

LARIMER COUNTY PROPOSAL #P16-01  
LOVELAND PROPERTY ACQUISITION  
BOARD OF COUNTY COMMISSIONERS  
FEBRUARY 17, 2016 2:00 P.M.

Proposals to consider acquiring property in Loveland for the Larimer County Board of County Commissioners were accepted on Wednesday, February 17, 2016 at 2:00 p.m. in the Purchasing Department. Proposals were accepted by Heather MacMillan, Purchasing Director and recorded by Sharon Maier, Department Specialist. The following proposals were received:

**VENDOR**

Brinkman Partners (proposal #1)  
Brinkman Partners (proposal #2)  
Gerrard Companies  
ECI Development Group  
Chrisland Real Estate Companies

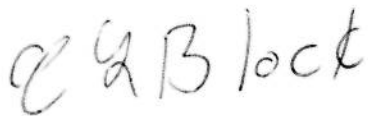
No decision of award was made pending review and recommendation by the Larimer County Facilities Department.

The Larimer County Facilities Department reviewed the proposals and recommends accepting the proposal from Gerrard Companies, per the attached departmental recommendation.

The Larimer County Purchasing Department concurs with the above recommendations.



Heather MacMillan  
Purchasing Director



Carol L. Block, Financial Services Director  
For the Board of Larimer County Commissioners

PURCHASING DEPARTMENT



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**TO:** Steve Balderson, Facilities Director  
Jennifer Johnson, Facilities Planner & Real Estate Group Manager

**FROM:** Heather MacMillan, Purchasing Director

**DATE:** 2/17/16

**SUBJECT:** P16-01, Loveland Property Acquisition

Transmitted for your review and recommendation, are the proposals received to consider acquiring land in Loveland, CO. Please fill in this form and return it to me via email, interoffice mail or fax.

The following criteria must be used to evaluate the proposals:

- 1. Cost
- 2. Location
- 3. Accessibility
- 4. Availability

This document will be considered a public record and open to inspection. The individual committee score sheets, comment sheets and other evaluation notes are DELIBERATIVE PROCESS records and not public records. Please keep these documents in your files.

Explain why you want to award the work to a particular vendor and the dollar amount of the award:

Gerrard Companies in the amount of \$3.2 million (pending negotiations).

Five proposals were received in response to this Request for Proposal. Each member of the Evaluation Committee individually evaluated and scored each proposal received. As stated in the RFP, the County preferred that proposers assume ownership of two Larimer County properties in Loveland as part of their land acquisition/trade offer (205 E. 6th Street, and 100 E. 6th Street), however, no proposals received included an offer on these sites. The characteristics of the property and proposed improvements in Gerrard Companies' proposal were highest scored by all members of the Evaluation Committee; therefore the Committee unanimously recommends negotiating exclusively with Gerrard Companies, the highest-scored proposal received.

**THIS RECOMMENDATION MUST BE SIGNED BY THE DEPARTMENT HEAD**

  
DEPARTMENT HEAD SIGNATURE

FACILITIES  
DEPARTMENT

4/1/16  
DATE

Thank you.

**P16-01, Loveland Property Acquisition**

<b>SELLER:</b>	<b>Gerrard</b>	<b>Brinkman proposal #2</b>	<b>Brinkman proposal #1</b>	<b>ECI</b>	<b>Chrisland</b>
<b>EVALUATORS</b>					
<b>#1</b>	3.63	3.50	2.63	2.50	2.00
<b>#2</b>	3.50	3.50	2.75	2.25	2.50
<b>#3</b>	3.50	3.13	2.13	2.38	2.38
<b>#4</b>	4.00	3.25	2.75	3.00	3.00
<b>TOTALS</b>	<b>14.63</b>	<b>13.38</b>	<b>10.26</b>	<b>10.13</b>	<b>9.88</b>

NOTES:
