Distributed at 07-16-2013 Work Session

H.W. Houston Construction Co.

July 15, 2013

Pueblo City-County Library

East Side, St. Charles Mesa, Greenhorn Valley

PRICING OPTIONS

50% CD Pricing Currently	**$**	**4,203,600.00**

Additions

Allowance of water line improvements at St. Charles Mesa	$	140,000.00
Additional brick at East Side Library	$	28,600.00

Deletions

Eliminate Construction Contingency from project	$	(132,106.00)
Target Landscape reduction at SCM and Greenhorn Valley	$	(10,000.00)
Eliminate "Study" area cubbies at all three branches	$	(33,078.00)
Eliminate "Clearstories" at all three branches	$	(41,547.00)
Eliminate lighting controls at all three branches	$	(12,000.00)
Light fixture package target reduction	$	(30,000.00)
Eliminate Staff restroom at all three branches	$	(18,545.00)
Eliminate Operable wall at Community Room at all three branches	$	(34,117.00)
Modify small Community Rooms- Eliminate "pop outs" and glass front wall converting the area into one large room rather than two.	$	(16,445.00)
Eliminate Vinyl Graphics wall treatment at all three branches	$	(30,000.00)
Eliminate Acoustical sound panels at all three branches	$	(30,000.00)

Total Project Cost including Addition and Deletions identified above (Scaled Down Version)	**$**	**3,984,362.00**
Total Project Cost including deductions of only items highlighted above (Robust Version).	**$**	**4,128,094.00**

Items Added to (Robust Version) not included in Base Bid Pricing

Expanded Porches	$	18,000.00
Fireplaces	$	9,774.00

Total Projected Cost (Robust Version)	**$**	**4,155,868.00**

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SOUTH ELEVATION
VALUE ENGINEERED

SOUTH ELEVATION
ORIGINAL

OZ | ARCHITECTURE URBAN DESIGN INTERIOR DESIGN

PUEBLO CITY-COUNTY LIBRARY

512009.00 | EAST SIDE | 07.16.2013

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NORTH ELEVATION
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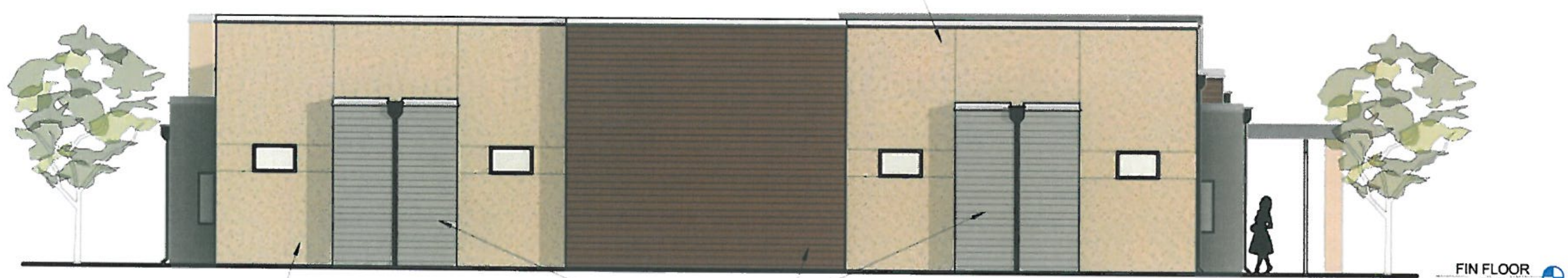
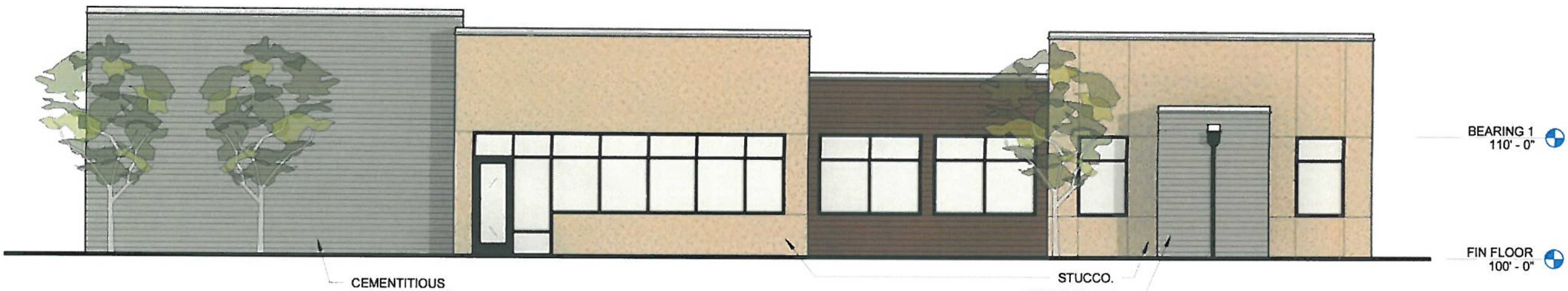


NORTH ELEVATION
ORIGINAL



EAST ELEVATION
VALUE ENGINEERED

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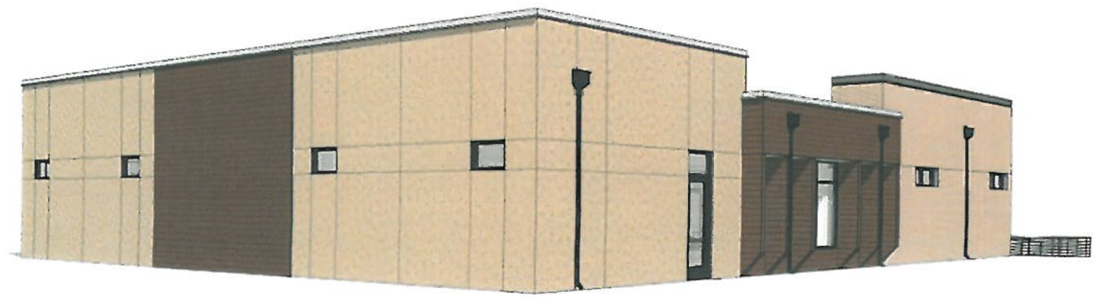

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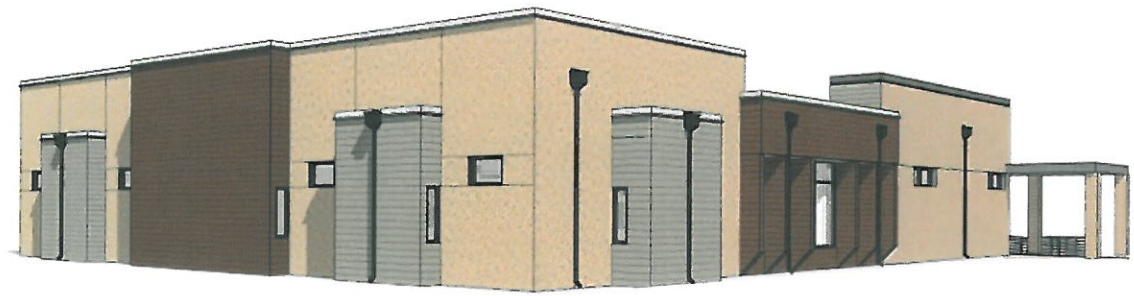

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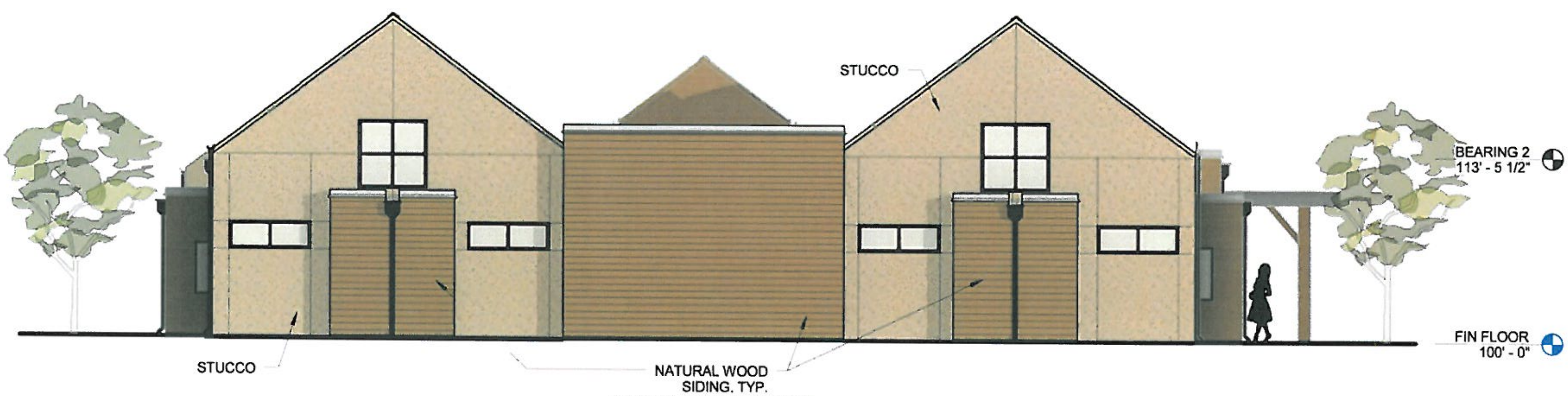

NORTH ELEVATION
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EAST ELEVATION
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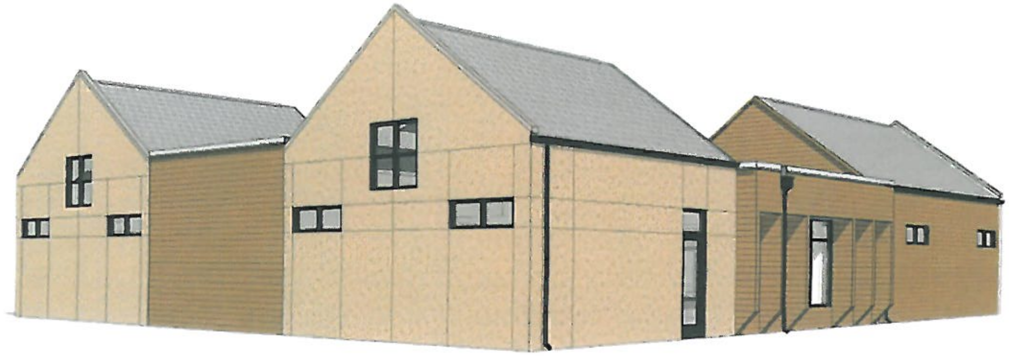
SOUTH WEST PERSPECTIVE
VALUE ENGINEERED

SOUTH WEST PERSPECTIVE
ORIGINAL



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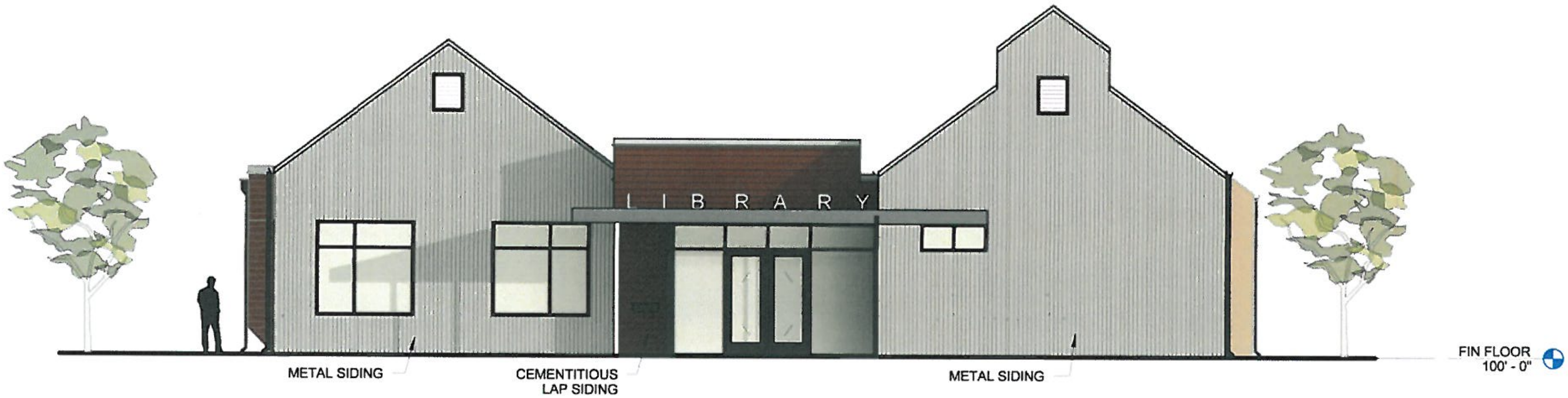

SOUTH ELEVATION
VALUE ENGINEERED

SOUTH ELEVATION
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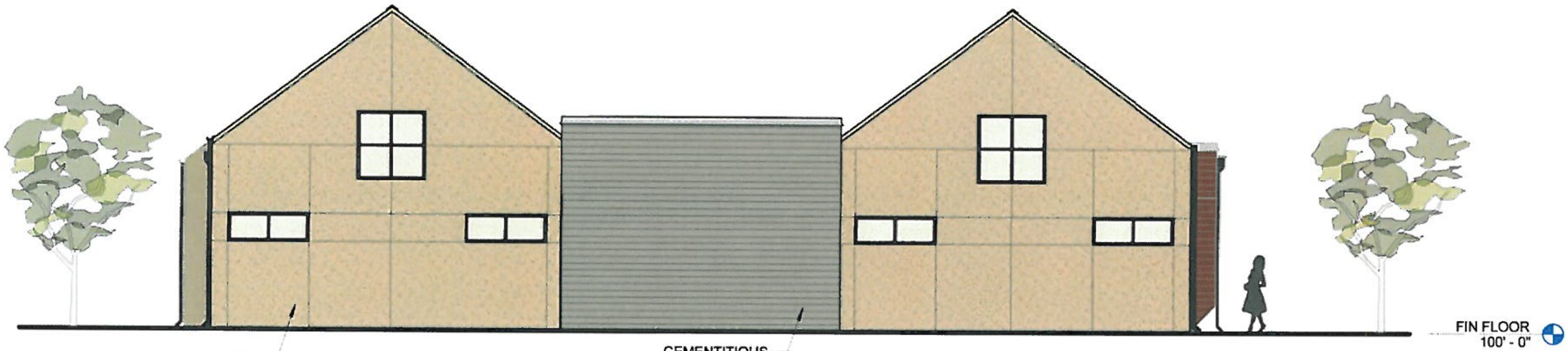

NORTH ELEVATION
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NORTH ELEVATION
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EAST ELEVATION
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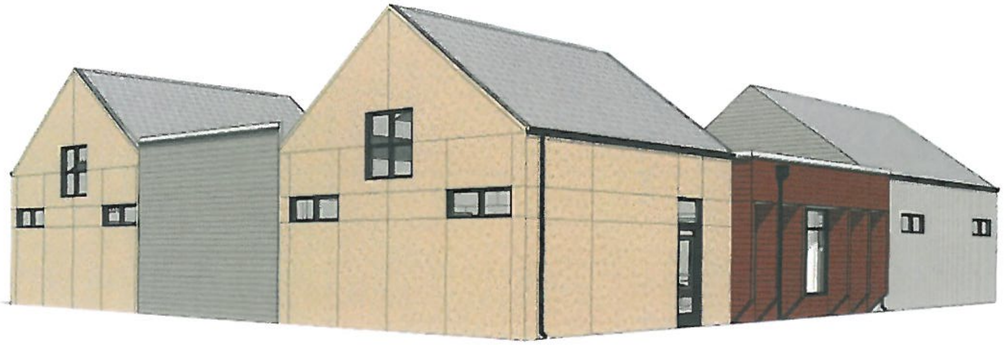

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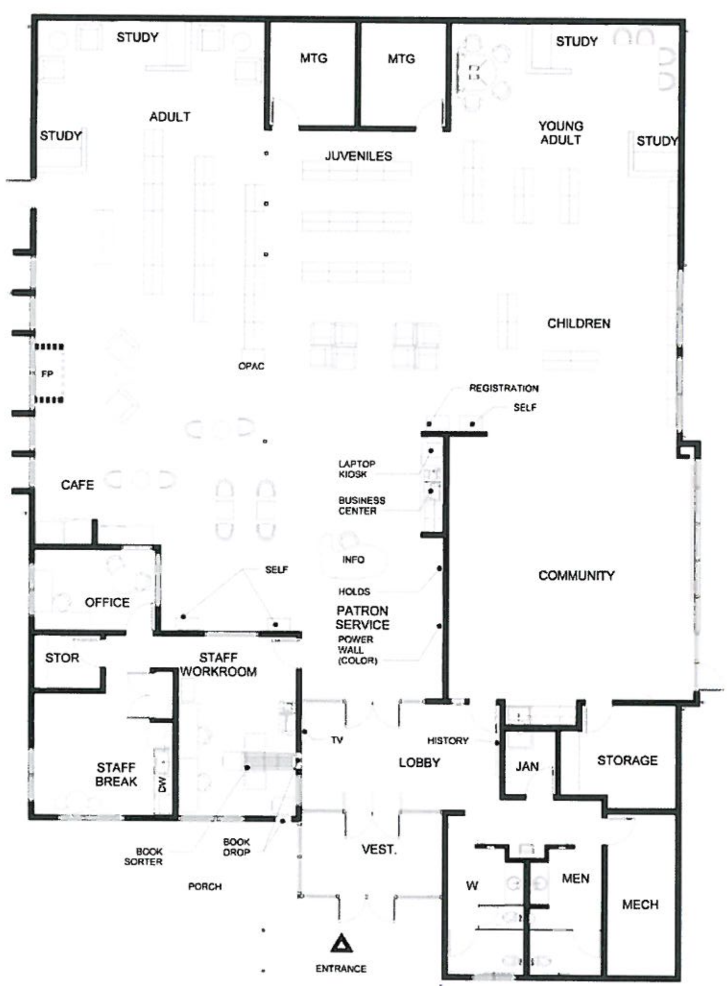
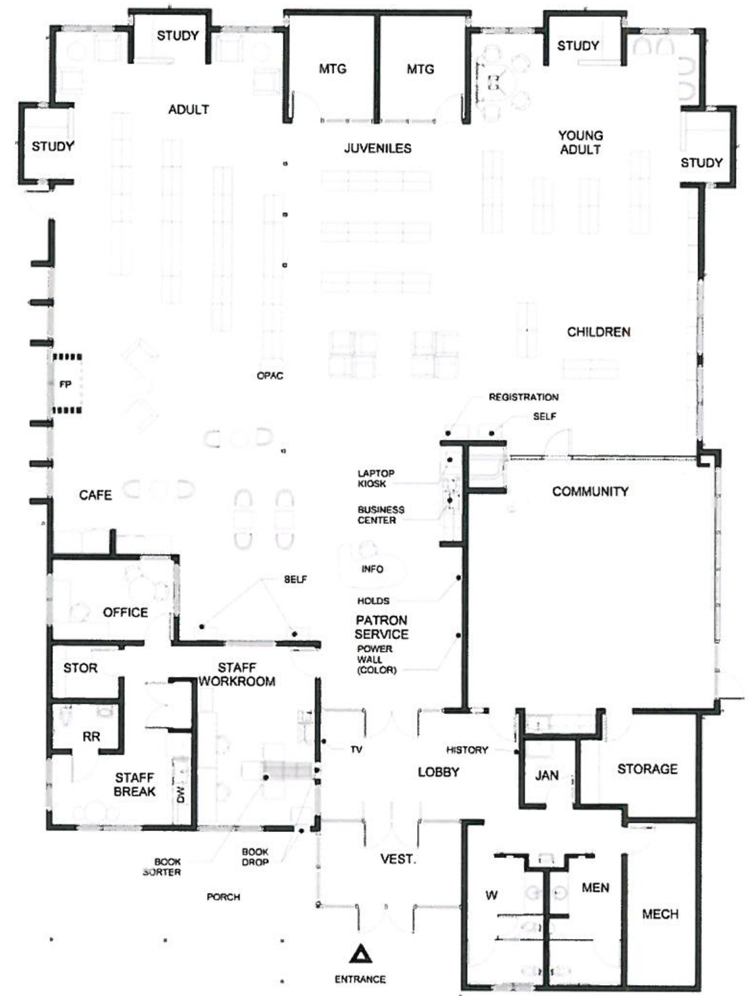


FLOOR PLAN
VALUE ENGINEERED



FLOOR PLAN
ORIGINAL

PUEBLO CITY-COUNTY LIBRARY DISTRICT
10-YEAR FINANCIAL PROJECTIONS

Distributed at 07-16-2013 Work Session

7/16/2013

	A	B	C	D	E	F	G	H	I	J	K	L
1												
2		2012	2013		2014		2015		2016		2017	
3	**GENERAL FUND:**	(Audit)	(Budget)		(Projected)		(Projected)		(Projected)		(Projected)	
4	Beginning Fund balance	3,086,195	3,823,239	24%	2,841,916	-26%	2,080,602	-27%	1,834,440	-12%	1,768,832	-4%
5	**Revenues:**											
6	Property tax revenue	7,804,163	8,496,415	9%	8,672,182	2%	8,865,002	2%	9,219,603	4%	9,675,995	5%
7	Specific ownership tax	623,435	722,195	16%	737,135	2%	753,525	2%	783,666	4%	822,460	5%
8	Other	488,856	439,282	-10%	447,163	2%	455,128	2%	468,261	3%	483,570	3%
9	**TOTAL REVENUE**	**8,916,454**	**9,657,892**	8%	**9,856,480**	2%	**10,073,655**	2%	**10,471,530**	4%	**10,982,025**	5%
10												
11	**Expenditures:**											
12	Salaries, personnel	3,597,910	3,777,368	5%	3,936,474	4%	4,097,648	4%	4,150,917	1%	4,204,879	1%
13	Payroll tax (PERA, Medicare, 40l(k))	525,955	560,586	7%	596,376	6%	620,794	4%	628,864	1%	637,039	1%
14	Employee benefits: insurance, misc.	454,639	559,160	23%	585,959	5%	614,074	5%	643,572	5%	674,521	5%
15	Employee benefits: travel, education	122,749	131,738	7%	133,737	2%	135,776	2%	137,856	2%	139,979	2%
16	Materials (books, AV, periodicals,...)	1,157,744	1,274,501	10%	1,950,000	53%	1,384,742	-29%	1,415,206	2%	1,447,756	2%
17	Processing, bindery expenses	142,620	149,894	5%	234,000	56%	166,169	-29%	171,154	3%	176,289	3%
18	Programs	98,691	116,240	18%	119,727	3%	123,319	3%	127,019	3%	130,829	3%
19	Operating leases	22,962	23,346	2%	23,813	2%	24,289	2%	24,775	2%	25,766	4%
20	Lease purchase (COPS)	224,197	808,750	261%	810,250	0%	811,550	0%	812,650	0%	809,000	0%
21	Utilities, bldg & vehicle mtce, repair	725,081	772,281	7%	848,395	10%	928,315	9%	974,731	5%	1,023,467	5%
22	Friends expenditures	29,015	16,300	-44%	16,952	4%	17,630	4%	18,335	4%	19,069	4%
23	Contract services	268,316	385,982	44%	284,656	-26%	293,196	3%	301,992	3%	311,052	3%
24	County treasurer's fees	117,120	127,446	9%	130,164	2%	133,242	2%	138,571	4%	141,343	2%
25	Public relations	44,429	70,993	60%	73,123	3%	75,316	3%	77,576	3%	79,903	3%
26	Insurance	55,573	62,514	12%	63,764	2%	65,039	2%	66,340	2%	67,667	2%
27	Office supplies, postage, printing, misc.	157,071	165,998	6%	170,978	3%	176,107	3%	181,390	3%	186,832	3%
28	Information technology	335,338	336,118	0%	439,428	31%	452,610	3%	466,189	3%	480,174	3%
29	**TOTAL EXPENDITURES**	**8,079,410**	**9,339,215**	16%	**10,417,795**	12%	**10,119,817**	-3%	**10,337,138**	2%	**10,555,566**	2%
30	*Transfer to Capital Project Fund*	*100,000*	*1,300,000*		*200,000*		*200,000*		*200,000*		*200,000*	
31	**Ending Fund balance**	**3,823,239**	**2,841,916**	-26%	**2,080,602**	-27%	**1,834,440**	-12%	**1,768,832**	-4%	**1,995,291**	13%
32												
33	**CAPITAL PROJECT FUND:**											
34	Beginning Fund balance	1,581,828	5,866,385		4,050,057		972,032		1,248,780		1,423,019	
35	Total Projected Revenues	135,053	224,700		606,657		138,748		11,239		165,307	
36	Total Projected Expenditures	1,588,374	3,341,028		3,884,682		62,000		37,000		232,000	
37	*Transfer in from General Fund*	5,737,878	1,300,000		200,000		200,000		200,000		200,000	
38	**Ending Fund balance**	**5,866,385**	**4,050,057**		**972,032**		**1,248,780**		**1,423,019**		**1,556,326**	
39												
40	**TOTAL COMBINED FUNDS**											
41	Beginning Fund balance	4,668,023	9,689,624		6,891,973		3,052,634		3,083,220		3,191,851	
42	Total Projected Revenues	9,051,507	9,882,592		10,463,137		10,212,403		10,482,769		11,147,332	
43	Total Projected Expenditures	9,667,784	12,680,243		14,302,477		10,181,817		10,374,138		10,787,566	
44	*Net transfers*	5,637,878	-		-		-		-		-	
45												
46	**ENDING COMBINED FUND BALANCE**	**9,689,624**	**6,891,973**	-29%	**3,052,634**	-56%	**3,083,220**	1%	**3,191,851**	4%	**3,551,617**	11%
47	Restrictions against FB - Tabor & DSRF		1,103,062		1,109,019		1,115,535		1,127,471		1,142,786	
48	Unrestricted Fund Balance:		5,788,911		1,943,615		1,967,685		2,064,380		2,408,831	
49	**Unrestricted FB % of operating expense**		62%		19%		19%		20%		23%	
50	**Fund balance % of operating expenditur**	120%	74%		29%		30%		31%		34%	
51	**Materials as a % of operating budget**	15%	15%		20%		15%		15%		15%	
52	**Salaries & benefits: % of op. budget**	58%	54%		50%		54%		54%		54%	
53	**Debt services: % of revenue**	3%	8%		8%		8%		8%		7%	
54	**Employee training: % of salaries**	3.41%	3.49%		3.40%		3.31%		3.32%		3.33%	

	A	M	N	O	P	Q	R	S	T	U	V	W	X
1													
2		2018		2019		2020		2021		2022		2023	
3	**GENERAL FUND:**	(Projected)		(Projected)		(Projected)		(Projected)		(Projected)		(Projected)	
4	Beginning Fund balance	1,995,291	13%	2,025,106	1%	2,051,805	1%	2,370,281	16%	2,803,450	18%	3,586,191	28%
5	**Revenues:**												
6	Property tax revenue	9,780,154	1%	9,975,758	2%	10,454,670	5%	10,768,310	3%	11,306,725	5%	11,645,927	3%
7	Specific ownership tax	831,313	1%	847,939	2%	888,647	5%	915,306	3%	961,072	5%	989,904	3%
8	Other	502,078	4%	519,408	3%	537,323	3%	558,499	4%	581,366	4%	608,064	5%
9	**TOTAL REVENUE**	**11,113,545**	1%	**11,343,105**	2%	**11,880,640**	5%	**12,242,115**	3%	**12,849,163**	5%	**13,243,895**	3%
10													
11	**Expenditures:**												
12	Salaries, personnel	4,259,543	1%	4,314,917	1%	4,371,011	1%	4,427,834	1%	4,485,396	1%	4,543,706	1%
13	Payroll tax (PERA, Medicare, 40l(k))	645,321	1%	653,710	1%	662,208	1%	670,817	1%	679,537	1%	688,371	1%
14	Employee benefits: insurance, misc.	706,992	5%	741,062	5%	776,809	5%	814,318	5%	853,676	5%	894,975	5%
15	Employee benefits: travel, education	142,146	2%	144,357	2%	146,614	2%	147,871	1%	149,166	1%	150,499	1%
16	Materials (books, AV, periodicals,...)	1,476,711	2%	1,506,245	2%	1,536,370	2%	1,567,098	2%	1,598,440	2%	1,630,408	2%
17	Processing, bindery expenses	181,577	3%	187,025	3%	192,635	3%	198,415	3%	204,367	3%	210,498	3%
18	Programs	134,754	3%	138,797	3%	142,961	3%	147,249	3%	151,667	3%	156,217	3%
19	Operating leases	26,797	4%	27,869	4%	28,984	4%	30,143	4%	31,349	4%	32,603	4%
20	Lease purchase (COPS)	809,700	0%	810,700	0%	813,325	0%	813,025	0%	812,275	0%	811,075	0%
21	Utilities, bldg & vehicle mtce, repair	1,074,640	5%	1,128,372	5%	1,184,791	5%	1,244,031	5%	1,306,232	5%	1,371,544	5%
22	Friends expenditures	19,831	4%	20,625	4%	21,450	4%	22,308	4%	23,200	4%	24,128	4%
23	Contract services	320,383	3%	329,995	3%	339,895	3%	350,092	3%	360,594	3%	371,412	3%
24	County treasurer's fees	146,996	4%	149,936	2%	157,134	5%	161,848	3%	169,941	5%	175,039	3%
25	Public relations	82,300	3%	84,769	3%	87,312	3%	89,932	3%	92,630	3%	95,409	3%
26	Insurance	69,020	2%	70,400	2%	71,808	2%	73,244	2%	74,709	2%	76,203	2%
27	Office supplies, postage, printing, misc.	192,437	3%	198,210	3%	204,157	3%	210,281	3%	216,590	3%	223,087	3%
28	Information technology	494,580	3%	509,417	3%	524,700	3%	540,441	3%	556,654	3%	573,353	3%
29	**TOTAL EXPENDITURES**	**10,783,730**	2%	**11,016,406**	2%	**11,262,164**	2%	**11,508,946**	2%	**11,766,422**	2%	**12,028,528**	2%
30	*Transfer to Capital Project Fund*	*300,000*		*300,000*		*300,000*		*300,000*		*300,000*		*500,000*	
31	**Ending Fund balance**	**2,025,106**	1%	**2,051,805**	1%	**2,370,281**	16%	**2,803,450**	18%	**3,586,191**	28%	**4,301,558**	20%
32													
33	**CAPITAL PROJECT FUND:**												
34	Beginning Fund balance	1,556,326		1,509,254		1,567,837		1,542,113		1,741,522		2,020,196	
35	Total Projected Revenues	14,007		38,583		14,111		38,879		15,674		43,182	
36	Total Projected Expenditures	361,079		280,000		339,835		139,470		37,000		160,703	
37	*Transfer in from General Fund*	300,000		300,000		300,000		300,000		300,000		500,000	
38	**Ending Fund balance**	**1,509,254**		**1,567,837**		**1,542,113**		**1,741,522**		**2,020,196**		**2,402,675**	
39													
40	**TOTAL COMBINED FUNDS**												
41	Beginning Fund balance	3,551,617		3,534,360		3,619,642		3,912,394		4,544,972		5,606,387	
42	Total Projected Revenues	11,127,552		11,381,688		11,894,751		12,280,994		12,864,837		13,287,077	
43	Total Projected Expenditures	11,144,809		11,296,406		11,601,999		11,648,416		11,803,422		12,189,231	
44	*Net transfers*	-		-		-		-		-		-	
45													
46	**ENDING COMBINED FUND BALANCE**	**3,534,360**	0%	**3,619,642**	2%	**3,912,394**	8%	**4,544,972**	16%	**5,606,387**	23%	**6,704,233**	20%
47	Restrictions against FB - Tabor & DSRF	1,146,731		1,153,618		1,169,744		1,180,588		1,198,800		1,210,642	
48	Unrestricted Fund Balance:	2,387,629		2,466,024		2,742,650		3,364,384		4,407,587		5,493,591	
49	**Unrestricted FB % of operating expense**	22%		22%		24%		29%		37%		46%	
50	**Fund balance % of operating expenditur**	33%		33%		35%		39%		48%		56%	
51	**Materials as a % of operating budget**	15%		15%		15%		15%		15%		15%	
52	**Salaries & benefits: % of op. budget**	53%		53%		53%		53%		52%		52%	
53	**Debt services: % of revenue**	7%		7%		7%		7%		6%		6%	
54	**Employee training: % of salaries**	3.34%		3.35%		3.35%		3.34%		3.33%		3.31%	

PUEBLO CITY-COUNTY LIBRARY
Ideas · Imagination · Information

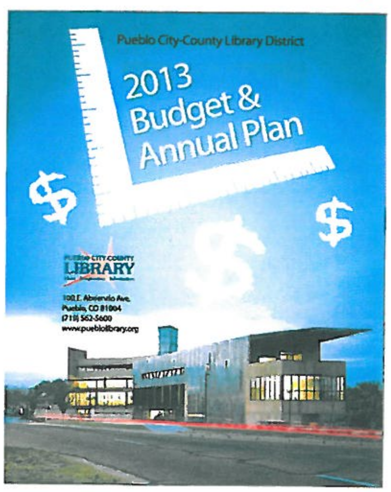
Rawlings Library – 2nd Floor Enhancement

Taking Enhancement Up a Level

July 2013

Michael Cox,
Pueblo City-County Library District

PUEBLO CITY-COUNTY LIBRARY
Ideas · Imagination · Information



2013 Annual Plan
Approved December 13, 2012

Strategic Goal I: INCREASE USE OF LIBRARY MATERIALS.

A. Improve service by completing the Library Enhancement Project, including Radio Frequency Identification systems, Automated Materials Handling equipment, and a new customer service model.
   - Action Steps
   1. Remodel four libraries by February 2013.
   2. Integrate new equipment into the remodeled libraries by March 2013.
   3. Train staff in new procedures.
   4. Implement changes by March 2013.
   5. Evaluate and report on results.
   6. Consider expanding Library Enhancement Project design and service principles to the second floor of the Rawlings Library.

PUEBLO CITY-COUNTY LIBRARY
Ideas · Imagination · Information

Process

OZ

GP Architecture INC

studiotrope design collective

$39,900	$40,705	$28,250

- Familiarity with PCCLD brand awareness
- Familiarity with PCCLD customer service model
- Competitive Position – experience with libraries and knowledgeable of trends
- Construction Schedule
- Fees

•Request approval to spend $28,250 on design firm selection

Enhance. Engage. Empower.

GRADISAR, TRECHTER, RIPPERGER & ROTH

Attorneys at Law

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July 11, 2013

Board of Trustees
Pueblo City-County Library District
100 East Abriendo Avenue
Pueblo, CO 81004

Re: Contingent Fee Report
In the Matter of Pueblo City-County Library District v.
Colorado City Improvements Corporation

Dear Members of the Board of Trustees:

On May 27, 2011 the Pueblo City-County Library District retained the services of Gradisar, Trechter, Ripperger & Roth, pursuant to a written Contingent Fee Agreement to commence an action against Colorado City Improvements Corporation, to recover the assets of Colorado City Improvements Corporation for the Pueblo City-County Library District upon the dissolution of Colorado City Improvements Corporation.

The fee agreement provided that my fee for representing the Pueblo City-County Library District would be 25 percent of the gross amount collected, unless a notice of appeal was filed in which event my fee would be 33 1/3 percent of the gross amount collected. The fee agreement also provided that in no event would the hourly rate exceed $1,000.00 per hour. Pursuant to the requirements of that Contingent Fee Agreement, I have, on a monthly basis, provided a report to the Pueblo City-County Library District on the time spent on this matter and on the costs incurred in representing Pueblo City-County Library District in this matter.

As you know, we have successfully completed our representation of the Pueblo City-County Library District in this matter and have successfully recovered the assets of Colorado City Improvements Corporation. The Colorado Revised Statutes, §13-17-304 requires that I provide to the Board of Trustees of the Pueblo City-County Library District, a report upon the successful completion of this matter with respect to the fees charged. This is that report:

GROSS AMOUNT RECOVERED: $136,729.49

AMOUNT OF CONTINGENT FEE: $ 34,182.37

HOURS OF LEGAL SERVICES PROVIDED FOR THIS MATTER: 289.65

AVERAGE HOURLY RATE FOR THE CONTINGENT FEE: $118.01

It has been my honor and pleasure to represent the Pueblo City-County Library District in this unique litigation.

Respectfully submitted.

GRADISAR, TRECHTER, RIPPERGER & ROTH

Nicholas Gradisar

Nicholas Gradisar
NG:jp