



**GILPIN COUNTY HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

May 19, 2022

The Gilpin County Historic Preservation Commission convened virtually Zoom Meeting; no physical meeting was held. The recording of this meeting can be found at:

<https://stories.opengov.com/gilpincountyco/published/bblg7waPB>

Call to Order: Chair Johnson called the meeting to order at 6:05 p.m.

Quorum Call:

- Present: Chair Bret Johnson, Vice Chair B. Travis Wright, Jeremy Kaiser and Susan Meade
- Absent: Jasper Webb
- Staff Present: Tami Archer, Secretary/Liaison; Robert Gutierrez, Community Development Director; James Shroud, Planner

Agenda Review: Chair Johnson reviewed the agenda. No changes were made.

Consideration of Minutes: The minutes from April 21, 2022 were reviewed. Approval of the minutes was continued to the next meeting due to lack of a quorum for approval.

Chair Johnson noted that Robert Gutierrez and James Shroud were in attendance. Each gave a brief introduction.

Public Comment: Susan Wahl, 42 Wallens Place, Black Hawk CO, offered comments regarding the historic significance of the Fritz Peak Observatory. She shared a presentation regarding the history of the Observatory. There was some brief discussion about the significance of the property and potential next steps.

New Business: None

Old Business:

A. Update to Bylaws

Secretary Archer presented the modified updates for the bylaws. She briefly discussed the addition of the Electronic Participation Policy for Commission Meetings. Commissioner Meade moved to recommend approval of the updated bylaws to the Board of County Commissioners and was seconded by Vice Chair Wright. The motion passed unanimously. There was some brief discussion on the importance of flexibility for additional commissioner participation and retention.

B. Thorn Lake School

Chair Johnson requested that the scope of work which was presented in the meeting packet be attached to the minutes for the meeting. He suggested combining Phase 1 and Phase 2 into a single proposal because the exterior restoration seems to be the main focus currently. There was some discussion on the two phases. Chair Johnson indicated he would forward the scope of work to staff to move forward.



Staff Updates:

There was a brief discussion regarding the Moffat Tunnel and the work cabins. Commissioner Kaiser asked if it would be possible to schedule an in-person visit to the Baltimore area, and there was additional discussion regarding the possibility of future field trips/tours. There was also a brief discussion regarding the timing of advertising for new commissioners.

Chair Johnson noted that there was no additional business to discuss and asked for a motion to adjourn.

Adjourn: Commissioner Meade moved to adjourn and was seconded by Commissioner Kaiser. The meeting adjourned at 7:28 p.m.

Respectfully submitted,

Bret Johnson
Chair



Thorn Lake School

5.3 Estimates of Probable Cost of Construction

Phase I

	Quantity	Units	Unit cost	City adjustment	Adjusted unit cost	Total
Replace shingle roof						
Dumpster Rental 40 yd (10 ton)	1	WK	\$847.00	0.937	\$942.45	\$847
Dump charges	1	Ton	\$81.00	0.937	\$91.75	\$81
Remove deteriorated sheathing	40	SF	\$0.62	0.937	\$0.62	\$25
New sheathing	40	SF	\$3.23	0.821	\$2.65	\$306
Remove shingles (1,750 sf/day)	400	SF	\$1.31	0.971	\$1.27	\$509
New shingles	4	sq	\$515.00	0.971	\$500.58	\$2,002
Flashing	80	SF	\$5.45	0.971	\$5.30	\$424
Sister joints	1	LS	\$750.00	1	\$750.00	\$750
Attic insulation R-30 batts	330	SF	\$1.94	0.821	\$1.59	\$510
						SUBTOTAL
						\$5,254
New foundation, inc. floor, sills, and grading						
Strip footings	72	LF	\$22.50	0.96	\$21.60	\$1,555
Foundation wall	72	LF	\$67.75	0.96	\$64.85	\$4,649
Wood framed structural floor 2 x10, 16" u.s.	320	SF	\$3.85	0.821	\$3.17	\$1,014
exterior grading	1	LS	\$1,000.00	1	\$1,000.00	\$1,000
New sills	72	LF	\$18.75	0.821	\$15.30	\$1,108
Lifting, jacking, and rotating building	1	LS	\$11,500.00	1	\$11,500.00	\$11,500
New lateral bracing	1	LS	\$1,500.00	1	\$1,500.00	\$1,500
Craw space insulation R-30 batts	320	SF	\$1.84	0.821	\$1.59	\$510
Archaeological monitoring	1	LS	\$3,800.00	1	\$3,800.00	\$3,800
						SUBTOTAL
						\$26,656
Subtotal work items						\$31,911
General Conditions (15%)						\$4,800
Contractor's Overhead & Profit (10%)						\$3,700
Construction Cost Total						\$40,411
Professional Fees (Geotechnical, A/E including evaluation of rafters, roof structure, concrete testing)						\$6,500
Project Subtotal						\$46,911
10% Project Contingency						\$4,700
TOTAL PROJECT BUDGET - PHASE I						\$51,611