AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: 2nd Addendum to DIA; Whetstone

Action Requested: Board of County Commissioners' Signature

Parties to the Agreement: L & D Ranches; BOCC

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

Summary:

Addendum to DIA for Whetstone Industrial Park extending work completion date from 6/30/2020 to 9/30/2020.

Fiscal Impact:

Submitted by: Laura Stanley for David Baumgarten **Submitter's Email Address:** lstanley@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
ok db 4/17/19

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 4/17/2020 Certificate of Insurance Required

Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 4/17/2020

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5

Agenda Date: 4/21/2020

Revised April 2015

March 30th, 2020

Gunnison County

RE: Whetstone Industrial Park DIA Partial Release Request

To Whom It May Concern,

The Whetstone Industrial Park project has been under construction since July 2018 with Lacy Construction as the General Contractor. The project has made significant progress. There was a 2018/2019 winter construction shutdown after most of the site grading was done in 2018. Utilities and road grading/road base were completed during summer/fall of 2019. Work stopped for winter 2019/2020 in mid-November 2019.

SGM has been on site preforming construction observation and oversight since the start of the project. In addition to this work we have also reviewed and approved material submittals, provided construction survey staking and survey control. preformed proof roll tests and waterline testing. Mountain Engineering and Testing has performed concrete testing on the water storage tank. The project is now at a phase where the site is fully graded, drainage structures installed, roadways are in and have gravel road base placed, deep utilities are in, the full augmentation and water storage/fire suppression pond is in, and Gunnison County Electric and Atmos Gas have installed their utilities.

A few key significant dates and milestones are:

- Full Domestic water supply system, installed, pressure and chlorine tested on 7/17/2019
- Full Fire suppression system supply system is installed but not fully pressure tested yet due to winter shut down. However, 21' deep fire suppression wet-well connected to pond is fully installed.
- August 7th and 8th full roadway system, both Rozman and Bifano Roads sub-grade proof roll tested, passed.
- September 6th all roadway aggregate road base fully placed and compacted and complete. Final proof roll prior to asphalt being placed in 2020 will take place.
- October 30th full pond system done, supply line, drain line, water control structure, and liner and cover placed and complete.
- November 1st water storage tank lid was poured, so full water storage tank done and complete, just needs testing and backfill.

Remaining work to do in 2020 includes, finishing up the booster pump station and treatment facility, install fire booster pump, asphalt paving, site restoration and landscaping, and all Highway 135 improvement work. We have just received final approval for construction from CDOT for the highway 135 improvements and work will start as soon as weather conditions allow.

Attached is a spread sheet aligning with the recorded DIA cost estimate listing the percent complete of each item. All items that have had some work on them but are not currently functional in anyway (such as the domestic booster pump station) remain at 0% compete. Items that are maybe fully installed but not tested in anyway (such as the 8" fire line) are still held at 80% complete. Items listed at 100% complete are fully installed and have been tested.

The amount being requested for release at this time is **$525,744.00**. This leaves $288,846.00 worth of work still remaining in the primary industrial park project cost estimate. No release on funds for the highway 135 work is being requested at this time.

Along with this certification SGM has competed daily inspection report logs 1-4 days a week that can be provided if requested along with photos of any portion of the work.

Sincerely,

Tyler Harpel, P.E. Project Engineer

Whetstone Industrial Park (Including Buckley Drive Work)
Engineers Opinion of Probable Construction Cost
DIA Partial Release Request 3/30/2020

Item #	Estimated Quantity	Unit	Description	Unit Price	Total Price	Percent Complete	Current Request For Release
1	1	L.S.	Mobilization/Demobilization	$25,000.00	**$25,000.00**	75%	$18,750.00
2	1	L.S.	Construction Traffic Control (Not Including Hwy 135 work)	$1,500.00	**$1,500.00**	0%	$0.00
3	5,690	C.Y.	Clearing and Grubbing	$2.50	**$14,225.00**	100%	$14,225.00
4	1	L.S.	Overlot Grading and Compaction (90,600 C.Y. cut, 90,600 C.Y. fill)	$130,000.00	**$130,000.00**	100%	$130,000.00
5	1	L.S.	Augmentation Pond Liner and Outlet Control Structure (cuts and fill included above item number)	$30,000.00	**$30,000.00**	100%	$30,000.00
6	1	L.S.	Domestic Water Booster Pump Station (incl. line from tank)	$25,000.00	**$25,000.00**	0%	$0.00
7	1	L.S.	Domestic Water Treatment (gas chlorination)	$7,500.00	**$7,500.00**	0%	$0.00
8	1	Each	Domestic Water Flushing (blow off) Manhole	$4,500.00	**$4,500.00**	100%	$4,500.00
9	1	Each	Air Release Valve and Manhole	$3,500.00	**$3,500.00**	100%	$3,500.00
10	1	Each	25K Gallon Water Tank	$10,000.00	**$10,000.00**	80%	$8,000.00
11	1	L.S.	Fire Booster Pump Station with Backup Gen set and controls	$50,000.00	**$50,000.00**	20%	$10,000.00
12	5	Each	Fire Hydrant Assembly (includes shut off valve)	$5,500.00	**$27,500.00**	100%	$27,500.00
13	1,980	L.F.	4" C900 Water Line (Domestic)	$22.00	**$43,560.00**	100%	$43,560.00
14	1,635	L.F.	8" C900 Water Line (Fire)	$33.00	**$53,955.00**	80%	$43,164.00
15	2	Each	4" Gate Valves	$1,200.00	**$2,400.00**	100%	$2,400.00
16	17	Each	4" Fire Suppression Service Line	$1,200.00	**$20,400.00**	80%	$16,320.00
17	200	L.F.	2" HDPE Raw Water Line from Well	$20.00	**$4,000.00**	100%	$4,000.00
18	70	L.F.	2" HDPE Finished Water Line to Tank(s)	$20.00	**$1,400.00**	0%	$0.00
19	17	Each	2" Water Service Line Assembly	$1,000.00	**$17,000.00**	100%	$17,000.00
20	900	L.F.	3" HDPE Augmentation Pond Supply Line (same trench as drain line)	$10.00	**$9,000.00**	100%	$9,000.00
21	1	Each	Nyoplast Drain Basin (augmentation pond)	$3,500.00	**$3,500.00**	100%	$3,500.00
22	875	L.F.	12" Augmentation Pond Drain Line	$35.00	**$30,625.00**	100%	$30,625.00
23	2,650	Ton	Aggregate Road Base (class 6) (Ind. Park Area)	$20.00	**$53,000.00**	100%	$53,000.00
24	1,155	Ton	Hot Mix Asphalt (Ind. Park Area - 3" thick)	$125.00	**$144,375.00**	0%	$0.00
25	1	L.S.	Construction Erosion Control and SWMP	$12,000.00	**$12,000.00**	50%	$6,000.00
26	12	Acres	Final Site Restoration, Revegetation, and Overall Weed Mang.	$2,500.00	**$28,750.00**	0%	$0.00
27	56	Each	Landscaping Trees and Shrubs (including temp water)	$200.00	**$11,200.00**	0%	$0.00
28	2,085	L.F.	Electric Service Main Line	$5.00	**$10,425.00**	100%	$10,425.00
29	1,785	Each	Natural Gas Main Line	$15.00	**$26,775.00**	100%	$26,775.00
30	3	Each	Electric Transformer	$4,500.00	**$13,500.00**	100%	$13,500.00
			Opinion of Const. Cost Onsite Industrial Park Area:		**$814,590.00**		

Total Requested for Release March 30th 2020: $525,744.00

Total Remaning March 30th 2020: $288,846.00

SECOND ADDENDUM TO THE
DEVELOPMENT IMPROVEMENTS AGREEMENT
FOR WHETSTONE INDUSTRIAL PARK

THIS SECOND ADDENDUM TO THE DEVELOPMENT IMPROVEMENTS AGREEMENT FOR WHETSTONE INDUSTRIAL PARK modifies that certain Development Improvements Agreement by and between the Board of County Commissioners of the County of Gunnison, Colorado, and L & D Ranches, L.L.C., a Colorado limited liability company, which was recorded in the records of the Office of the Clerk and Recorder of Gunnison County, Colorado on July 9, 2018, bearing Reception No: 654301, and the Addendum thereto, which was recorded in the records of the Office of the Clerk and Recorder of Gunnison on August 8, 2019, bearing Reception No: 661545.

The Whetstone Industrial Park is located within the W1/2NW1/4, Section 18, Township 14 South, Range 85 West and E1/2, NE1/4, Section 13, Township 14 South, Range 86 West, 6th P.M., County of Gunnison, State of Colorado.

1. Extension of Deadlines for Work Completion, Certification and Affidavit of Payment.

This Second Addendum hereby modifies the above referenced Development Improvements Agreement by extending the following deadlines:

A. The work completion date identified in paragraph 6.A from June 30, 2020 to September 30, 2020; and

B. The engineer's certification of completion of improvements date identified in paragraph 6.A from June 30, 2020 to September 30, 2020; and

C. The affidavit of payment date for said improvements identified in paragraph 6.B from June 30, 2020 to September 30, 2020.

2. Reaffirmation and Ratification.

Except as modified herein, any and all terms and conditions of the above referenced Development Improvements Agreement for Whetstone Industrial Park are hereby reaffirmed and ratified.

APPROVED this ___ day of _____, 2020.

BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF GUNNISON, COLORADO

By: _____
Jonathan Houck, Chairperson

ATTEST:

_____
Deputy County Clerk

L & D Ranches, L.L.C.,
a Colorado limited liability company

By: Lacy Construction, Inc.,
a Colorado Corporation, its Managing Member

By:_____
William Joseph Lacy, Jr., President

STATE OF COLORADO)
)ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this ____ day of _____, 2020, by William Joseph Lacy, Jr., as President of Lacy Construction, Inc., a Colorado Corporation, Managing Member of L & D Ranches, L.L.C., a Colorado limited liability company, Developer herein.

Witness my hand and seal.
My commission expires: _____.

_____
Notary Public
Address: