

Park County Land & Water Trust Fund

Project # 790610

Rocky Mountain Land Library- Buffalo Peaks Ranch Site master plan project
July 2022 Progress Report & Intermittent Funding Request #1

Project 790610: Intermittent Funding Request #1

From: Jeff Lee, Executive Director
Rocky Mountain Land Library
2550 West 39th Avenue
Denver, CO 80211

To: **Park County Land & Water Trust Fund**

Re: PCLW Trust Fund Grant for RMLL at Buffalo Peaks Ranch- Intermittent Funding Request #1 as scheduled on approved MOU (attached)

Note: Please see the attached summary of consultant and volunteer work completed to-date along with itemized invoices.

Date: March -July 15, 2022

Total amount due: \$37,616.50

Thank you!

Jeff Lee, Executive Director

Enclosure:

Signed MOU

Project Expense summary

Invoices:

Studio Campo, landscape architecture

Ted Schulz, architect

Sarah Goldblatt, Historic Preservation & Project Management

Trailridge Consulting engineers, Civil

GEI, biology and wildlife consultants

PHA Research, Thomas Lincoln, archaeology

TSR Renewable Consulting

South Park Site Stewards, volunteers



P.O. Box 1373
Fairplay, CO 80440
(719) 836-4201 (Phone)
(719) 836-3273 (Fax)
www.parkco.us

790610
1 of 2

790610
3/14/2022 1:24 PM
R\$0.00 D\$0.00

Debra A Green
Park County Clerk



PARK COUNTY GOVERNMENT
Board of County Commissioners
Memorandum of Understanding (MOU)
Buffalo Peaks Ranch

Land and Water Trust Fund (LWTF)
Rocky Mountain Land Library - Site Master Planning & Pilot Project

Amendment A
Schedule Change (attached)

Approved 3.14.22

Tom Eisenman
County Manager

Signature & Date

790610

790610
2 of 2

3/14/2022 1:24 PM
R\$0.00 D\$0.00

Debra A Green
Park County Clerk

Park County Land & Water Trust Fund Application

GENERAL INFORMATION

Organization Name: **Rocky Mountain Land Library**

Contact Person: **Jeff Lee**

Organization Address: **Buffalo Peaks Ranch**

Contact Address:

Legal: **38050 Hwy 9 Hartsel CO 80449**

2550 W. 39th Ave Denver, CO

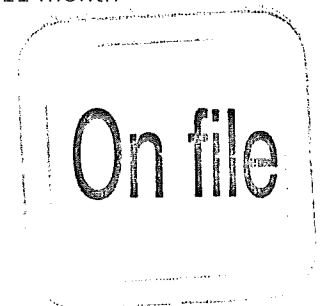
Organization Phone: **303-321-3574**

Contact Phone: **303-321-3574**

Project Name: **Rocky Mountain Land Library Site Master Planning & Pilot Project**

Project Schedule: revised 03.07.2022

- Start: ~~January~~ **March 2022**
- Milestones:
 - Upon notification of Award: ~~Late December 2021-Jan. 2022~~ (BOCC approved Jan. 18, 2022, MOU signed 2/22/22) **March 2022** consultant onboarding
 - Inventory & Analysis: ~~Jan 2022-March 2022~~ April-June 2022
 - Guest Lecture & Community Open House #1: ~~Mid-February~~ **June 2022**
 - Site Plan Development /Draft Recommendations: ~~March-April~~ **May -July 2022**
 - Guest Lecture & Community Open House #2: ~~Mid-April~~ **August 2022**
 - Intermittent Funding Request Milestone -Mid-Point Review: ~~May~~ **July 2022**
 - Pilot Project Design/Planning/ Permitting: ~~May-August~~ **July -October 2022**
 - Design Guidelines & Final Recommendations: ~~July~~ **October 2022**
 - Guest Lecture & Community Open House #3: ~~Mid-July~~ **Mid-October 2022**
 - Pilot Project: Permitting/ Fundraising/ Volunteer Build Coordination: **October 2022-May 2023**
 - Community Build Days: ~~August/ Sept 2022~~ **May-August 2023**
 - Finish / Boardwalk Opening: ~~Mid-Sept. 2022~~ **August 2023**
 - Final Funding Request: ~~Sept. 30, 2022~~ **January 2023**
 - Final Report & Presentation to Park Co. Land and Water Board ~~-Nov. 2022~~ **Sept 2023**
 - 11-Month Review: ~~Dec 2022~~ **November 2022/ August 2023** (propose (2) 11 month reviews



Park County Land & Water Trust Fund Intermittent Funding Request #1

Project No. 790610

EXPENSES INCOME AND EXPENDITURE SHEET

Description	LWTF Request	Payment request #1	In-Kind	In Kind (Total to-date)	Cash donations to-date	Payment Request #1 Total
Consultants						
Studio Campo, Landscape Arch	39,600	19,162.50	13,200	8212.50		19,162.50
Ted Schultz, Architect, LLC	9,100	2518				2,518
SG Consultants, Preservation and Project Management	4,500	1080	1200	450		1,080
285 Engineering -Septic System Design	\$2,800	0		0		0
Civil-Trail Ridge Consulting Engineers	\$6,540	2940				2,940
Ute Indian Representation (allowance)	\$5,000	0		0		0
PHA Research -Archeologist	7284	3403	1508			3,403
Biologist -GEI Consultants	10,000	6513.46	1806	2548		6,513
TSR Renewable Consulting	5,000	2000				2,000
Tri-State Surveying	0	0	7,261	7261		0
Equipment Rental or Purchase						
Materials, Supplies, and Fees						
Mileage (Prefer applicant and partners provide cash & in-kind)						
consultants will donate travel expenses		1370.94				
		253.50				
		124.00				
Travel expenses (in kind to-date)		1748.44				
Administrative Expenses (Prefer applicant and partners provide cash & in kind)						
RMLL Admin	3200	0	800	0		0
Other (Be Specific)						
Aurora Water/ City of Aurora					4000	
South Park Site Stewards (volunteer hours)		14 hours				
Total Income/Expenses						
	93,024		25,775	18,471.50	4,000	37,616.50

STUDIO CAMPO

Studio Campo 1972 Columbine Court
4158714358 Golden, Colorado
80401
United States

Billed To
Jeff Lee
Rocky Mountain Land
Library
4920 Washington St
Denver, Colorado
80216
United States

Date of Issue
07/15/2022

Due Date
08/14/2022

Invoice Number
0000209

Reference
Buffalo Peaks
Ranch Site Master
Plan

Amount Due (USD)
\$19,162.50

Description	Rate	Qty	Line Total
Landscape Architecture Time Sheets Cali Pfaff, Amanda Jeter – Mar 3, 2022 - Jul 15, 2022 30% Pro Bono Contribution: 54.75 hours or \$8,212.50 Tasks Complete: Project Onboarding, Project Management, Base Diagrams, Graphic Design, Inventory & Analysis, (4) Site Visits, Board Member Onboarding & Coordination	\$150.00	182.5	\$27,375.00
Reimbursables **All reimbursables contributed pro bono** Mileage: \$1,370.94 Amanda Jeter (498 Miles), Cali Pfaff (304 Miles) @ Standard IRS Rate of \$.585/mile Printing: site visit packets for consultant team, large format prints	\$1,370.94	0	\$0.00
	Subtotal		27,375.00
	30% Discount		-8,212.50
	Tax		0.00
	Total		19,162.50
	Amount Paid		0.00
	Amount Due (USD)		\$19,162.50

Terms

Payments are due within (30) days of receipt. Late payments are subject to a 2% late fee per month. Payments may be made by check to Studio Campo at the address above or online through Zelle to info@studio-campo.com. Online payments are subject to a \$15 surcharge for payments over \$500 or a 3%

THEODORE SCHULTZ, ARCHITECT, LLC
863 SANTA FE DRIVE
DENVER, CO 80204

Invoice #456
July 15, 2022

Jeff Lee and Ann Marie Martin
Rocky Mountain Land Library
2550 W. 39th Ave
Denver, CO 80211

Re: Invoice for architectural services to participate in the Park County Water and Land Trust Pathways and Waterways research, planning and pilot project at the Rocky Mountain Land Library; Buffalo Peaks Ranch; 38050 Highway 9; Hartsel, CO

Summary of fixed Architecture fees:

Measurement, Documentation, Research	\$ 1,500
Master Planning / Documentation	\$ 3,800
Contractor input / Concept/ Prep meetings	\$ 750
Construction Documents	<u>\$ 2,800</u>
Total:	\$ 8,850

Reimbursable printing cost estimate: \$ 250

<u>Contracted Architectural Services</u>	<u>Contracted</u>	<u>Portion Completed</u>
Measurement, Documentation, Research	\$ 1,500	\$ 750 (50%)
Master Planning / Documentation	\$ 3,800	\$ 1,500 (40%)
Contractor input / Concept/ pre-app meetings	\$ 750	\$ 250 (33%)
Construction Documents	<u>\$ 2,800</u>	<u>\$ 0 (0%)</u>
Totals contracted / completed	\$ 8,850	\$ 2,500 (30%)

Reimbursable Printing costs to date:

(12) 24x36 @ \$1.50/ sheet \$ 18

Less payments to date:

payments total to date: (\$ 0)

Total Completed + Reimbursable Now Due: \$ 2,518 (now due)

SG Consultants

To: Jeff Lee, RMLL Executive Director
Ann Martin, RMLL Assistant Director

From: Sarah Goldblatt, AIA
SG Consultants LLC

Re: PCLW Trust Fund Grant for RMLL at Buffalo Peaks Ranch -Preservation and Project management
Date: March -July 15, 2022

SERVICES RENDERED: Project Management/Historic Preservation Consultation

March -8 hours

- Approval for grant schedule update
- PCL&W Team Contact List update
- Initial consultant coordination and outreach
- File uploads for consultant use
- Kick-off meeting
- Coordination for indigenous outreach
- Confirmation of award payment schedule with PC

April -7 hours

- Email coordination for site visits to Buffalo Peaks Ranch
- Consultant site visit

May -2.5 Hours

- Coordination calls
- Survey background coord for GEI use

June -4 hours

- Coordination with Jason O'brien to speak to Land Library Team to introduce Natl Register of HP designation
- National Register of Historic Places presentation Q&A
- PCL&W preservation documents to Amanda and Cali

July - 2.5 hours

- Pay request emails to consultants
- Preparation and submission of intermittent pay request on grant

Invoice Dates: March -July 15

Hours: 22

Total Hours: 24 hrs x \$45/ hour = \$1080

Travel (in Kind): 180 miles x.585/mile (\$105) / travel time 3.3 hours x 45/hr (\$148.50): \$253.50

In-kind: Cultural Landscape Inventory (10 hours x\$45 hr) -\$450

Total Amount Due: \$1080.00

Thank you,

Sarah Goldblatt, AIA

Trail Ridge Consulting Engineers, LLC
2191 Larkspur Avenue
Estes Park, CO 80517
970-308-8221
dbangs@trailridgece.com

Invoice



BILL TO

Rocky Mountain Land Library
c/o Jeff Lee & Ann Martin
37612 SH-9
Fairplay, CO

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1900	07/20/2022	\$2,940.00	08/19/2022	Net 30	

PROJECT NUMBER

2021171 - Buffalo Peaks Ranch

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Report	Due Diligence Report/Conceptual Design Services	1	2,940.00	2,940.00

BALANCE DUE

\$2,940.00

PHA_{research}

July 9, 2022

Rocky Mountain Land Library
C/O Jeff Lee and Ann Martin

Subject: Invoice #1 for Cultural Resources and Archaeological Services

Jeff and Ann,

It has been my great pleasure and a very rewarding experience to participate on the Rocky Mountain Land Library – Site Master Planning and Pilot Project. I'm looking forward to the Project's next phase, especially working with tribal representatives.

Following is my invoice for the subject services performed between March 22, 2022 and May 31, 2022.

Task	Completion Status	% remaining	Invoice amount
1. Create inventory of previous records of site's known cultural resources	100%	0%	\$2,600
2. Attend [1] one-day on-site meeting	100%	0%	\$309
3. Coordination with regional Native American representatives to participate in site planning discussions	26.6%	73.4%	\$276
4. Develop recommendations for being mindful and protecting cultural	0%	100%	0

resources (with trails, utilities, and future building additions, etc. (decks, walkways, etc.) with Native American participation			
5. Provide input on recommended location of paths and trails and parking through the site for least impact, with input from Native American representatives.	0%	0%	0
6. Attend (4) 2-hour planning meetings for length of contract	25%	75%	\$130
7. Milage	33.3%	66.7%	\$88
TOTAL	46.7%	53.3%	\$3,403

Volunteer hours to-date – 12.75

Remainder on MOA between RMLL and PHA Research -- \$3,881

Thanks you,

/s/ Thomas Lincoln



Geotechnical
Environmental
Water Resources
Ecological

July 15, 2022

2202121

Rocky Mountain Land Library
c/o Jeff Lee and Ann Martin
2550 39th Ave.
Denver, CO 80211

Dear Jeff and Ann:

The attached invoice reflects the charges incurred from March through July 2022 for the Buffalo Peaks Ranch project. Our efforts have been focused on ecological resource assessments and development of recommendations for a Master Plan that preserves the integrity of the riparian and riverine areas within the lease boundary.

As of July 15, 2020, we have completed our initial site visit and the follow-up site visit to confirm initial findings. Two trips were necessary, to observe site conditions in early spring and again in the middle of the growing season.

A completed draft document detailing site findings and recommendations was submitted to RMLL on 6/30/2022. The final recommendations memo is approximately 65% complete, as we will build on the draft recommendations memo to produce final design recommendations by September.

The breakdown of charges thus far is shown in Table 1.

Task Description (% completed)	Personnel	Total
Site Visits (100%)	Lucy Harrington, Ashley Ficke	\$3,184.00
GIS Mapping (65%)	Gabe Heindel	\$549.00
Reporting/recommendations (65%)	Lucy Harrington, Ashley Ficke	\$2,780.00
Total billings to date (this invoice)		\$6,513.46
In kind-donations		
Discussions with CDOT about bridge	Lucy Harrington	\$188.00
Travel time	Lucy Harrington, Ashley Ficke	\$2,000.00
Car rental/gasoline	n/a	\$360.00
Total in-kind donations to date		\$2,548.00

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7/15/2022

Jeff Lee and Ann Martin
Rocky Mountain Land Library

Please see the attached invoice. If you have any questions, don't hesitate to contact me at 970-290-4374. Thank you for giving us the opportunity to participate in this fantastic project!

Sincerely,

GEI Consultants, Inc.

A handwritten signature in blue ink, appearing to read "Ashley Ficke", with a long horizontal flourish extending to the right.

Ashley Ficke
Fisheries Ecologist/Project Manager



PLEASE REMIT TO:
 PO Box 843005
 Boston, MA 02284-3005

GEI PAYMENT INFORMATION: In accordance with industry best practices and to help prevent fraud, please contact Julio Guerrero, Senior AR Specialist (781-721-4102) to verify any requests for change in the GEI Payment Instructions. For any billing questions, please contact Billing@GEIConsultants.com.

Attention: Jeff Lee
Rocky Mountain Land Library
 jeff@landlibrary.org
 sarah@goldblatt.com
 2550 W. 39th Avenue
 Denver, CO 80211
 United States

Invoice : 3113483
Invoice Date : 7/15/2022
Due Date : 8/14/2022
Project : 2202121
Project Name : Rocky Mountain Land Library

For Professional Services Rendered For 5/28/2022 Through 7/15/2022

	Fee	% Complete	Billings		
			To Date	Previous	Current
2202121 - Rocky Mountain Land Library					
1 - Ecological and Planning Services	10,000.00	65.135	6,513.46	0.00	6,513.46
			Current Billings		6,513.46
			Amount Due This Bill		6,513.46

Total Fee : 10,000.00
To Date Billings : 6,513.46
Total Remaining : 3,486.54

Ashley A. Ficke

INVOICE

BILL TO
 Rocky Mountain Land Library C/O Jeff Lee and Ann Martin

INVOICE 22-1009
DATE 07/15/2022
TERMS upon receipt - 0 days
DUE DATE 07/15/2022

P.O. NUMBER
 Rocky Mountain Land Library PV

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	SCOPE OF WORK: - Task 1: Request for Information and Site Visit	1	2,000.00	2,000.00

TSR Energy has completed the following as part of Task 1 of the contracted proposal:

- Attend group site visit to better understand project objectives, and the nature of the site.
- Assess the existing infrastructure
- Assess existing or planned design drawings of the Rocky Mountain Land Library; including layout of facility, available electrical drawings, design intent and/or project overview documents.
- Identify potential land available near the facility which could accommodate renewable energy and/or battery storage facilities
- Identify potential challenges of implementing on-site renewable energy.

BALANCE DUE **\$2,000.00**



July 17, 2022

Re: Rocky Mountain Land Library
Park County Land & Water Trust Grant
Intermittent Funding

From: Barb Saenger
South Park Site Stewards, Inc. (SPSS)
PO Box 207
Alma, CO 80420

Invoice: 2022-7.17.22

In accordance with our proposal dated September 26, 2021, SPSS is submitting this invoice for volunteer expenses to attend the On Site Meeting at Buffalo Peaks Ranch on April 29, 2022.

Volunteer: Barb Saenger, Co-Director SPSS

Hours: Meeting - 3
Driving - 4
Total Hours - 7

Miles Driven: 212 miles

Cost: Donated

If you have questions, please contact me by email, text, or phone 720-244-7407.