

**CITY OF GUNNISON**

**2017 BUILDING ASSESSMENT**

**REQUEST FOR PROPOSALS**



**May 4, 2017**

## Request For Proposal Of Services



### **City of Gunnison 2017 Building Assessment**

The City of Gunnison (hereafter referred to as “City”) seeks proposals from qualified architectural, engineering and/or building maintenance/inspection firms (hereafter referred to as “Responder”) to provide a building condition assessment report (hereafter referred to as “Assessment”) for City buildings and as a second phase, to determine the functional adequacy of the primary facilities in the short and long term future.

The buildings vary in terms of age, design, construction methods, and materials. The purpose of the assessments is to assess the facilities based on the scope described below, provide collected data for input by the City into the Capital Improvements Plan and provide narratives that summarize assessment observations and comments.

The assessment must provide a consistent and comprehensive survey of the facilities by a highly qualified firm that identifies the current status of the building and components, provides information on the lifecycle and useful remaining life of the buildings, building elements and systems, identifies and prioritizes major maintenance deficiencies, and provides cost estimates to repair or replace deficiencies. The objectives of the Assessment are to:

- A. Identify major defects or deficiencies in the buildings.
- B. Provide a framework for forecasting funding requirements for capital improvement facility planning for all locations over the next 10 years.
- C. Provide a baseline for setting priorities and budgeting for the maintenance, repair, enhancement or replacement of facilities and their component systems.

To obtain contract documents, contact Lisa Starkebaum at [lstarkebaum@gunnisonco.gov](mailto:lstarkebaum@gunnisonco.gov) or 970-641-8020. Digital copies are available at no charge; hard copies are \$45.00.

Submit sealed Proposals to the City of Gunnison Public Works Department, 1100 West Virginia, Gunnison, CO 81230 Attn: Lisa Starkebaum with **“2017 Buildings Assessment”** clearly marked on the outside of the envelope by 1:30 pm on June 6, 2017. Proposals will be opened at 2:00 pm on June 6, 2017.

All submitted proposals will be reviewed by the City and a Responder will be recommended to the City Council to award the contract. Responders shall provide company information and project experience and references. Proposals that do not include required information may be considered non-responsive and may be eliminated from consideration. The City is not under obligation to select the lowest cost proposal. Qualification of responders will be a critical part of the selection process. The City reserves the right to accept or reject any proposal or part of any proposal for any reason, or no reason, without recourse by any Responder and to award a contract to any Responder on any basis which the City, in its sole and absolute discretion, determines to be in the best interest of the City. Proposals will remain in effect for a minimum of 60 days.

## CITY OF GUNNISON

### Contract for 2017 Building Assessment

This Contract made and entered into on \_\_\_\_\_, 2017 by and between the **City of Gunnison**, Colorado, a Colorado home rule municipality (hereinafter "the City") and \_\_\_\_\_ (Hereinafter "the Responder") to provide a building condition assessment report to the City of Gunnison, Colorado.

1. For and in consideration of the Contract amount not to exceed \$\_\_\_\_\_ payable by the City to the Responder, upon completion, inspection and approval of the work. The Responder agrees to undertake and perform the following described project:

City of Gunnison 2017 Building Assessment  
See Exhibit A, Scope of Work, attached hereto and incorporated herein

2. Work will begin on or about \_\_\_\_\_. Completion date is \_\_\_\_\_. If weather or other condition prevents completion, the parties may negotiate a new date for completion, reflected in a change order.

3. City may retain 10% of total contract price until final accepted completion of the project. The Responder shall perform all work in accordance with the Contract Documents, including this agreement, the scope of work included as Exhibit A, and the pricing for the work included as Exhibit B.

4. Payment shall be made in accordance with the Contract Documents. Responder will provide the City a weekly progress report of completed items. The City will have 10 business days from its receipt of such progress reports to indicate unsatisfactory work to Responder. After 10 business days, accounts not rejected will be considered conditionally accepted and invoiced.

5. The Responder agrees to perform and complete the work in accordance with all project plans and specifications and in compliance with the rules, regulations, statutes and ordinances of the City of Gunnison and all other applicable local, state, federal and other governmental ordinances, statutes, laws, rules and regulations.

6. The Responder agrees to indemnify, defend and hold harmless the City, its officers, agents, employees, and insurers, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arises out of or is connected in any manner with the Contract or the work provided for herein, if such injury, loss or damage is caused in whole or part by the act omission, error, professional error, mistake, negligence, willful or intentional act, or other fault or conduct of the Responder, any sub-contractor, agent, employee of the Responder or which arises out of any Worker's Compensation claim of any employee of the Responder or of any employee or agent of any sub-contractor of the Responder. The Responder agrees to investigate, handle, respond to and provide defense for and defend against, any such liability, claims or demands at the sole expense of the Responder. The Responder also agrees to bear all other costs and expenses related thereto, including court costs and attorney's fees, regardless of whether any such liability, claim or demand alleged is groundless, false fraudulent, vexatious, or frivolous or substantially frivolous.

7. The Responder agrees to maintain in effect during the term of this Contract, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by the Responder. The Responder shall not be relieved of any liability, claim, demand or other obligation assumed pursuant to Paragraph 3, by reason of the Responder's failure to procure or maintain insurance in sufficient amounts, duration or type.

8. The Responder shall procure and maintain, and shall cause any sub-contractor of the Responder to procure and maintain, the minimum insurance coverage listed below. Such coverage shall be procured and maintained with forms and insurers acceptable to the City. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Insurance provided by the Responder shall include:

a. Worker's Compensation insurance to cover obligations imposed by applicable laws for any employee engaged in performance of work under this Contract, and Employer's Liability Insurance with minimum limits of \$990,000 each accident; \$990,000 disease policy limit, and \$990,000 disease - each employee. Evidence of qualified self-insured status may be substituted for the Worker's Compensation requirements of this paragraph as provided such evidence of self-insured status is acceptable to the City in its sole discretion.

b. General Liability Insurance with minimum combined single limits of \$350,000 each occurrence and \$990,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad-form property damage (including coverage for contractual and employee acts), blanket contractual, independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interest provision.

c. Comprehensive Automobile Liability Insurance with minimum combined single limits for bodily injury and property damage of not less than \$350,000 each occurrence and \$990,000 aggregate in borrowed, non-owned or otherwise utilized vehicle assigned to or used in performance of the work. The policy shall contain a severability of interest provision.

9. The policy required by subparagraph 8(b), above, and by subparagraph 8(c), above, shall be endorsed to include the City and its officers, agents and employees as additional insured. The general liability policy shall be primary insurance, and any insurance carried by the City, its officers, agents or employees shall be excess and not contributory insurance to that provided by the Responder. No additional insured endorsement to the policy required by subparagraph 8(a), above, shall contain any exclusion for bodily injury or property damage arising from completed operations. The Responder shall be solely responsible for any deductible losses under any policy required by this Contract.

10. The Certificate of Insurance provided to the City shall be completed by the Responder's insurance agent as evidence that policies providing the required coverage, conditions, and minimum limits are in full force and effect, and shall be reviewed and approved by the City Finance Director. No other form of certificate shall be used. The certificate shall identify this Contract. The completed Certificate of Insurance shall be sent to: City of Gunnison, P.O. Box 239, Gunnison, CO 81230.

11. Failure on the part of the Responder to procure or maintain policies providing the required coverage, conditions, and minimum limits shall constitute a material breach of the Contract upon which the City may immediately terminate this Contract, or at its discretion, the City may procure or renew any such policy or any extended reporting periods and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by the Responder to the City upon demand, or the City may offset the cost of the premiums against any monies due to the Responder from the City.

12. The City reserves the right to request and receive any endorsement thereto provided for in this Contract.

13. The parties hereto understand and agree that the City is relying on and does not waive or intend to waive any provision of the Contract, the monetary limitations (presently \$350,000 per person and \$990,000 per occurrence) or any other rights, immunities and protections provided by the Colorado Governmental Immunity

Act, Section 24-10-101 et seq., C.R.S. as amended, or otherwise available to the City, its officers, agents or employees.

14. The Responder agrees to pay all just claims for materials, supplies, tools, fuels, lubricants, equipment, rental, machinery, insurance premiums, and services used or consumed in the performance of the Work by the Responder, any of its sub-contractors, agents, employees, or suppliers in carrying out the provisions of this Contract.

15. The Responder agrees to pay for all Unemployment Insurance of the State of Colorado, the unemployment contributions and interest due under provisions of Colorado law on wages paid to individuals employed, to provide Worker's Compensation for all individuals employed, to provide for Worker's Compensation for all employees as is required by Colorado law and to comply with the employees as is required by Colorado law and to comply with the conditions regarding Fair Employment practices as required by law.

15. Neither the City nor the Responder shall, without the prior written consent of the other, assign or sublet in whole or in part, their interests under any of the provisions of the Contract and specifically, the Responder shall not assign any monies due or to become due without the prior written consent of the City. The City and the Responder each bind themselves, their partners, successors, assigns, heirs and legal representatives to the other party hereto in respect to all covenants, agreements, and obligations contained in the Contract.

16. The Responder shall not do any work or furnish any material or labor not covered and authorized by this Contract, except under an executed written Change Order, approved by the City. Any such work which may be done or any such materials which may be furnished by the Responder without such written Change Order first being given, shall be at the Responder's own risk, cost, and expense, and the Responder hereby covenants and agrees that he shall make no claim for compensation for any work so done or any materials so furnished.

17. In the event a dispute should arise as to the provisions of this Contract, such Contract shall be interpreted in accordance with the laws of the State of Colorado. Venue for any action shall be in Gunnison County, Colorado.

18. By executing this Contract, the parties hereto acknowledge their right and opportunity to consult with counsel and further acknowledge that they have consulted with legal counsel to the extent they desire to do so.

19. This Contract constitutes the entire agreement between the City and the Responder and may only be altered, amended, or repealed by written agreement, signed by both parties hereto, except as otherwise provided herein. This Contract may be executed in counterparts.

20. Immigration Compliance. By its signature on this Agreement, Responder certifies that, as of the time of its signature, it does not knowingly employ or contract with an illegal alien and that, in order to confirm the employment eligibility of all employees who are newly hired for employment in the United States, the Responder has participated or attempted to participate in the E-Verify program ("E-Verify Program") created in Public Law 208, 104th Congress, as amended, and expanded in Public Law 156, 108th Congress, as amended, administered by the United States Department of Homeland Security, and the Social Security Administration or the Department Program (Department Program) established pursuant to §8-17.5-102(5)(c), C.R.S.

Responder agrees that it shall not knowingly employ or contract with an illegal alien to perform work under this Agreement; and that it shall not enter into a contract with a subcontractor that fails to certify to the Responder that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract.

Responder has confirmed or attempted to confirm through participation in the E-Verify or Department Program the employment eligibility of all employees who are newly hired for employment in the United States. Responder shall not use E-Verify or Department Program procedures to undertake pre-employment screening of job applicants while work under this Agreement is being performed.

If Responder obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, the Responder shall: (1) notify the subcontractor and the Owner within three days that the Responder has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and (2) terminate the subcontract with the subcontractor if, within three days of receiving the notice required herein, the subcontractor does not stop employing or contracting with the illegal alien; except that the Responder shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

The Responder shall comply with any reasonable request by the Colorado Department of Labor and Employment made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. Section 8-17.5-101(5).

If Responder violates a provision of this Illegal Alien Addendum, the Owner may terminate this Agreement for breach of contract. If the Agreement is so terminated, the Responder shall be liable for actual and consequential damages to the Owner. Responder understands that, in the event of such a termination, Owner is required to notify the office of the Colorado Secretary of State.

21. Counterparts. The parties hereto may execute any number of counterparts to this Agreement, each of which shall be deemed to be an original, and all of which together shall constitute one and the same agreement.

In witness whereof, the contracting parties hereto affix their signatures and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(RESPONDER)

\_\_\_\_\_  
(SEAL & ATTEST)

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
City of Gunnison

(CITY OF GUNNISON)

\_\_\_\_\_  
(SEAL & ATTEST)

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## Exhibit A – Scope of Work

### **I. Information**

The buildings to be assessed are listed in Attachment 1.

There will be no walk through of the buildings prior to contract award. Public spaces of the buildings are accessible during working hours.

### **II. Qualifications Statement**

The Responder shall demonstrate the breadth and depth of their background, personnel, and experience related to performing this Scope of Work. Qualifications will be given significant weight in evaluating the award of a contract.

#### **A. Company Information**

Provide general information including:

1. Name of company as registered with the CO Secretary of State or other state of incorporation.
2. Description of company.
3. Name(s) of company owner(s).
4. Names and corresponding resumes and project lists of principals and associates that will be working on the project as proposed.
5. Number of years in business.

#### **B. Project Experience and References**

Provide a description of 3 completed projects or projects similar in scope. Projects in cold climate should be highlighted. Include the following information:

1. Company and Owner information.
2. Company Contact information and title.
3. Original contract value.
4. Final contract value including change order amounts.
5. Time for completion (weeks).

### **III. Scope of Work**

The Responder will provide the information required in this Scope of Work. Responders are also invited to propose, in addition to the required information requested below, alternative methods to achieve the goals of this proposal.

The Responder will complete field data collection and condition assessment meant to capture information of all major building systems to the individual component level, including all components considered capital repair items (as opposed to maintenance level items). This includes site paving, HVAC, roofing, electrical, plumbing, vertical transportation systems, building envelope and structural systems.

At the start of each building or facility assessment, Responder will interview identified staff to understand what improvements have been made to establish a remaining useful life of a component and what improvements are planned in the next three years and any known problems.

Responder will achieve the following:

- A. Meet with Departmental representatives to determine and catalogue existing services, personnel and equipment of the Departments, and concerns with building performance and maintenance.
- B. Review existing records, site plans, permits, construction drawings, shop drawings etc. Copies will be provided to the successful Responder by the City as required upon contract execution.
- C. Responder will conduct onsite inspections of the occupied buildings to provide interior and exterior assessment of conditions. This must be done using a standardized, documentable inspection process that provides accurate, consistent and repeatable results. Inspections shall be conducted using applicable codes and accepted industry standards. This information shall be presented in both a written and an electronic format.
- D. Inventory and evaluate all major building equipment including quantity, manufacturer, model and serial number.
- E. Identify deficient conditions in terms of deferred maintenance and building condition.
- F. Provide a reasonable cost analysis for the above-mentioned efforts.
- G. Data will be collected from the buildings and reports will be prepared as follows:
  - 1. A separate report section will be prepared for each building.
  - 2. Provide individual cost tables and digital photographs to document the deficient conditions at each building.

Each building report section will include an estimated cost for each system or component repair or replacement anticipated during the evaluation term. The capital needs analysis will be submitted as an Excel-based cost table that includes a summary of the description of each component, the age and estimated remaining useful life, the anticipated year of repair or replacement, quantity, unit cost and total cost for the repair of each line item.

In addition to the detailed description of the deficiencies, Responder will provide cost estimates for the deficiencies noted. The cost estimate for capital deficiencies will be based on the estimate for maintenance and repair.

- H. Responder will visually inspect facilities and properties. Specifically, the assessment will focus on the following components:
  - 1. **Heating System;** boilers, furnaces, and major labeled equipment including solar hot water heating at the Aquatics Center.
  - 2. **Ventilation System;** identify the ventilation systems and assess overall condition.
  - 3. **Roofing System;** identify the material roof systems, including roof type, reported age, slope, drainage, or any unusual roofing conditions. Observe evidence of material repairs, significant ponding, or evidence of material roof leaks.
  - 4. **Electrical System;** identify the electrical service provided and distribution system at the subject property. Observation and evaluation will include switchgear, transformers, emergency generators and main distribution panels. Excluded are step down transformers.
  - 5. **Plumbing;** identify the material plumbing systems at the subject property, including



domestic water supply, domestic hot water production over 80 gallons, sanitary sewer, primary backflow preventer or any special or unusual plumbing systems (such as fuel systems, gassystems) including all pool equipment at the Aquatics Center.

6. **Vertical Transportation;** identify the existing vertical transportation equipment and provide an overall assessment. Detail deficiencies for each elevator and provide an analysis of the remaining useful life, along with budgets for any expected expenditures up to and including modernization or replacement.
7. **Building Envelope;** identify the material elements of the building exterior, to include walls, doors, windows, and fire escapes. This will also include the façade, curtain-wall systems, glazing, exterior sealant, exterior balconies, and stairways.
8. **Structural Components;** evaluate the footings, foundations, slabs, columns, floor framing system, and roof framing system as part of the structural inspection for soundness. Observations will be subject to grade and visibility of components. This is to be a visual inspection only and no structural testing of components or materials will be undertaken.
9. **Site Paving;** observe and evaluate the site paving components including paving, curbs, drains and sidewalks.
10. **Life Safety Systems:** evaluate and identify all life safety issues and or building/fire code issues and/or concerns.
11. **Physical Security:** Observe and evaluate existing surveillance and alarm systems for buildings. In addition, evaluate the general physical security of buildings including doors, windows and associated locking mechanisms.
12. **Energy Efficiency:** evaluate existing systems related to energy efficiency and provide recommendations on how to improve energy efficiency of the building. This could analysis could also include recommendations for utilizing renewable energy sources. This shall include whether the building meets current energy code requirements.

#### **IV. Evaluation and Reporting**

Responder will provide eight (8) copies of the written reports, with one (1) electronic copy, at the conclusion of the assessment as described above that include:

- A. A general description of each property and improvements and comment generally on observed conditions. This should include a summary of life safety code compliance issues observed in structures.
- B. Comments for components that are exhibiting deferred maintenance issues and provide estimates for “immediate” and “capital repair” costs based on observed conditions, available maintenance history and industry-standard useful life estimates. If applicable, this analysis will include the review of any available documents pertaining to capital improvements completed within the last three years, or currently under contract.
- C. A schedule for recommended replacement and/or repairs (schedule of priorities) with associated estimated costs.
- D. Examine the facilities in which these departments are presently housed to determine adequacy to provide intended services. Highlight existing deficiencies at each facility, such as structural and

utility condition, health/environmental concerns, available interior space, parking sufficiency, locational appropriateness.

- E. Address critical repairs separately from repairs anticipated over the term of the analysis.
- F. A ten-year capital plan (Evaluation Term) with an Executive Summary with graphic presentation of results to provide a quick, “user-friendly” summary of the property’s observed condition and estimated maintenance and replacement costs assigned by category.
- G. A recommended maintenance plan and schedule for each building. In addition, the report should provide recommendations on how to best provide for ongoing maintenance of facilities for the City.

The Responder will report any immediate life and/or property safety issues to the City upon discovery separately from the overall building report.

## **V. Scope Components**

The Property Condition Assessments (PCA) for each property shall include, at a minimum, data collection and reporting in the following areas:

- A. Site structure – Provide a description of the building structure such as materials used in construction including the foundation, floors, walls, windows, and roof, etc.
- B. General building systems – Provide a description of building systems noting any visible deficiencies.
- C. Mechanical/electrical systems/HVAC - Provide detailed records of the electrical service going into the building (i.e. overhead or underground). This should also include total amperage and other notable features. The type of wiring, location of primary transformer and type of generator (if any) should also be included. The HVAC system should be described and include data on the equipment’s specific location, age and life expectancy, and condition. It should be noted if the system is adequate for heating/cooling air distribution. The assessment must include information regarding ventilation.
- D. Plumbing - Assessment should detail the condition, and note any deficiencies in the plumbing systems for the building.
- E. Lifecycle - Provide lifecycle data on components listed above including stage in life, estimated life remaining, and cost to repair or replace at conclusion of life.
- F. Americans with Disabilities (ADA) – Review building for compliance with the most recent ADA standards noting only areas of obvious non-compliance. If areas of obvious non-compliance are noted, include costs to create compliance. The intent is not to conduct a comprehensive ADA assessment at this time.

In the specific areas noted above, provide the following:

Cost estimates– Employ a standardized, nationally recognized, cost estimating system to determine repair and replacement costs for all noted deficiencies. This data shall be presented in a user-friendly reporting format that prioritize current and anticipated maintenance and repair requirements to maximize the utilization of resources and return on investment and minimizes the cost of irreversible loss of service life and total cost. Costs must be broken out by deferred asset maintenance cost by asset component or system, calculate a facility condition index by system, and have the ability to separate rehabilitation and improvement costs from deficiency costs. Costs shall be inclusive of Responder overhead/burden.

**Summary**

This assessment must identify deficiencies in order to take timely, proactive, cost-effective corrective actions. This assessment must provide a comprehensive evaluation on the buildings, so it can be used to make informed facility management decisions. The City at its discretion may negotiate with the successful consultant and modify the list of facilities to be evaluated.

## Attachment A: List of Facilities

Bldg	Address	City	ST	Zip code	Occupancy	Construction	Year Built	# Stories	Sprinkler	Area (Sq. Ft.)
1	100 S TELLER STREET	GUNNISON	CO	81230 - 0637	Jorgensen Park-Storage	3 LT Non-Cmbst	1960	1	2 Non-Sprink	144
4	100 S TELLER STREET	GUNNISON	CO	81230 - 0637	Jorgensen Park-Storage/Dugout	2 Joisted MAS	1993	1	2 Non-Sprink	80
5	1000 COUNTY ROAD 742	GUNNISON	CO	81230 - 0637	Taylor Mountain Park-Restrooms	1 Frame	2016	1	2 Non-Sprink	120
6	1000 COUNTY ROAD 742	GUNNISON	CO	81230 - 0637	Taylor Mountain Park-Restrooms	1 Frame	2016	1	2 Non-Sprink	120
7	1000 COUNTY ROAD 742	GUNNISON	CO	81230 - 0637	Taylor Mountain Park-Pavillion	1 Frame	1975	1	2 Non-Sprink	1,100
8	1000 N COLORADO ST	GUNNISON	CO	81230 - 0637	Meadows Park-Pavillion	1 Frame	2002	1	2 Non-Sprink	480
10	1000 N COLORADO ST	GUNNISON	CO	81230 - 0637	Meadows Park-Restroom	2 Joisted MAS	2002	1	2 Non-Sprink	105
14	1100 W VIRGINIA	GUNNISON	CO	81230 - 0637	Electric Shop	3 LT Non-Cmbst	1987	1	2 Non-Sprink	5,022
15	1100 W VIRGINIA	GUNNISON	CO	81230 - 0637	City Shop	3 LT Non-Cmbst	1992	1	2 Non-Sprink	9,491
17	120 E VIRGINIA AVE	GUNNISON	CO	81230 - 0637	IOOF Park-Restrooms	3 LT Non-Cmbst	2007	1	2 Non-Sprink	150
18	1210 W VIRGINIA	GUNNISON	CO	81230 - 0637	Old Stone Shop	2 Joisted MAS	1890	1	2 Non-Sprink	11,183
19	1210 W VIRGINIA	GUNNISON	CO	81230 - 0637	Water Meter Repair Building	3 LT Non-Cmbst	1950	1	2 Non-Sprink	880
20	1210 W VIRGINIA	GUNNISON	CO	81230 - 0637	Main Substation Control	2 Joisted MAS	1950	1	2 Non-Sprink	
21	1210 W VIRGINIA	GUNNISON	CO	81230 - 0637	Old Dog Pound	2 Joisted MAS	1986	1	2 Non-Sprink	486
22	1210 W VIRGINIA	GUNNISON	CO	81230 - 0637	Main Substation	3 LT Non-Cmbst	1950	1	2 Non-Sprink	756
23	1210 W VIRGINIA	GUNNISON	CO	81230 - 0637	Garage/Fleet Storage	3 LT Non-Cmbst	1978	1	2 Non-Sprink	7,950
25	1325 W TOMICHI AVE	GUNNISON	CO	81230 - 0637	Lazy K Finished Cabin	1 Frame	1981	1	2 Non-Sprink	810
30	1415 W TOMICHI AVE	GUNNISON	CO	81230 - 0637	Lazy K Commercial Building	1 Frame	1991	2	2 Non-Sprink	6,259
31	150 DIAMOND LANE	GUNNISON	CO	81230 - 0637	Tomichi Riverway Park-Restroom	2 Joisted MAS	2004	1	2 Non-Sprink	150
32	150 DIAMOND LANE	GUNNISON	CO	81230 - 0637	Tomichi Riverway Park-Pavillion	1 Frame	2004	1	2 Non-Sprink	672
33	151 S ADAMS STREET	GUNNISON	CO	81230 - 0637	Jorgensen Park-Parks Building	1 Frame	1978	1	2 Non-Sprink	2,120
34	151 S ADAMS STREET	GUNNISON	CO	81230 - 0637	Jorgensen Park-Rain Shelter	1 Frame	2007	1	2 Non-Sprink	480
35	151 S ADAMS STREET	GUNNISON	CO	81230 - 0637	Jorgensen Park-Rain Shelter	1 Frame	1998	1	2 Non-Sprink	480
36	151 S ADAMS STREET	GUNNISON	CO	81230 - 0637	Jorgensen Park-Playground Equipment	1 Frame	1978	1	2 Non-Sprink	0
37	200 E SPENCER	GUNNISON	CO	81230 - 0637	Community Center Pump House	1 Frame	1985	1	2 Non-Sprink	0
38	200 E SPENCER	GUNNISON	CO	81230 - 0637	Community Center	3 LT Non-Cmbst	2004	1	1 Sprink	49,953
39	201 W VIRGINIA	GUNNISON	CO	81230 - 0637	City Hall	2 Joisted MAS	1931	2	2 Non-Sprink	11,680
40	217 W NEW YORK	GUNNISON	CO	81230 - 0637	Fire Station	3 LT Non-Cmbst	1974	1	2 Non-Sprink	9,970
41	2438 COUNTY ROAD 10	GUNNISON	CO	81230 - 0637	Cranor Hill Ski Area-Warming House	1 Frame	1962	1	2 Non-Sprink	1,184
42	2438 COUNTY ROAD 10	GUNNISON	CO	81230 - 0637	Cranor Hill Ski Area-Storage/Shop	1 Frame	1962	1	2 Non-Sprink	480
43	2438 COUNTY ROAD 10	GUNNISON	CO	81230 - 0637	Cranor Hill Ski Area-Snow Cat Shack	1 Frame	1965	1	2 Non-Sprink	246
44	2438 COUNTY ROAD 10	GUNNISON	CO	81230 - 0637	Cranor Hill Ski Area-Upper Tow Shack	1 Frame	1985	1	2 Non-Sprink	144
47	2438 COUNTY ROAD 10	GUNNISON	CO	81230 - 0637	Cranor Hill Ski Area-Lower Tow Shack	1 Frame	2003	1	2 Non-Sprink	144
48	300 N 14TH STREET	GUNNISON	CO	81230 - 0637	Bill's Park-Pavillion	1 Frame		1	2 Non-Sprink	480
49	3103 GOLD BASIN ROAD	GUNNISON	CO	81230 - 0637	Hartman Rocks Base Area-Rain Shelter	1 Frame	1999	1	2 Non-Sprink	480
50	3103 GOLD BASIN ROAD	GUNNISON	CO	81230 - 0637	Hartman Rocks Base Area-Restroom	3 LT Non-Cmbst	1999	1	2 Non-Sprink	150
52	379 COUNTY ROAD 14	GUNNISON	CO	81230 - 0637	Van Tuyl Ranch-Rental House	1 Frame	1982	1	2 Non-Sprink	1,674
53	379 COUNTY ROAD 14	GUNNISON	CO	81230 - 0637	Van Tuyl Ranch-Masonry Garage	2 Joisted MAS	1950	1	2 Non-Sprink	280
54	379 COUNTY ROAD 14	GUNNISON	CO	81230 - 0637	Van Tuyl Ranch-Utility Shed	1 Frame	1950	1	2 Non-Sprink	357
55	379 COUNTY ROAD 14	GUNNISON	CO	81230 - 0637	Van Tuyl Ranch-Barn	1 Frame	1950	1	2 Non-Sprink	1,040
56	379 COUNTY ROAD 14	GUNNISON	CO	81230 - 0637	Van Tuyl Ranch-Metal Equipment Shed	3 LT Non-Cmbst	1975	1	2 Non-Sprink	2,400
57	379 COUNTY ROAD 14	GUNNISON	CO	81230 - 0637	Van Tuyl Ranch-Historic Barn	1 Frame	1900	1	2 Non-Sprink	576
59	500 EAST TOMICHI	GUNNISON	CO	81230 - 0637	Legion Park-Pavillion	1 Frame	1978	1	2 Non-Sprink	480
60	500 EAST TOMICHI	GUNNISON	CO	81230 - 0637	Legion Park-Climbing Rock	3 LT Non-Cmbst	1985	1	2 Non-Sprink	0
61	500 EAST TOMICHI	GUNNISON	CO	81230 - 0637	Legion Park-Playground Equipment	3 LT Non-Cmbst	1986	1	2 Non-Sprink	0
62	500 EAST TOMICHI	GUNNISON	CO	81230 - 0637	Legion Park-Restrooms	1 Frame	2017	1	2 Non-Sprink	546
63	500 TINCUP	GUNNISON	CO	81230 - 0637	Char Mar Park-Playground Equipment	3 LT Non-Cmbst	1986	1	2 Non-Sprink	0
64	500 TINCUP	GUNNISON	CO	81230 - 0637	Char Mar Park-Tennis Courts	1 Frame	1985	1	2 Non-Sprink	21,209
65	500 TINCUP	GUNNISON	CO	81230 - 0637	Char Mar Park-2 Pavillions	1 Frame	1985	1	2 Non-Sprink	960
66	500 TINCUP	GUNNISON	CO	81230 - 0637	Char Mar Park-Restrooms	2 Joisted MAS	2003	1	2 Non-Sprink	105
67	501 E TOMICHI AVENUE	GUNNISON	CO	81230 - 0637	Jorgensen Event Center-Covered Ice Rink	3 LT Non-Cmbst	1997	1	1 Sprink	20,000
68	501 E TOMICHI AVENUE	GUNNISON	CO	81230 - 0637	Jorgensen Park-Gazebo	1 Frame	1987	1	2 Non-Sprink	412
69	501 E TOMICHI AVENUE	GUNNISON	CO	81230 - 0637	Jorgensen Event Center-Indoor Ice Rink	3 LT Non-Cmbst	2008	1	1 Sprink	30,900
70	501 E TOMICHI AVENUE	GUNNISON	CO	81230 - 0637	Jorgensen Event Center-Locker Rooms	1 Frame	1970	1	2 Non-Sprink	1,000
71	611 N 11TH STREET	GUNNISON	CO	81230 - 0637	Bus Shelter	1 Frame	2010	1	2 Non-Sprink	105
87	78 CLARK BOULEVARD	GUNNISON	CO	81230 - 0637	North Substation	3 LT Non-Cmbst	1990	1	2 Non-Sprink	1,250
88	910 BIDWELL AVENUE	GUNNISON	CO	81230 - 0637	Gunnison Police Department/Dispatch	1 Frame	2014	1	2 Non-Sprink	6,266
<b>Approx Total Area (sq. ft.)</b>										<b>213,509</b>