

AGENDA ITEM SUMMARY

WORK SESSION MEETING DATE: March 5, 2019

AGENDA ITEM TITLE: Emma Agriculture Structure Update

STAFF RESPONSIBLE: Paul Holsinger, OST Agriculture and CE Administrator

ISSUE STATEMENT: Open Space and Trails (OST) has selected a contractor to construct an agricultural structure on Emma Open Space.

BACKGROUND: At the December 4, 2018, joint meeting between the Opens Space and Trails Board (OSTB) and the Pitkin County Board of County Commissioners (BOCC) agricultural structure options were presented and a budget amount of \$150,000 was approved and added to the Open Space budget to construct a structure to support the lessee of Emma Open Space. During the discussion several options were presented and the budget amount selected was chosen to allow for the installation of one or two prebuilt sheds to serve as agricultural outbuildings. OST staff also anticipated one of the structure would be more of a permanent structure and include an office and restroom. Cost options to construct a permanent 1,700 square foot barn with a loft were obtained, but the cost was prohibitive at \$440,000 and the lofted barn was a more visible structure with a peak height of at least ~22’.

A Request For Proposals (RFP) was put out to solicit bids for agricultural structures for Emma Open Space on January 18, 2019, and closed on February 11, 2019. Three bids were received; one bid for design and construction management (did not include the cost of any structure) and two bids for permanent prefabricated agricultural structures. Both prefabricated options were 12’ by 32’ (768 square feet) and were single story structures with a peak height of 12’4”. The low bid for the prefabricated structure was \$63,406 from Cleary Building Corp. This does not include the cost for electrical, plumbing, and other finished options. Even with that in mind, the cost of the framed structure will give OST and the lessee the ability to contract and prioritize the additional features to make the structure compatible with the operation.

OST staff and the lessee debated the merits of having a smaller permanent structure versus the multiple shed option. The Cleary structure would be a longer lasting and smaller foot print structure since the building is permanent, more sustainable, higher efficiency features can be built in, and future amenities could be added if desired. The shed(s) option could be removed more easily and could also have sustainable and high efficiency features but would be limited due to quality of construction. Ultimately, the Cleary structure was favored based on cost, sustainability, size, and future potential. The selection committee for the RFP unanimously agreed to award the contract to Cleary Building Corp.

LINK TO STRATEGIC PLAN:

The following “Core Focus Areas & Success Factors” are related to this item;

Flourishing Natural & Built Environment – Success Factors

1. Conserved natural resources and environment
2. Responsibly maintain and enhance County assets

Prosperous Economy

4. Responsible and accountable stewardship of County assets

KEY DISCUSSION ITEMS: The contract to construct an agricultural structure has been awarded and is slightly divergent from what was originally presented and proposed but is a better option in the long run for Emma Open Space.

BUDGETARY IMPACT: \$150,000 has already been budgeted for this item. This phase of the project is \$63,406. No additional funding is being requested.

RECOMMENDED OPEN SPACE BOARD AND BOCC ACTION: None

ATTACHMENTS:

No attachments to this document but a rendering will be presented at the meeting.