

The Board of County Commissioners met in special session on January 24, 2019. Those present for the meeting were as noted in the minutes.

- **Note – This meeting was recorded for reference purposes. These meeting minutes were prepared from the audio recording.**

A. 11:19 Courthouse Restoration and New Construction Project:

1. Request for approval and acceptance of the following documents:

- a. Guaranteed Maximum Price (GMP):**
- b. Guaranteed Maximum Price Amendment, Document A133:**
- c. Any other documents associated with the Project, including a Notice to Proceed:**

Ben Tisdell, Vice Chair; Don Batchelder, Commissioner Member; Connie Hunt, County Administrator; Carol Viner, County Attorney (by phone); Vicki Lane, Administrative Specialist; Will Clapsadl, Facilities Manager; Monty Guiles, Owner's Representative (via phone), and Jim Kehoe, Charles Cunniffe Architects (via phone), were present. John E. Peters, Chair, was not present.

Commissioner Tisdell opened the special session, noting that the Board had just concluded a work session on the GMP documents and the Notice to Proceed.

M/S/P – Motion was made by Commissioner Batchelder and seconded by Commissioner Tisdell to continue the special session to 3:30PM. The motion carried.

11:20 The Board recessed the special meeting:

3:20 The Board reconvened the special meeting:

John E. Peters, Chair; Ben Tisdell, Vice Chair; Don Batchelder, Commissioner Member; Connie Hunt, County Administrator; Carol Viner, County Attorney (by phone); Vicki Lane, Administrative Specialist; Will Clapsadl, Facilities Manager; Monty Guiles, Owner's Representative (via phone), Jim Kehoe, Charles Cunniffe Architects (via phone); and Matt Aupperle, FCI Constructors (via phone), were present.

Commissioner Peters said that the Board had discussed the documents at length during work session.

Commissioner Batchelder said that he had a remaining legal question pertaining to the risk of unforeseen costs.

Commissioner Tisdell asked about the project schedule. He said that the majority of the construction work was scheduled to occur between May 2019 and November 2019, with the remaining indoor finishing work occurring over the winter months. He asked Aupperle if he was confident in the project schedule as proposed. Aupperle said that he was. He said that the landscaping may need to be pushed out into spring 2020, but that he was confident in the schedule.

Commissioner Batchelder asked Viner if the County had any legal exposure by entering into the GMP. He said if there were unforeseen costs, there was no way to ensure that the County could afford the extra burden. Viner said that the contract covered Commissioner Batchelder's concern. Viner said that the County could terminate the agreement with seven days' notice. She said that the County would be responsible for work done to-date pursuant to the formula in Document A133.

Commissioner Peters asked if there would still be opportunities to review the budget for savings. Aupperle said that FCI was working on a value engineering outline to identify immediate savings totaling in \$150,000-\$200,000 in scope reduction items. He said that items could be removed, but added back in later in the project if needed.

Viner said that the Board had declared a preference for FCI to hire local contractors. She said that request had not been specified in the contract. Commissioner Batchelder said that FCI had already been actively recruiting local contractors and that it did not need to be specified in the agreement. The Board agreed.

Commissioner Peters asked about potential revisions to the Assumptions and Clarifications section. Guiles said that there was some flexibility as the project moved forward, but that commissioning of the individual mechanical additions would be done by the contractor or subcontractor. The Board agreed. Guiles said that item 14 of the Assumptions and Clarifications had been amended. Aupperle said that it would be amended to state: "Daiken Wago BAS monitoring system has been included." Kehoe agreed that the new language was acceptable. The Board agreed to the amendment.

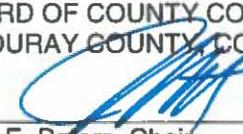
M/S/P – Motion was made by Commissioner Batchelder and seconded by Commissioner Tisdell to approve and accept the Guaranteed Maximum Price (GMP); approve and authorize Chair's signature on Guaranteed Maximum Price Amendment, Document A133; and any other documents associated with the Project, including a Notice to Proceed, as amended. The motion carried unanimously.

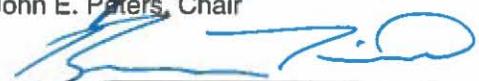
4:00 The Board adjourned the special session.

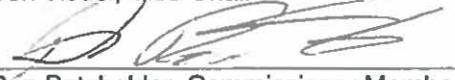
Attest:


Hannah Hollenbeck
Michelle Nauer, Clerk and Recorder
By: Hannah Hollenbeck, Deputy Clerk of the Board

BOARD OF COUNTY COMMISSIONERS
OF OURAY COUNTY, COLORADO


John E. Peters, Chair


Ben Tisdell, Vice-Chair


Don Batchelder, Commissioner Member