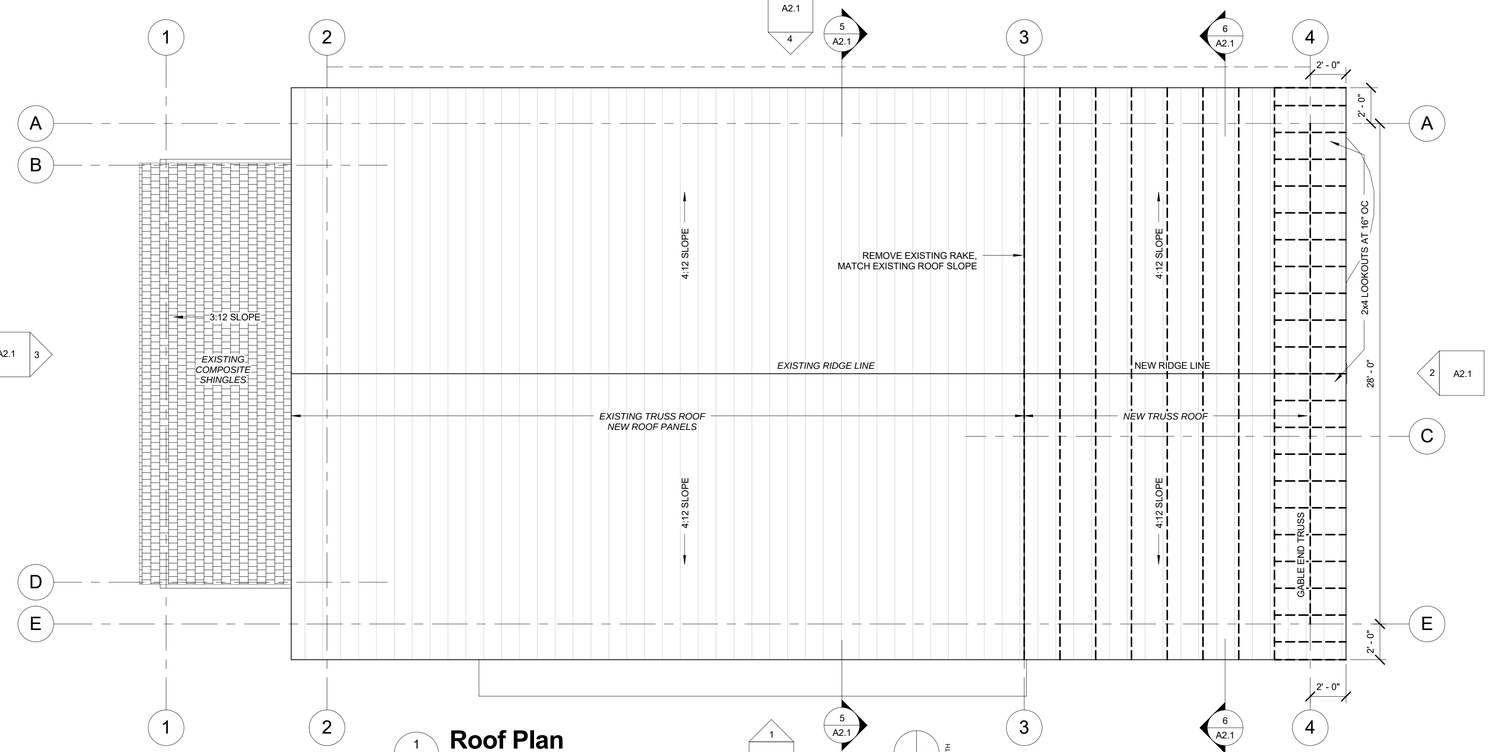
2 A1.2 **Foundation Plan**
1/4" = 1'-0"



3 A1.2 **Eave Detail**
3/4" = 1'-0"



4 A1.2 **Foundation Detail**
3/4" = 1'-0"



1 A1.2 **Roof Plan**
1/4" = 1'-0"

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4-H BUILDING ADDITION
275 SPRUCE STREET
GUNNISON, CO 81230

ISSUE LOG		
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STATE OF COLORADO
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FOUNDATION & ROOF PLANS

PROJECT NO.: 161201
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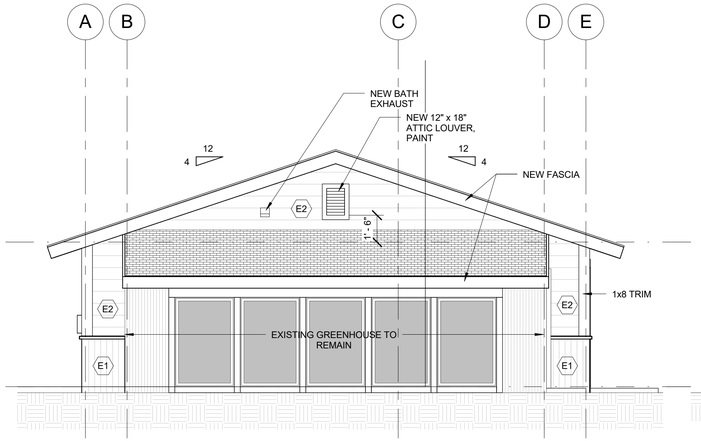
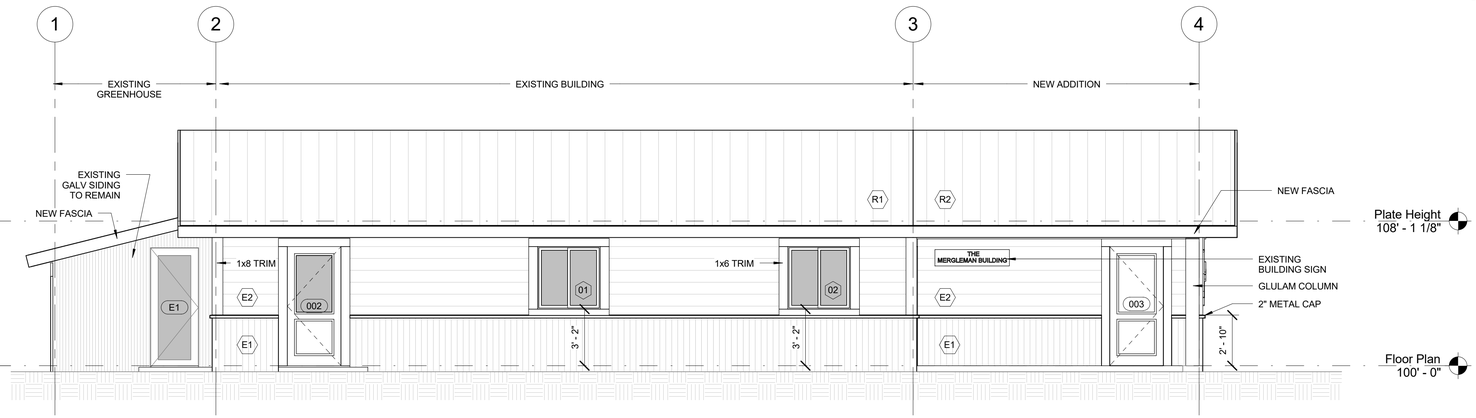
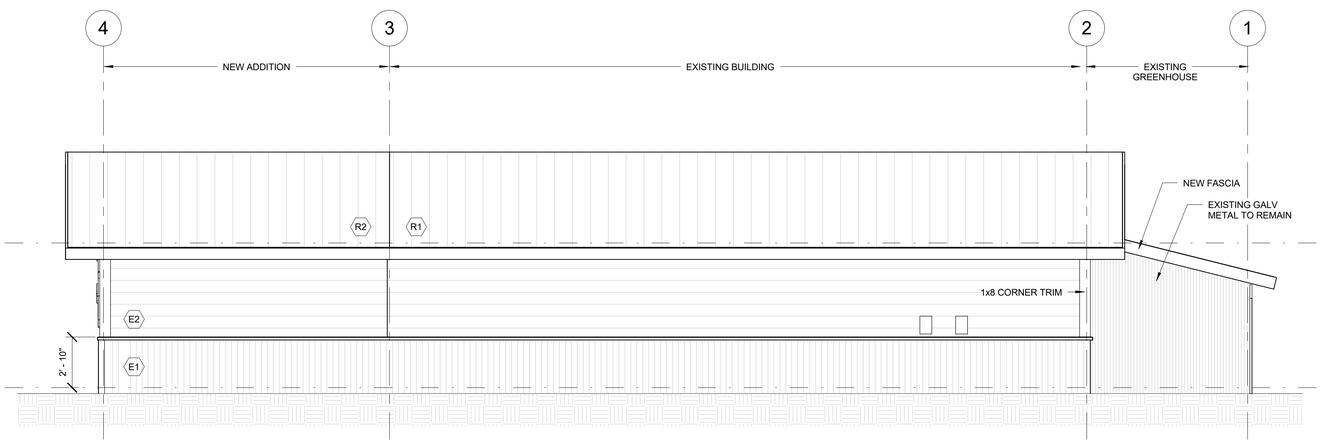


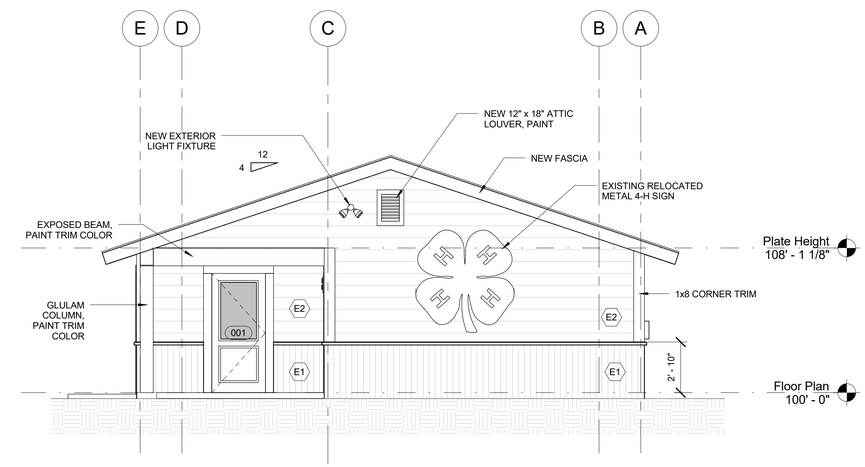
3 A2.1 **South Elevation**
1/4" = 1'-0"



1 A2.1 **East Elevation**
1/4" = 1'-0"



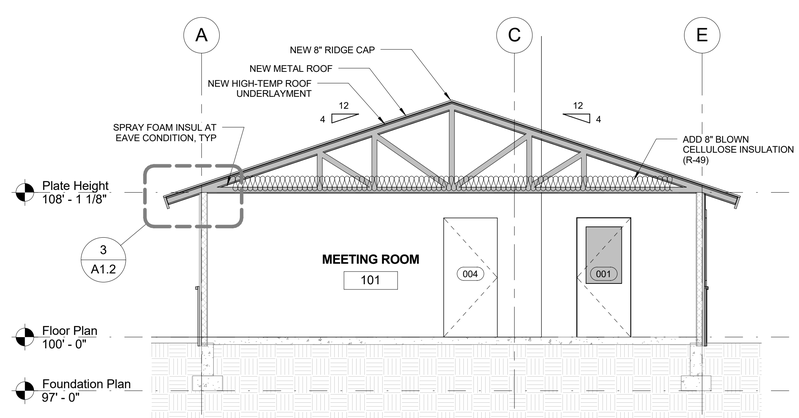
4 A2.1 **West Elevation**
1/4" = 1'-0"



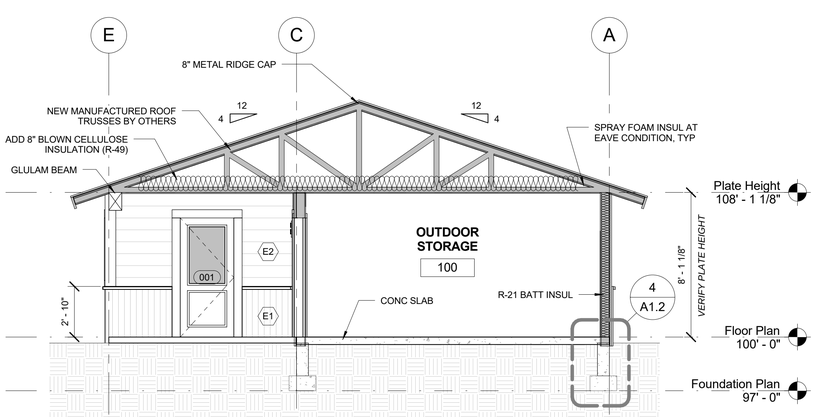
2 A2.1 **North Elevation**
1/4" = 1'-0"

Material Legend

E1	EXTERIOR FINISH #1	24 GAUGE CORRUGATED METAL WAINSCOT, METAL SALES "MANSARD BROWN (133)"
E2	EXTERIOR FINISH #2	7" FIBER CEMENT LAP SIDING, WOOD TEXTURE, PAINT SHERWIN WILLIAMS DURATION "HARMONIC TAN SW 6136"
R1	ROOF TYPE #1	26 GAUGE METAL PRO-PANEL ROOF, METAL SALES "FERN GREEN (07)" ON EXISTING ROOF
R2	ROOF TYPE #2	26 GAUGE METAL PRO-PANEL ROOF, METAL SALES "FERN GREEN (07)" ON NEW ROOF
F1	FASCIA TYPE #1	26 GAUGE METAL OVER 2x6 BLOCKING METAL SALES "FERN GREEN (07)"
T1	TRIM TYPE #1	SHERWIN WILLIAMS "OXFORD BROWN"



5 A2.1 **Section at Existing Buiding**
1/4" = 1'-0"



6 A2.1 **Section at New Addition**
1/4" = 1'-0"

4-H BUILDING ADDITION

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GUNNISON, CO 81230

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ELEVATIONS & SECTIONS

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