AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

AgendaTitle:
Design Review Committee; CCCenterSeven, LLC; Gold Basin Industrial Park Leasehold 7 Building Construction

Action Requested: Motion

Parties to the Agreement: Gunnison County CCCenterSeven, LLC

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

Summary:
CCCenterSeven,LLC is requesting approval of their site plan and building design by the Design Review Committee which is currently the Board of County Commissioners.

Fiscal Impact: Applicant is paying $5,392.51 annually for rent of Leasehold 7

Submitted by: Marlene D. Crosby **Submitter's Email Address:** mcrosby@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:

Reviewed by: GUNCOUNTY1\atrezise Discharge Date: 8/27/2014 Certificate of Insurance Required Yes ○ No ◉

County Manager Review:

Comments:

Reviewed by: GUNCOUNTY1\khaase Discharge Date: 8/29/2014

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 10 Minutes

Agenda Date: 9/2/2014 Follow Up Agenda Date:

Revised April 2013

CCCenterSeven, LLC
103 Basin Park Drive
Gunnison, CO 81230

August 21, 2014

Ms. Marlene D. Crosby
Assistant County Manager/Public Works Director
Public Works Department
195 Basin Park Drive
Gunnison, CO 81230

Subject: CCCenterSeven, LLC Design Review Committee Submittals

Dear Ms. Crosby:

In addition to the submittals we presented to you for the required U.S. Department of Energy and Colorado Department of Public Health and Environment approvals we also enclose the following:

1. Building Floor Plan
2. Building Elevation
3. Building Color Scheme

Please be advised that the only exterior lighting will be full cutoff fixtures mounted on the building.

The only signage for the facility will be a small sign (approximately 12" x 24") mounted on the building with the Company name and address.

We appreciate all of the support and assistance you have provided to us.

Thank you,

Louis F. Costello

Louis F. Costello
Member Manager, 3C7

Enclosures

CCCenterSeven, LLC
103 Basin Park Drive
Gunnison, CO 81230

August 21, 2014

Ms. Marlene D. Crosby
Assistant County Manager/Public Works Director
Public Works Department
195 Basin Park Drive
Gunnison, CO 81230

Subject: Proposed Gold Basin Industrial Park Leasehold 7 Building Construction

Dear Ms. Crosby:

CCCenterSeven, LLC proposes to construct a 6,000 square foot building on Leasehold 7 in the Gold Basin Industrial Park under the Ground Lease recently executed with the County. The construction of the building will begin as soon as all required approvals are received from the various jurisdictions with the goal to have the building excavation work and utilities installed this fall while the weather permits. There will also be less chance for encountering ground water in the fall.

Accompanying this letter is a set of plans for the building including a site plan, a site grading and landscape plan, site excavation plan, and a site utilities plan.

The subslab depressurization system being designed will be installed for radon mitigation. Big Horn Consulting Engineers of Grand Junction, CO, designers of the radon mitigation system used in the Gunnison County Public Works building designed this plan.

Jerry Green, PE has been involved in the development of this site since the beginning and will be on site during any excavation activities to do the necessary monitoring with the Ludium and locating any select fill areas. He will be making certain that the soil is replaced in the reverse order of excavation "last out, first in". Any excess fill generated as a result of the excavation will be stockpiled within the boundaries of the park. The proposed excavation plan indicates NO disturbance to the select fill areas.

Worker safety and hygiene practices associated with the handling of potentially contaminated soil, which may include thorium-230 as previously pointed out by DOE to the County, will be followed when working with excavated materials.

We look forward to receiving your approval of the plans and specifications as well as approvals from the Colorado Department of Public Health and Environment and the U.S. Department of Energy for the project. If you have any questions or need additional information to expedite the process please call me at 970-641-2396 or cell 970-209-9865.

Thank you,

Louis F. Costello
Member Manager, 3C7

Enclosures

Cc: Ms. Wendy Naugle, Colorado Department of Public Health and Enviroment
Ms. Deborah Steckley, U.S. Department of Eneergy
Robert Williams, PE
Jerry Green, PE
Shawn Brill, PE, CEM Bighorn Consulting Engineers

Mailing Address:
CCCenterSeven, LLC
535 River Front Road
Gunnison, CO 81230

metal sales manufacturing corporation

COLOR GUIDE

MS Colorfast45® Paint System

	SR	TE	SRI
Polar White (80)	0.58	0.87	68
Light Stone (63)	0.50	0.88	58
Mocha Tan (22)	0.52	0.87	60
Antique Bronze (D4)	0.36	0.88	39
Taupe (74)	0.44	0.87	49
Ash Grey (25)	0.37	0.88	40
Charcoal (17)	0.30	0.87	31
Brown (12)	0.31	0.87	32
Dark Brown (44)	0.27	0.87	27
Forest Green (26)	0.27	0.87	27
Fern Green (07)	0.30	0.88	31
Sierra Green (20)	0.38	0.87	41
Ocean Blue (35)	0.30	0.88	31
Red (24)	0.30	0.86	30
Galvalume® (41)[1]	0.67	0.14	56

SR = Solar Reflectance • TE = Thermal Emittance • SRI = Solar Reflectance Index

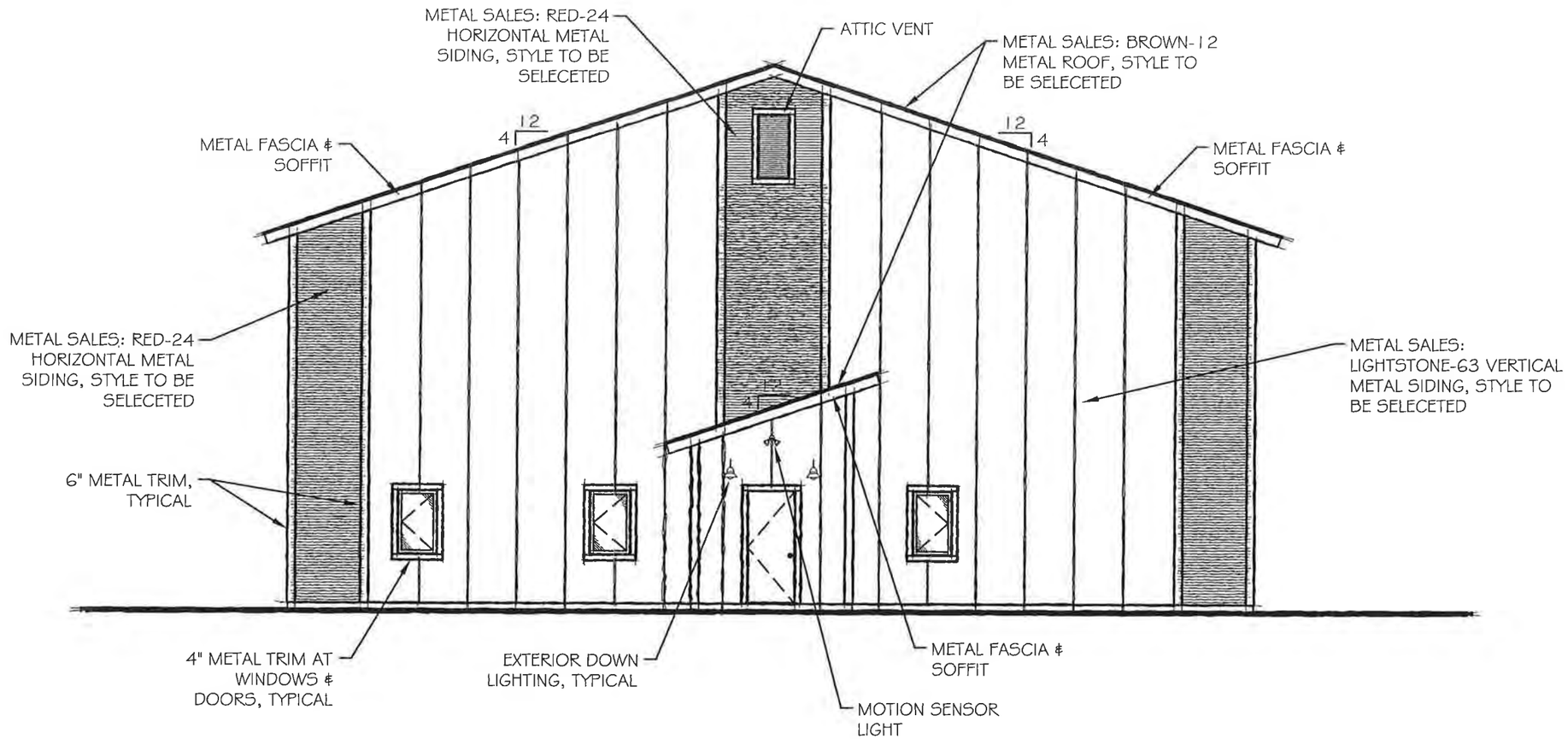
ENERGY STAR PARTNER

All Colors Meet or Exceed Steep Slope ENERGY STAR® Requirements

[1] Non-Painted Finish

26 GAUGE WESTERN

Visit www.metalsales.us.com for valuable tools and resources.

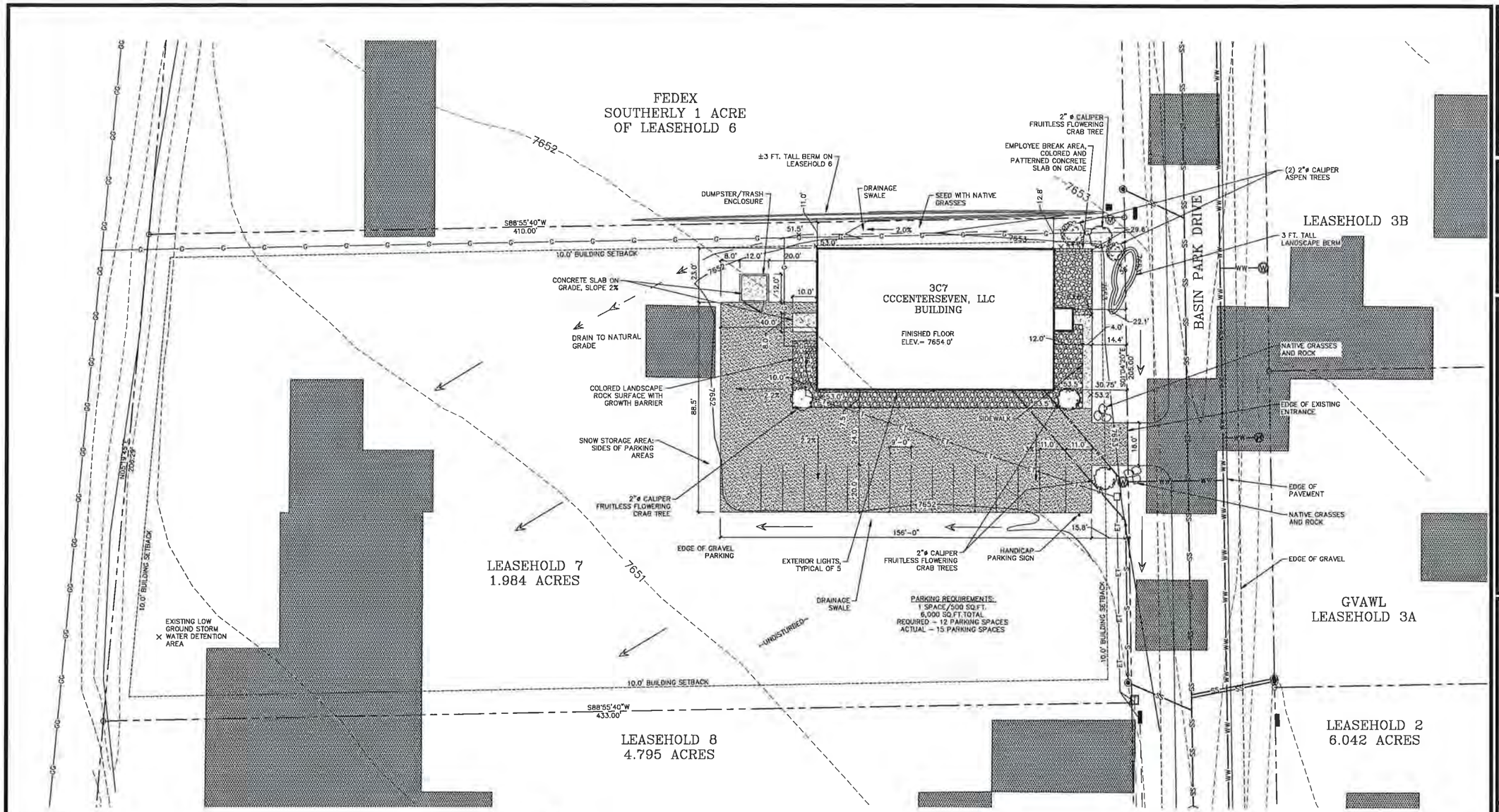


EAST ELEVATION

SCALE: 1/8" = 1'-0"

CCCENTERSEVEN, LLC
103 BASIN PARK DRIVE
GUNNISON COUNTY, COLORADO 81230
DATE: 8-20-14
JOB # 2448

WILLIAMS ENGINEERING L.L.C.
80 CAMINO DEL RIO, SUITE #1
GUNNISON COLORADO 81230
PH. (970) 641-2499
EMAIL: wengineer@msn.com



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING ANY UTILITIES NOT SHOWN ON THE DRAWINGS. WHEN WORKING NEAR EXISTING UTILITIES, THE CONTRACTOR SHALL EXERCISE SUFFICIENT CARE TO PREVENT DAMAGE TO THE LINES IN THE EVENT THAT THE INFORMATION SHOWN ON THE DRAWINGS DOES NOT REFLECT ACTUAL FIELD CONDITIONS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LINES, LEVELS, MATERIALS, ETC. PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN WRITING.
3. UTILITY LENGTHS AND LOCATIONS SHOWN ON THE DRAWING ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
4. ALL FINISHED GRADING SHALL BE SUCH THAT NO DEPRESSIONS OF MORE THAN 2" REMAIN, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER
5. SELECT FILL AREAS SET FORTH HEREIN WERE PROVIDE BY ALPINE SURVEYING, INC., IN ELECTRONIC FORMAT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR THIS PROJECT PRIOR TO START OF CONSTRUCTION FROM GUNNISON COUNTY, APPLICABLE UTILITY COMPANIES AND ANY OTHER GOVERNING AGENCY AS REQUIRED.
7. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CURRENT GUNNISON COUNTY STANDARD SPECIFICATIONS, GOLD BASIN INDUSTRIAL PARK SPECIAL AREA REGULATIONS AND APPLICABLE UTILITY COMPANIES SPECIFICATIONS. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO CURRENT GUNNISON COUNTY REGULATIONS.
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9. A PRECONSTRUCTION MEETING MUST BE HELD BETWEEN THE CONTRACTOR, THE ENGINEER, THE OWNERS REPRESENTATIVE, AND GUNNISON COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL PRIOR TO ANY CONSTRUCTION ACTIVITIES
10. SITE SURVEY, CONTOUR INFORMATION, PROVIDED BY ALPINE SURVEYING, INC.

N W E S

GRADING & LANDSCAPING PLAN

SCALE: 1" = 20.0'

LEGEND

- Proposed Contours
- Existing Contours
- Drainage Direction
- 2.2% Slope
- × 53.0' Spot Elevation
- Drainage Swale
- Gravel Parking Surface
- Landscape Rock
- Concrete
- Select fill areas
- Trees (As shown)
- Rock

NO.	REVISION	DATE	BY

WILLIAMS ENGINEERING L.L.C.
80 CAMINO DEL RIO, SUITE #1
GUNNISON, COLORADO 81230
PHONE: 970-641-4188
EMAIL: weng@rmsn.com

SITE GRADING & LANDSCAPING PLAN

CCCENTERSEVEN, LLC
GOLD BASIN INDUSTRIAL PARK
LEASEHOLD 7
103 BASIN PARK DRIVE
GUNNISON COUNTY, COLORADO 81230

DRAWN: SLB
CHECKED: RLW
SCALE: AS NOTED
DATE: 8–20–14
JOB NO.: 2448
SHEET: SP1

ENGINEER'S STAMP

GENERAL NOTES:

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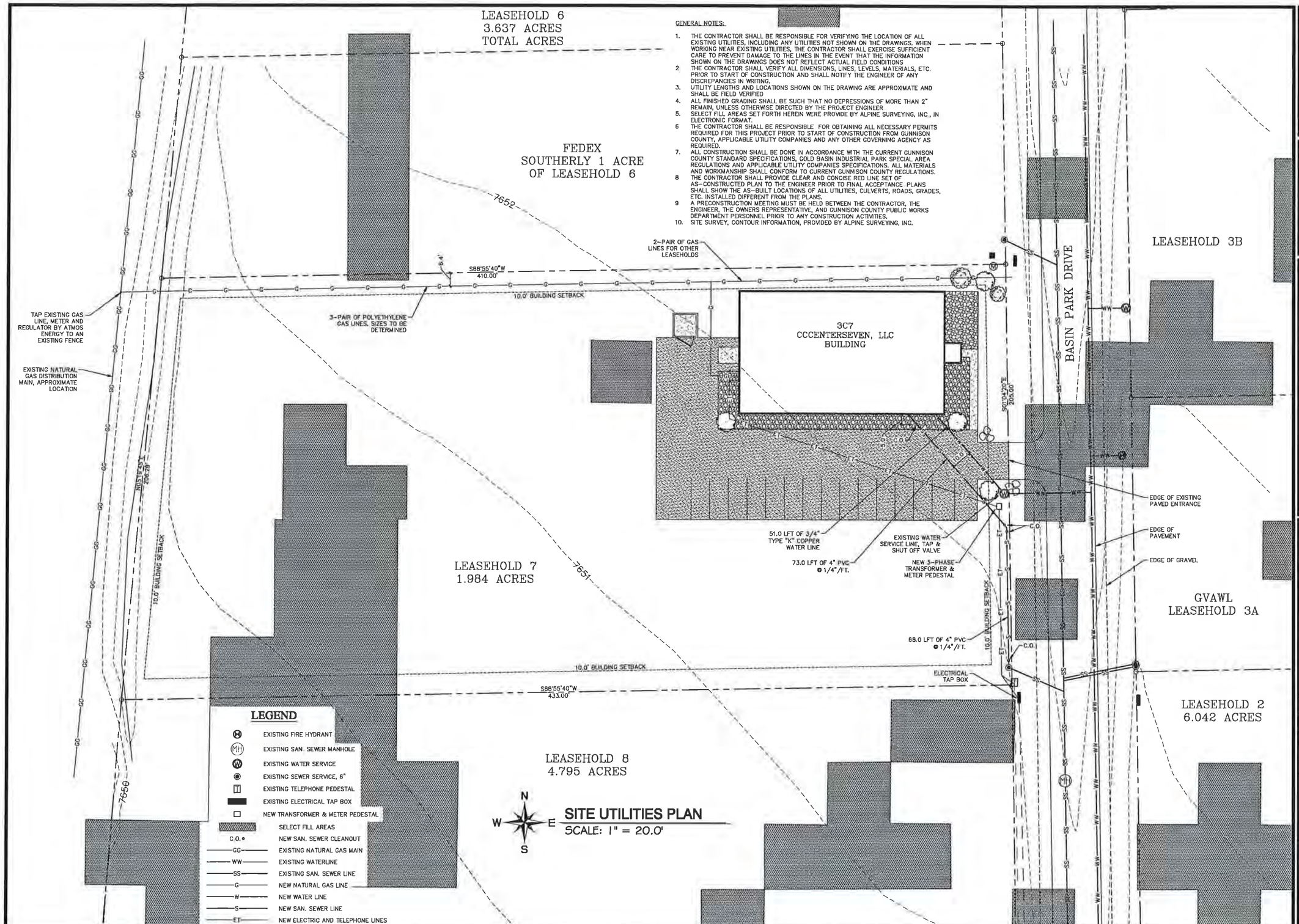


SITE UTILITIES PLAN
SCALE: 1" = 20.0'

NO.	REVISION	DATE	BY

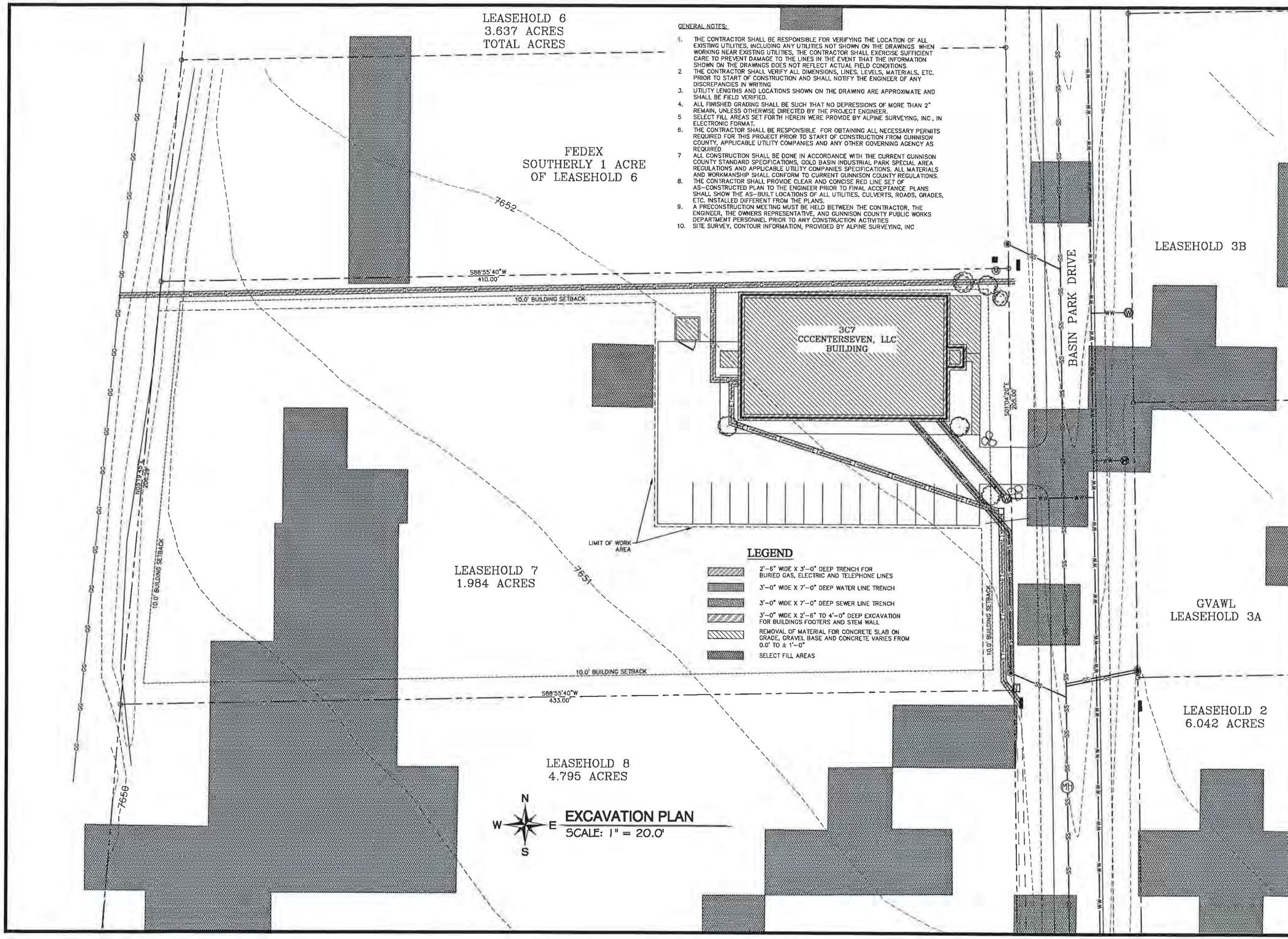
WILLIAMS ENGINEERING L.L.C.
80 CAMINO DEL RIO, SUITE #1
GUNNISON, COLORADO 81230
PHONE: (970) 641-4584
EMAIL: wengineer@msn.com

SITE UTILITIES PLAN

CCCENTERSEVEN, LLC
GOLD BASIN INDUSTRIAL PARK
LEASEHOLD 7
103 BASIN PARK DRIVE
GUNNISON COUNTY, COLORADO 81230

DRAWN	DWP
CHECKED	RLW
SCALE	AS NOTED
DATE	8-20-14
JOB NO	244B
SHEET	SP2

ENGINEER'S STAMP



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LEGEND

- 2'-6" WIDE X 3'-0" DEEP TRENCH FOR BURIED GAS, ELECTRIC AND TELEPHONE LINES
- 3'-0" WIDE X 7'-0" DEEP WATER LINE TRENCH
- 3'-0" WIDE X 7'-0" DEEP SEWER LINE TRENCH
- 3'-0" WIDE X 2'-6" TO 4'-0" DEEP EXCAVATION FOR BUILDINGS FOOTERS AND STEM WALL
- REMOVAL OF MATERIAL FOR CONCRETE SLAB ON GRADE, GRAVEL BASE AND CONCRETE VARIES FROM 0.0' TO ± 1'-0"
- SELECT FILL AREAS

NO.	REVISION	DATE	BY

WILLIAMS ENGINEERING L.L.C.
RICHARD L. WILLIAMS
P.O. BOX 1212
GUNNISON, COLORADO 81230
(970) 641-1928
EMAIL: engineer@rwen.com

EXCAVATION PLAN

CCCENTERSEVEN, LLC
GOLD BASIN INDUSTRIAL PARK
LEASEHOLD 7
103 BASIN PARK DRIVE
GUNNISON COUNTY, COLORADO 81230

DRAWN	DWP
CHECKED	RLW
SCALE	AS NOTED
DATE	8-20-14
JOB NO.	2448
SHEET	SP3

ENGINEER'S STAMP