

Testimony at Wednesday's meeting regarding vote to award contract to build North Campus building by.
Scott Mijares, County Commissioner elect district 1

As County Commissioners we are responsible for all county's assets on behalf of our taxpayers. Among our many responsibilities we are authorized to enter into contracts on behalf of the county. It is incumbent upon us to exercise great prudence when entering into large contracts because often times the financial burden will be borne by our taxpayers long after the service to our county has expired.

As commissioner elect, due to be sworn in in less than a month, I am concerned that this board is considering executing a 24 million dollar contract to build a north campus facility on its next to last meeting of it's term without the consultation from the 2 incoming county commissioners representing the majority of the new board.

In my opinion much more analysis needs to be done before this decision should be considered. We need more discussion, more deliberation, and more transparency to the public.

It has been reported that the South Campus facility has serious long standing structural issues, some of which may present a physical danger to our county employees.

The preliminary engineering report estimates a cost of 46 million to fully rehabilitate the building.

The proposed North Campus contract being considered today estimates a 21 month timeline for completion.

If the building is unsafe, where will the 100 plus county employees report to work for the next 21 months?

How will this project be paid for?

Are there any other feasible options being considered?

These are questions our taxpayers deserve answers to before this board executes a 24 million dollar contract may limit more sensible solutions to this difficult situation.

I think former commissioner David White's suggestion to consider the partially completed Medical building at Colorado Outdoors may be one of those solutions.

The project has been abandoned and is mired in litigation. It may be able to be purchased at a significant discount to the asking price of 11.5 million. In addition to shortening the construction timeline we would be helping local contractors who have not been paid by the failed developers.

A detailed walk thru with an engineer, architect and contractor would be worth the time to see if the building could be a good fit.

There are many more reasons why this option should be explored that I would be happy to discuss if the board would be willing give me some additional time.

If not please consider tabling this vote until more research and analysis can be conducted on behalf of our citizens and county employees.

Finally, this morning's meeting calls for a lengthy consent agenda. Some of the items are routine but many are not. In the spirit of transparency I would have thought the County Manager would have removed some of them to provide some explanation to the public. He did not.

Reasons to consider the Medical Building at Colorado Outdoors.

- Purchasing building at asking price = 209/sq ft.
- At 10 Million would be 181/ sq ft.
- Cost of proposed North Campus \$529/ sq.ft.
- Cut time of completion in half
- Show as an asset on balance sheet
- Help out local contractors who have claims against failed developers.
- 10% larger space
- Closer to restaurants
- Sell existing North Campus site to reduce cost