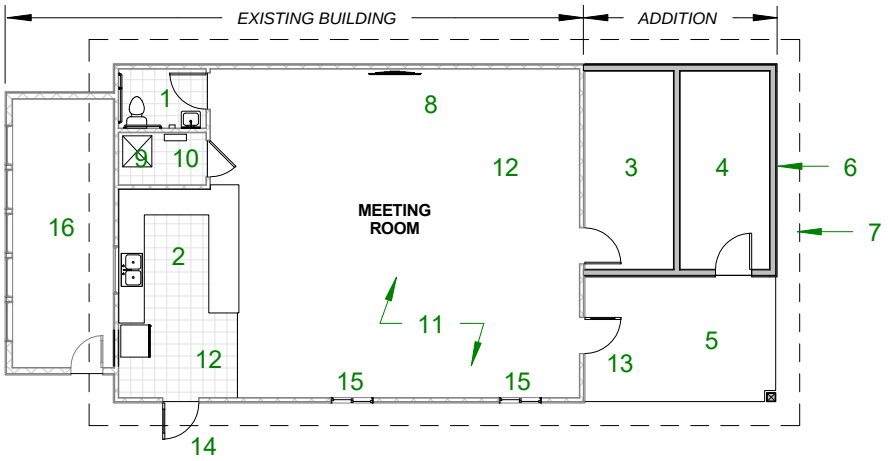
AN ADDITION AND RENOVATION FOR THE

GUNNISON COUNTY 4-H BUILDING

ARCHITECT'S RENDERING



RENOVATION PLAN

SCALE: 1/16" = 1'-0"

NORTH

1. UPGRADE RESTROOM
2. NEW GALLEY & COUNTERTOP
3. NEW STORAGE ROOM
4. NEW OUTSIDE GEAR STORAGE
5. NEW COVERED PORCH
6. NEW EXTERIOR SIDING
7. NEW METAL ROOF
8. NEW AUDIO VISUAL EQUIPMENT
9. NEW HEATING SYSTEM
10. NEW HOT WATER HEATER
11. NEW LIGHT FIXTURES
12. NEW CARPET & TILE
13. NEW ENTRY DOOR
14. NEW EGRESS DOOR
15. NEW WINDOWS
16. EXISTING GREENHOUSE

GUNNISON 4-H BUILDING ADDITION & REMODEL

275 SPRUCE STREET
GUNNISON, COLORADO 81230

ISSUE C - PRICING REVIEW SET
MARCH 8, 2017

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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 2009 INTERNATIONAL BUILDING CODE, 2009 INTERNATIONAL ENERGY CONSERVATION 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.

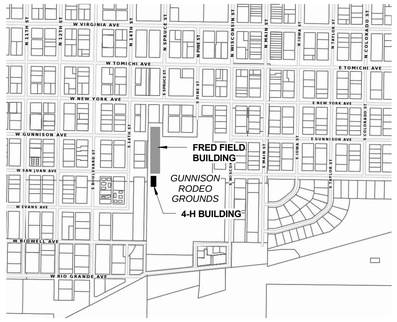
20.) DEFERRED SUBMITTALS INCLUDING MANUFACTURED TRUSS SHOP DRAWINGS, IRRIGATION DESIGN DRAWINGS, FIRE ALARM SHOP DRAWINGS, FIRE STATION ALERT SYSTEM DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.

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
2009 INTERNATIONAL 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 503) TYPE VB, MAX AREA 6,000 SF, MAX HEIGHT 1 STORY

OCCUPANCY SEPARATION
(TABLE 508.4) A OCCUPANCY S1 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.

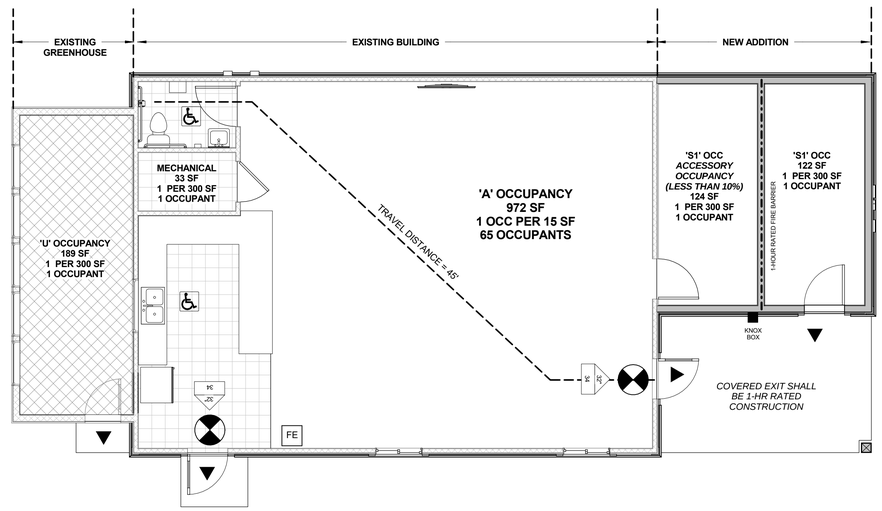
TABLE 1004.1.1 – OCCUPANCY LOADS
A3 OCCUPANCY, ASSEMBLY = 972 SF NET AREA
1 OCC PER 15 SF GROSS = 65 OCCUPANTS
ACCESSIBLE MEANS OF EGRESS – ALL ACCESSIBLE SPACES ARE SERVED BY AT LEAST ONE ACCESSIBLE MEANS OF EGRESS (1007.1)

TABLE 1015.1 – NUMBER OF EXITS REQUIRED
A OCCUPANCY – +49 MAXIMUM OCCUPANCY LOAD = 2 EXITS
PROPOSED OCCUPANCY – 69 OCCUPANTS

TABLE 1021.2 – EXIT TRAVEL DISTANCES
A OCCUPANCIES – 75 FT (NONSPRINKLED)
ALL TRAVEL DISTANCES ARE LESS THAN 75 FT TO THE EXIT

TABLE 2901.1 PLUMBING FIXTURES A OCCUPANCY:
TOILETS, 1 PER 500 FOR MALE AND FEMALE
LAVATORIES, 1 PER 200
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"

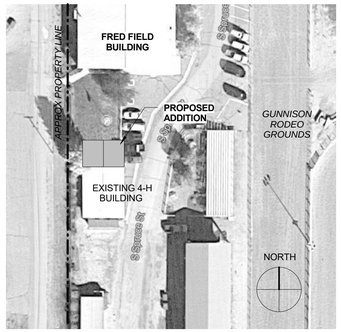
NORTH

Life Safety Legend

- EXIT DISCHARGE
- ACCESSIBLE FEATURE
- MINIMUM EGRESS WIDTH (32") / OCCUPANCY LOAD AT EXIT (100)
- 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 - ELEC UNIT HEATER

3.) DOMESTIC HOT WATER SHALL BE PROVIDE BY A NEW 2 GPM GAS-FIRED TANKLESS 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 SWITCH 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

Project Directory

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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.*

Sheet Index

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

ISSUE LOG		
A	2/07/17	REVIEW SET 01
B	3/06/17	PRICING REVIEW 01
C	3/08/17	PRICING REVIEW 02

COVER SHEET

PROJECT NO.: 161201
PROJECT DATE: 12/12/16
SHEET NUMBER:
A0.1

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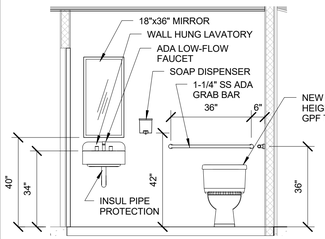
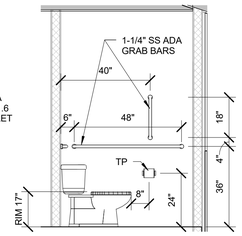
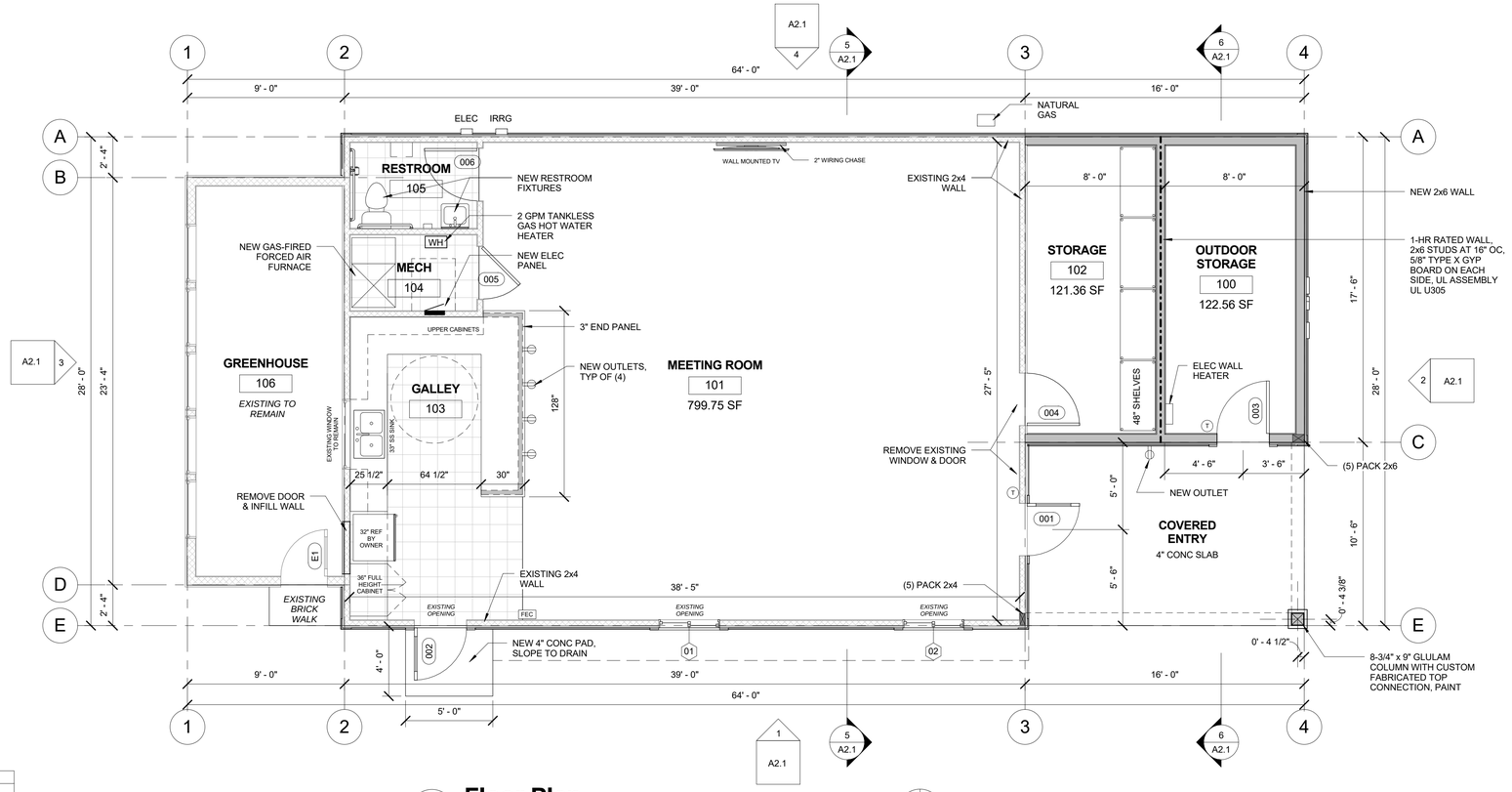


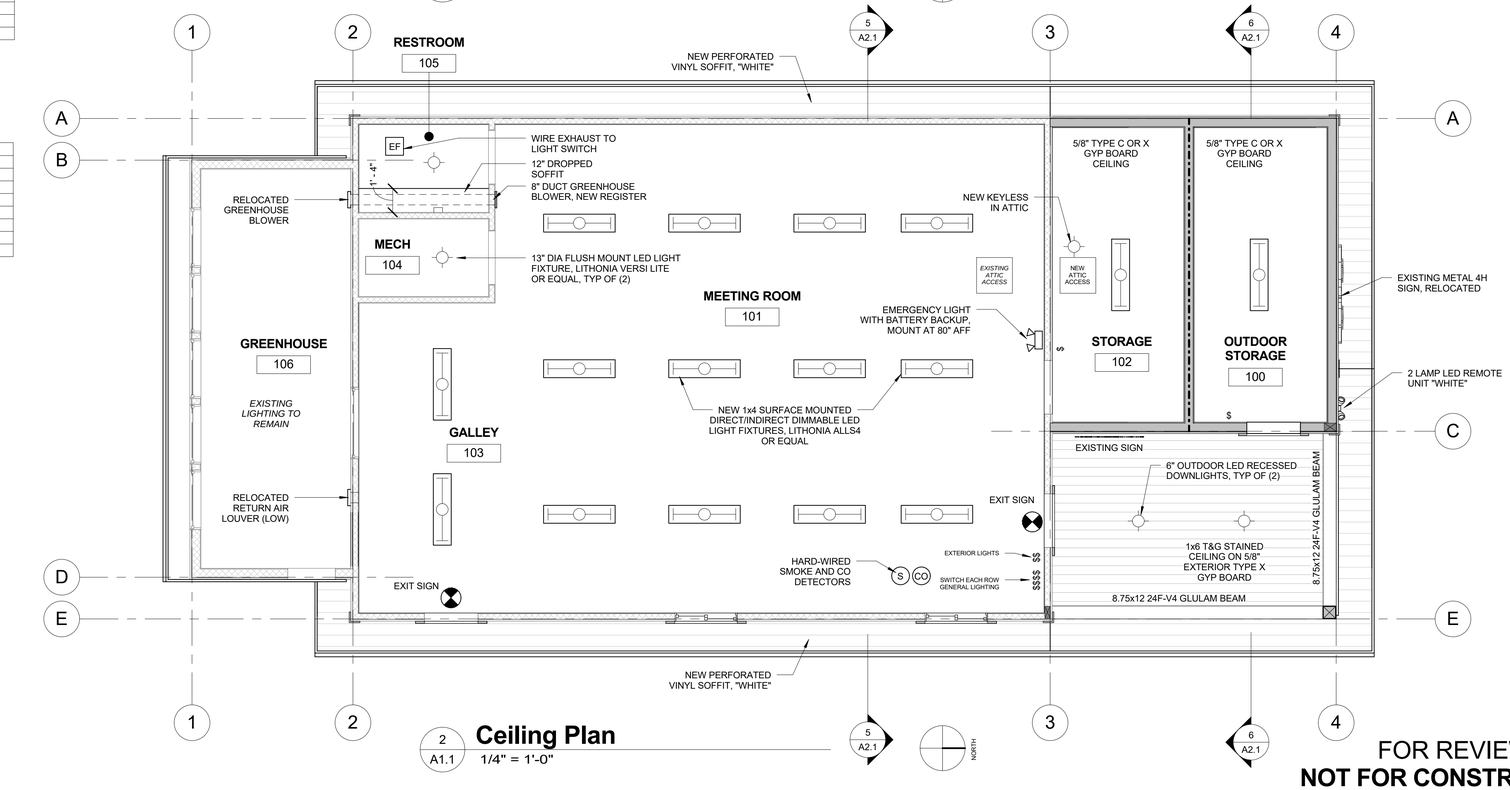
3 A1.1 **Restroom East**
3/8" = 1'-0"



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	CARPET	EXISTING	PAINT	PAINT
102	STORAGE	121 SF	CARPET	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 HARDWARE & CLOSER
002	EGRESS DOOR	3' - 0"	6' - 8"	TEMPERED	EGRESS HARDWARE	PANIC HARDWARE & 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	CLOSER
E1	GREENHOUSE	2' - 8"	6' - 8"	EXISTING	NEW LOCKSET	EXISTING DOOR, NEW KEY
E2	PASSAGE	3' - 0"	6' - 8"	NONE	NEW LOCKSET	EXISTING DOOR, KEY TO MATCH

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

WINDOW NOTES
1.) WINDOWS SHALL BE ALUMINUM CLAD "BRONZE", PAINT-GRADE WOOD INTERIOR.
2.) WINDOWS SHALL HAVE A U-FACTOR OF U-0.35 OR LESS.
3.) ALL GLAZING SHALL BE DOUBLE PANE, LOW E.

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4-H BUILDING ADDITION
275 SPRUCE STREET
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ISSUE LOG

A	2/07/17	REVIEW SET 01
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FLOOR & CEILING PLANS

PROJECT NO.: 161201
PROJECT DATE: 12/12/16
SHEET NUMBER:
A1.1

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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.) 3500 psi CONCRETE 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

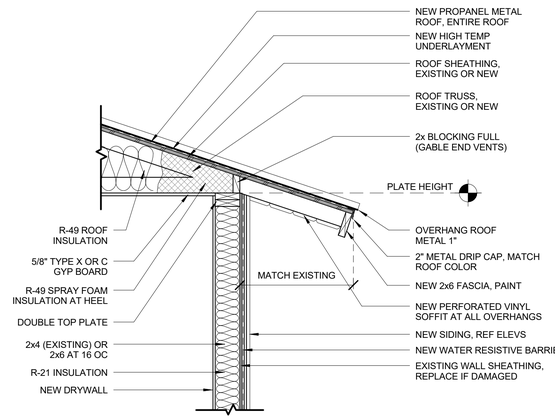
1.) 7/16" 24/16 APA RATED STRUCTURAL GRADE 1

ROOF SHEATHING

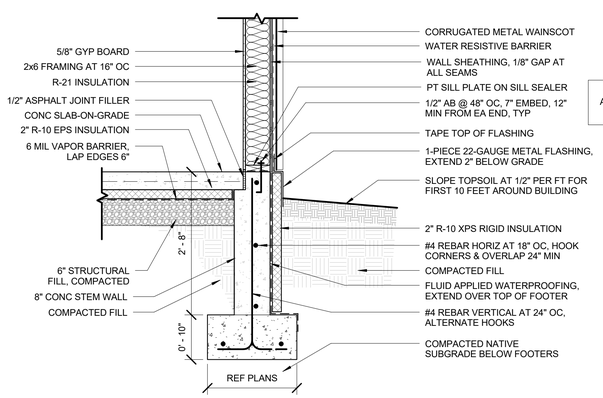
1.) 5/8" 40/20 APA RATED EXPOSURE 1

NAILING SCHEDULE

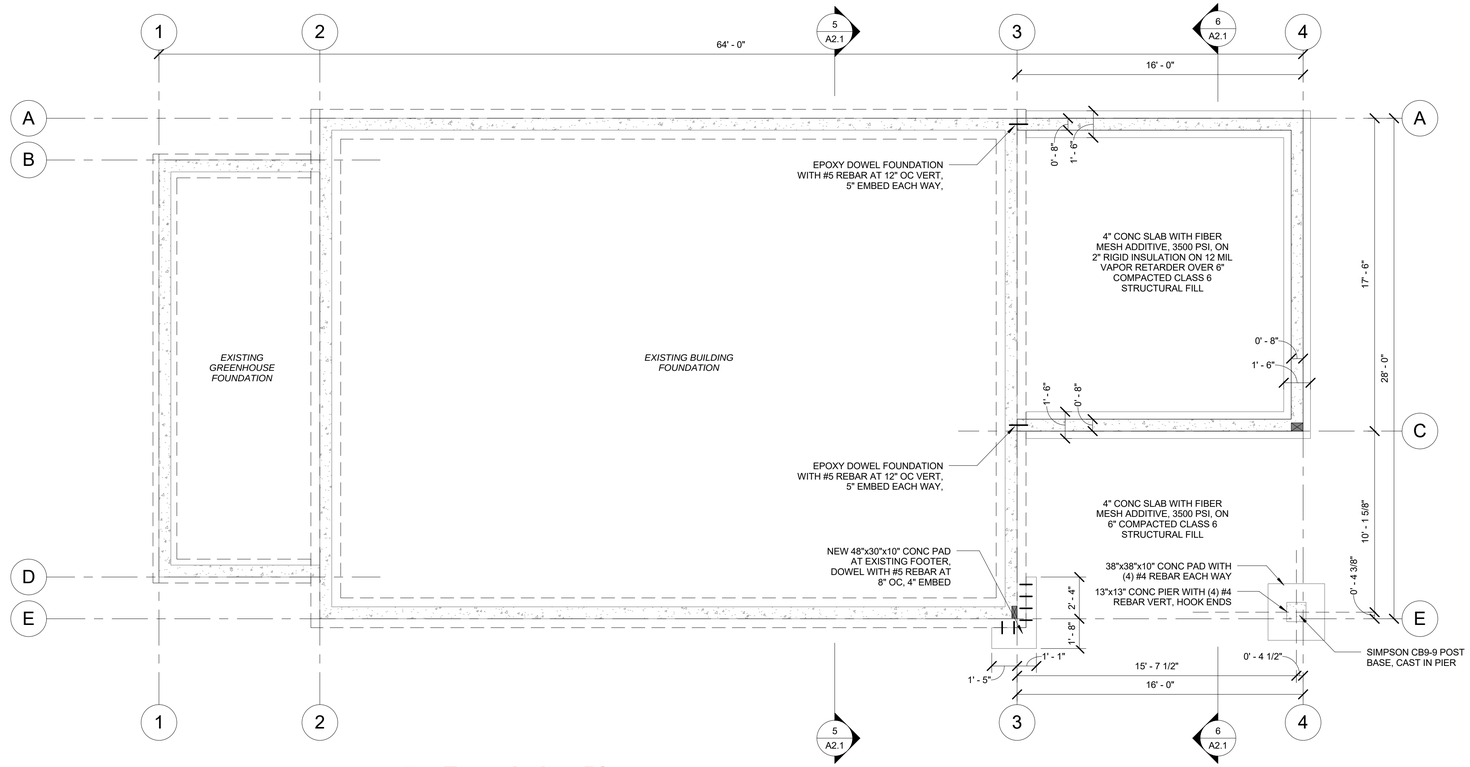
1.) WALL SHEATHING (SHEAR PANELS)
EDGES: 8d AT 4" OC, INTERMEDIATES: 8d AT 4" OC
2.) ROOF SHEATHING:
36" TRIBUTARY AT EDGES: 8d AT 6" OC, FIELD: 8d AT 6" OC
3.) PAIRED OR SISTERED SOLID-SAWN:
(2) ROWS 16d AT 12" OC



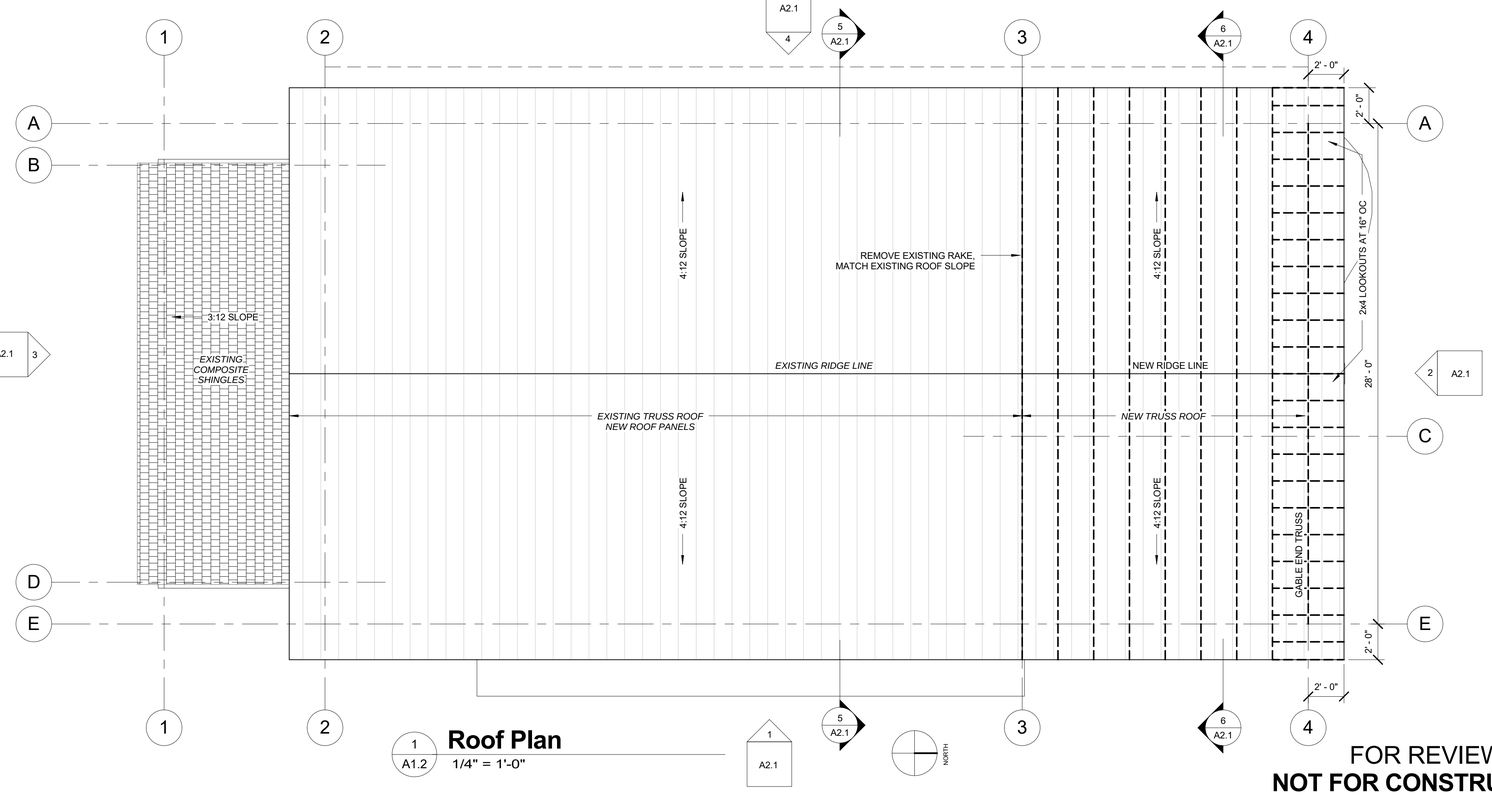
3 / A1.2 **Eave Detail**
3/4" = 1'-0"



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



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



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

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4-H BUILDING ADDITION

275 SPRUCE STREET
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ISSUE LOG		
A	2/07/17	REVIEW SET 01
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FOUNDATION & ROOF PLANS

PROJECT NO.: 161201
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SHEET NUMBER:
A1.2

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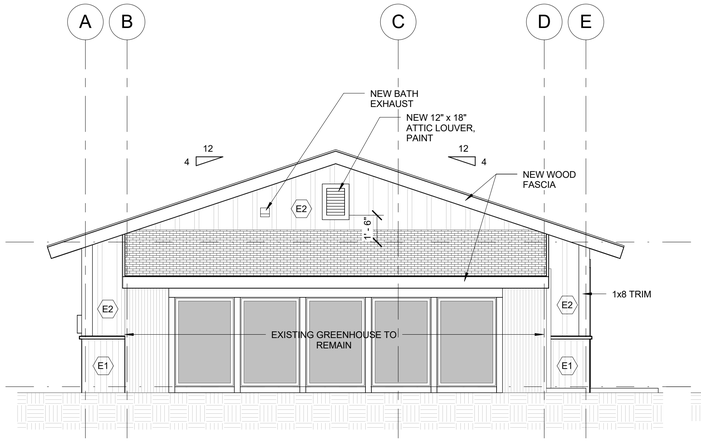
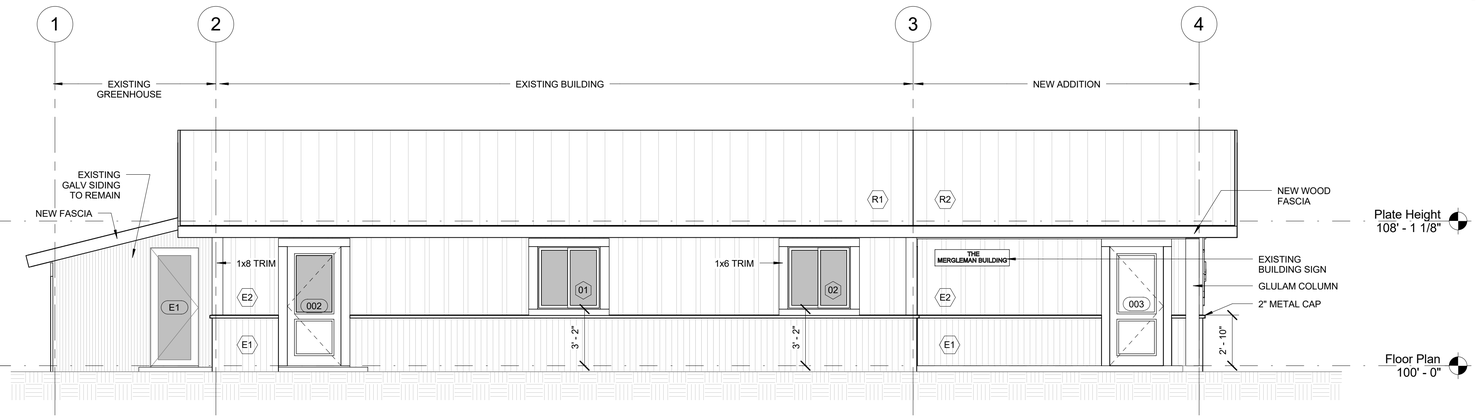
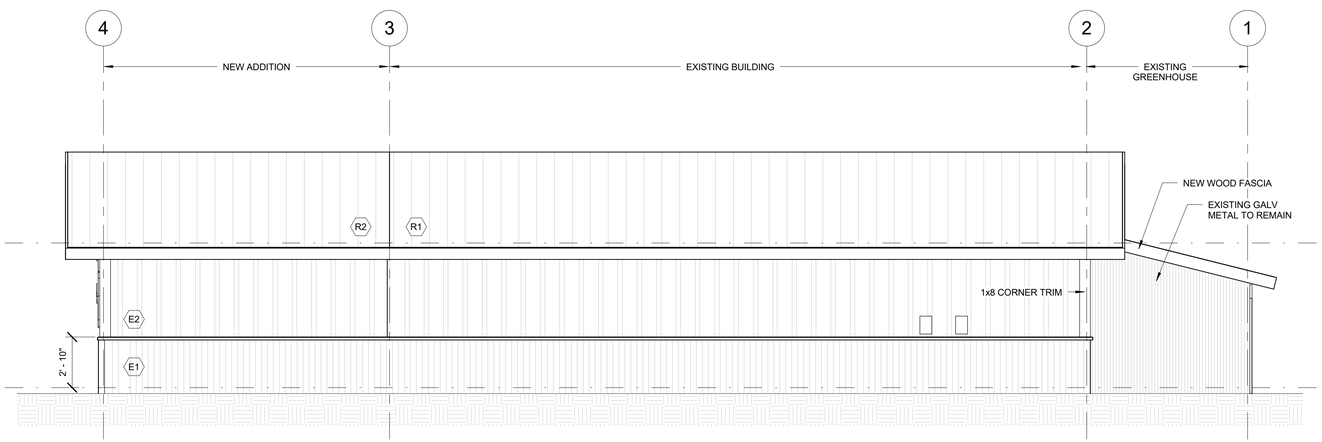


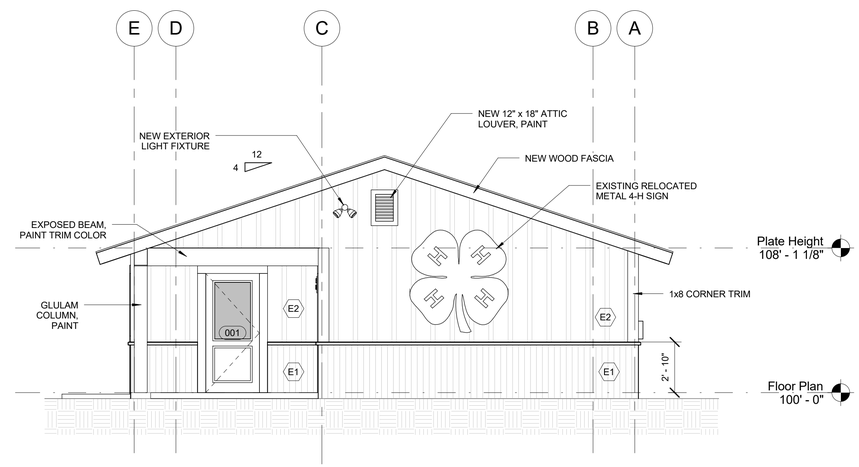
3 A2.1 **South Elevation**
1/4" = 1'-0"



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



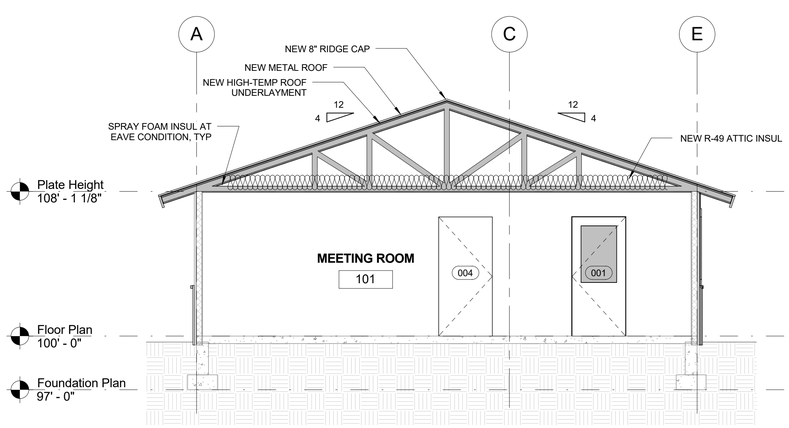
4 A2.1 **West Elevation**
1/4" = 1'-0"



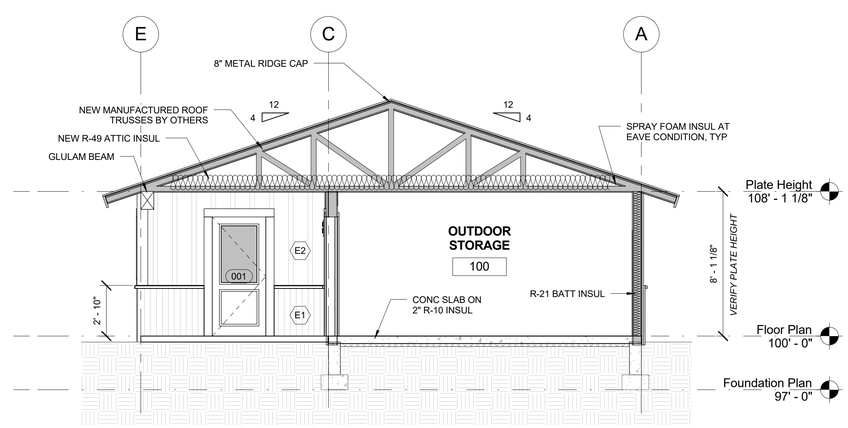
2 A2.1 **North Elevation**
1/4" = 1'-0"

Material Legend

E1	EXTERIOR FINISH #1	24 GAUGE CORRUGATED METAL WAINSCOT, METAL SALES "MANSARD BROWN (133)"
E2	EXTERIOR FINISH #2	BOARD & BATTEN, 1/2" LP SMARTSIDE CEDAR TEXTURE PANEL WITH 2.7" BATTENS AT 12" OC, PREFINISH "CREAM"
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 2x8 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"

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

4-H BUILDING ADDITION

275 SPRUCE STREET
GUNNISON, CO 81230

ISSUE LOG		
A	2/07/17	REVIEW SET 01
B	3/06/17	PRICING REVIEW 01
C	3/08/17	PRICING REVIEW 02

ELEVATIONS & SECTIONS

PROJECT NO.: 161201
PROJECT DATE: 12/12/16
SHEET NUMBER:
A2.1

3/7/2017 10:42:23 PM

AN ADDITION AND RENOVATION FOR THE

GUNNISON COUNTY 4-H BUILDING

The Current 4-H Building was built in the 1970's by converting an old garage maintenance building into a usable club meeting space with gracious funds donated by the Mergelman family. You can still see the white siding where the old garage door was. The building is used extensively for club meetings, teaching educational programs, and as an event space.

CURRENT NEEDS THAT WILL BE ADRESSED

- ⇒ No hot water in the building
- ⇒ Heating fan unit is too loud to hear well
- ⇒ Outdated electrical wiring
- ⇒ Lack of storage space for project resources
- ⇒ Dated exterior and roof
- ⇒ Low efficiency windows and insulation
- ⇒ No serving area for club meals and concessions
- ⇒ Non-ADA compliant bathroom
- ⇒ No Audio/Visual hookups for kid demonstrations
- ⇒ No covered entrance or covered outside space

CK

CHRISTOPHER KLEIN CONSTRUCTION, INC.

October 19, 2016

Eric McPhail
275 South Spruce St
Gunnison, CO 81230

Ladies and Gentlemen,
Christopher Klein Construction, Inc. is pleased to offer an estimate for an addition to and remodeling of the existing 4H Building in the amount of 99,800.00. Included in this proposal is the following:

- Heating, plumbing, electrical upgrades.
- New kitchen and ADA bath.
- New windows, siding, roof.
- 16X30 addition/covered entry.
- Interior upgrades and remodeling.

We have not included design, permits, excavation, appliances, landscaping and Wi-Fi. Per our conversation, these items could possibly be donated by members or the county. We have managed numerous projects for non-profits. I am happy to work with 4-H and any volunteers that may want to be a part of this project. In the past we have managed projects for Habitat for Humanity, Mentors (Partners), the elementary and middle schools, the county (rodeo ground bleachers), and the Pioneer Museum.

We are fully insured and carry workmen's comp insurance on all our employees. Any subcontractors are also fully insured. I look forward to working with you on this project. If you have any questions or need any additional information, please do not hesitate to contact me at 209-0111 or 641-1246.

Thank you,

Christopher Klein, President

487 BLACKFOOT TRAIL • GUNNISON, CO 81230 • (970) 641-1246
CHRIS@CHRISTOPHERKLEINCONSTRUCTION.COM • WWW.CHRISTOPHERKLEINCONSTRUCTION.COM