

# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Timothy V. Corrigan  
District I

Douglas B. Monger  
District II

M. Elizabeth Melton  
District III

## Commissioners' Daily Agenda August 28, 2020

Times listed on the agenda are approximations and may be longer or shorter, or being earlier than scheduled, with no notice. Agendas are subject to change 24 hours before the meeting start time. To ensure you have the most up-to-date information, please check the agenda after 24 hours of its start time.

If you are joining the meeting for a specific item, please join 10 minutes before the item to ensure you are present for the beginning of the item.

**Please click the link below to join the webinar:**

[https://us02web.zoom.us/j/85106670945?  
pwd=UXZZSGx1O01Mc0s2cklGVk13Qld5UT09](https://us02web.zoom.us/j/85106670945?pwd=UXZZSGx1O01Mc0s2cklGVk13Qld5UT09)

Password: 522

Or Telephone:

Dial(for higher quality, dial a number based on your current location)

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 851 0667 0945

Password: 522

*The Routt County Board of County Commissioners or Board of Health may enter executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice related to specific legal questions concerning Routt County's COVID-19 response.*

- 1. 9:30 A.M. CALL TO ORDER**
- 2. 9:30 A.M. COMMISSIONERS' DAILY WORK SESSION**

The Commissioners will address critical items for regular county and emergency operations. Action may be taken and direction to staff may be given in relation to any of these items.

The Routt County Board of County Commissioners may enter executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice related to specific legal questions concerning Routt County's COVID-19 response.

3. **10:00 A.M. TREASURER'S OFFICE**  
Lane Iacovetto, Treasurer
4. **10:30 A.M. PUBLIC WORKS DEPARTMENT**  
Ray DuBois, Director

**DETENTION CENTER REMODEL COST ESTIMATE**

Direction for Facilities Management to move forward with an RFP for construction.

**Documents:**

[BCC COMM FORM - ARCHITECTS COST ESTIMATE.PDF](#)  
[CD BUDGET SUMMARY 1 - ROUTT COUNTY DETENTION CENTER - JULY 2020.PDF](#)

5. **11:00 A.M. MEETING ADJOURNED**

Please click the link below to join the webinar:

[https://us02web.zoom.us/j/85106670945?  
pwd=UXZZSGx1Q001Mc0s2cklGVk13Qld5UT09](https://us02web.zoom.us/j/85106670945?pwd=UXZZSGx1Q001Mc0s2cklGVk13Qld5UT09)

Password: 522

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715  
8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 851 0667 0945

Password: 522

All programs, services and activities of Routt County are operated in compliance with the Americans with Disabilities Act. If you need a special accommodation as a result of a disability, please call the Commissioners Office at (970) 879-0108 to assure that we can meet your needs. Please notify us of your request as soon as possible prior to the scheduled event. Routt County uses the Relay Colorado service. Dial 711 or TDD (970) 870-5444.



# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

## AGENDA COMMUNICATION FORM

ITEM DATE: Friday, August 28, 2020	ITEM TIME:
------------------------------------	------------

<b>FROM:</b>	Steve Faulkner / Ray DuBois
<b>TODAY'S DATE:</b>	August 25, 2020
<b>AGENDA TITLE:</b>	Detention Center Remodel – Architect's Cost Estimate
<b>CHECK ONE THAT APPLIES TO YOUR ITEM:</b>	
<input type="checkbox"/> ACTION ITEM	
<input checked="" type="checkbox"/> DIRECTION	
<input checked="" type="checkbox"/> INFORMATION	
<b>I. DESCRIBE THE REQUEST OR ISSUE:</b>	
Discussion regarding current budget vs. Architect's cost estimate	
<b>II. RECOMMENDED ACTION (<i>motion</i>):</b>	
Direction for Facilities Management to move forward with an RFP for construction.	
<b>III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):</b>	
<b>PROPOSED REVENUE (<i>if applicable</i>):</b> N/A	
<b>CURRENT BUDGETED AMOUNT:</b> \$520,000	
<b>PROPOSED EXPENDITURE:</b> TBD	
<b>FUNDING SOURCE:</b> General Fund	
<b>SUPPLEMENTAL BUDGET NEEDED:</b> YES <input type="checkbox"/> NO <input type="checkbox"/> TBD	
<b>IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):</b>	



# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

## AGENDA COMMUNICATION FORM

### V. BACKGROUND INFORMATION:

The 2020 budget estimate for the Detention Center Remodel was based on the actual cost per square foot of the Justice Center Remodel completed in 2017 with escalation added in for a total estimated cost of \$200/sf.

#### 2020 Budget Estimate

2020 Detention Remodel Estimate	\$500,000
2020 Inmate Shower Remodel Estimate	\$20,000
<b>2020 Total Budget</b>	<b>\$520,000</b>

#### 2020/2021 Revised Budget Estimate

Architect's Budget Estimate	\$801,899
Owner's Expenses	
Architect's Construction Administration	\$7,500
IT Audio/Visual Professional Services	\$5,000
FF&E	\$20,000
Audio Visual	\$15,000
IT Switches & Wi-Fi	\$7,500
Appliances	\$5,000
<b>2020/2021 Total Revised Budget Estimate</b>	<b>\$861,899</b>

### VI. LEGAL ISSUES:

### VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

Environmental testing completed. No issues.

### VIII. SUMMARY AND OTHER OPTIONS:

Recommend alternate deduct pricing options within the RFP for exterior site improvements.

### IX. LIST OF ATTACHMENTS:

**ROUTT COUNTY DETENTION CENTER**  
**ESTIMATE RECAP**  
**75% CD BUDGET ESTIMATE #1 - JULY 2020**

BUILDING AREA IN SQ FT: 2,486  
 DRAWINGS PREPARED BY: STEAMBOAT ARCHITECTURAL ASSOCIATES  
 DOCUMENT DATED: 75% CD - 19 MAY 20  
 DESCRIPTION: A REMODEL FOR THE  
 ROUTT COUNTY DETENTION CENTER

**LEGEND**

# : BY OWNER  
 \* : NOT INCLUDED  
 ? : QUESTION  
 <- : ALLOWANCE

FILE: 75% CD BUDGET ESTIMATE #1 - ROUTT COUNTY DETENTION CENTER - JULY 2020

LINE NO.	DESCRIPTION	QUAN	UNIT	UNIT PRICE	LABOR TOTAL	UNIT PRICE	MAT'L TOTAL	UNIT PRICE	SUBC TOTAL	LINE TOTAL
1	INTERIOR REMODEL	1	LS		COST PER SF @ 2,486 SF : \$255.97 / SF				636,334	
2	SITWORK	1	LS		COST PER SF @ 2,486 SF : \$31.36 / SF				77,969	
	<b>SUBTOTAL</b>	*****	*****		0		0		0	714,302
	State & Local Tax 2.9%	*****	*****							NOT INCLUDED - ESTIMATED AS TAX EXEMPT *
	City / County Use Tax 5.5%	*****	*****							NOT INCLUDED - ESTIMATED AS TAX EXEMPT *
	City / County Permit Fees 1.00%	*****	*****					7,143		7,143
	Water & Sewer Fees LS	\$0.00	0.0%		NOT INCLUDED - ESTIMATED AS NOT APPLICABLE *					
	<b>SUBTOTAL</b>	*****	*****		0		0		7,143	721,445
	CM/GC Contractor Fee 8.00%	*****	*****		-----					57,716
	Builders Risk Insurance 0.00%	*****	*****		NOT INCLUDED - ESTIMATED TO BE COVERED BY OWNER *					
	Gen. Liability / Umbrella Ins. 1.40%	*****	*****		-----					10,100
	<b>SUBTOTAL</b>	*****	*****		-----					\$789,261
	Performance & Payment Bond 1.6%	*****	*****		-----					12,628
	<b>TOTAL 75% CD BUDGET ESTIMATE #1</b>	*****	*****		COST PER SF @ 2,486 SF : \$322.56 / SF				\$801,889	

**ROUTT COUNTY DETENTION CENTER  
 INTERIOR REMODEL  
 75% CD BUDGET ESTIMATE #1 - JULY 2020**

BUILDING AREA IN SQ FT: 2,486  
 DRAWINGS PREPARED BY: STEAMBOAT ARCHITECTURAL ASSOCIATES  
 DRAWINGS ARE DATED: 75% CD - 19 MAY 20

**LEGEND**

# : BY OWNER  
 \* : NOT INCLUDED  
 ? : QUESTION  
 <- : ALLOWANCE

FILE: 75% CD BUDGET ESTIMATE #1 - ROUTT COUNTY DETENTION CENTER - JULY 2020

DIV NO	DIVISION RECAP	\$ PER S.F.	% OF TTL	LABOR TOTAL	MATERIAL TOTAL	SUBCONTRACT TOTAL	DIVISION TOTAL
1	General Conditions	\$18.43	7.2%	34,422	400	11,002	45,824
2	Demolition & Sitework	\$19.05	7.4%	24,135	4,126	19,100	47,361
3	Concrete	\$2.79	1.1%	2,584	400	3,960	6,944
4	Masonry	\$9.83	3.8%	1,330	7,460	15,640	24,430
5	Metals	\$16.39	6.4%	1,410	2,040	37,293	40,743
6	Carpentry - Framing	\$5.15	2.0%	3,158	3,146	6,500	12,804
7	Moisture Protection	\$5.84	2.3%	4,284	3,084	7,150	14,518
8	Doors, Windows & Glass	\$22.03	8.6%	6,650	14,080	34,026	54,756
9	Finishes	\$51.16	20.0%	17,208	4,010	105,969	127,187
10	Specialties	\$4.55	1.8%	2,950	8,350	0	11,300
11	Equipment	\$0.00	0.0%	0	0	0	0
12	Cabinets / Tops	\$14.83	5.8%	3,475	16,744	16,650	36,869
13	Special Construction	\$0.00	0.0%	0	NOT INCLUDED - NO WORK ANTICIPATED		*
15	Mechanical	\$36.07	14.1%	0	0	89,665	89,665
16	Electrical	\$37.66	14.7%	0	0	93,631	93,631
<b>SUBTOTAL</b>		\$243.78	95.2%	<b>101,606</b>	<b>63,840</b>	<b>440,586</b>	<b>606,032</b>
State & Local Tax 2.9%		\$0.00	0.0%	NOT INCLUDED - ESTIMATED AS TAX EXEMPT		*	
City / County Use Tax 5.5%		\$0.00	0.0%	NOT INCLUDED - ESTIMATED AS TAX EXEMPT		*	
City / County Permit Fees 1.00%		\$0.00	0.0%	-----		SEE ESTIMATE RECAP	
Water & Sewer Fees LS		\$0.00	0.0%	-----		SEE ESTIMATE RECAP	
<b>SUBTOTAL</b>		\$243.78	95.2%	<b>101,606</b>	<b>63,840</b>	<b>440,586</b>	<b>606,032</b>
CM/GC Contractor Fee 8.00%		\$0.00	0.0%	-----		SEE ESTIMATE RECAP	
Builders Risk Insurance 0.00%		\$0.00	0.0%	-----		SEE ESTIMATE RECAP	
Gen. Liability / Umbrella Ins. 1.40%		\$0.00	0.0%	-----		SEE ESTIMATE RECAP	
<b>SUBTOTAL</b>		\$243.78	95.2%	<b>101,606</b>	<b>63,840</b>	<b>440,586</b>	<b>606,032</b>
HLCC Const. Contingency 5.0%		\$12.19	4.8%	-----		30,302	
<b>TOTAL 75% CD BUDGET ESTIMATE #1 - INTERIOR REMODEL</b>		\$255.97	100%			<b>\$636,334</b>	

**ROUTT COUNTY DETENTION CENTER  
SITWORK  
75% CD BUDGET ESTIMATE #1 - JULY 2020**

BUILDING AREA IN SQ FT: 2,486  
DRAWINGS PREPARED BY: STEAMBOAT ARCHITECTURAL ASSOCIATES  
DOCUMENT DATED: 75% CD - 19 MAY 20  
DESCRIPTION: EXTERIOR SITWORK

**LEGEND**

# : BY OWNER  
\* : NOT INCLUDED  
? : QUESTION  
<- : ALLOWANCE

FILE: 75% CD BUDGET ESTIMATE #1 - ROUTT COUNTY DETENTION CENTER - JULY 2020

LINE NO.	DESCRIPTION	QUAN	UNIT	UNIT PRICE	LABOR TOTAL	UNIT PRICE	MAT'L TOTAL	UNIT PRICE	SUBC TOTAL	LINE TOTAL
1	GENERAL CONDITIONS / SUPERVISION	0		0.00	0	0.00	SEE INTERIOR REMODEL ESTIMATE			
2	MISC DEMO / PREP	40	MH	42.00	1,680	10.00	400	0.00	0	2,080
3	SURVEY / LAYOUT	24	MH	52.00	1,248	0.00	0	50.00	1,200	2,448
4	SITE DEMOLITION	40	MH	42.00	1,680	0.00	0	LS	11,208	12,888
5	FOUNDATION EXCAVATION / PREP / BACKFILL	1	LS	0.00	0	0.00	0	LS	4,575	4,575
6	RETAINING WALL ESTIMATED TO INCLUDE PERIMETER DRAIN TO EXISTING STORM DRAIN (NO REVISIONS TO STORM DRAIN INCLUDED), WATERPROOFING									
7	PERIMETER DRAIN @ RETAINING WALL	100	LF	0.00	0	0.00	0	35.00	3,500	3,500
8	RETAINING WALL FOOTING / WALL	20	CY	50.00	1,000	LS	5,980	675.00	13,500	20,480
9	FOUNDATION WATERPROOFING @ RETAINING WALL	400	SF	0.00	0	0.00	0	2.50	1,000	1,000
10	CONCRETE SOG GRAVELS / PREP	1,150	SF	1.00	1,150	0.00	0	3.50	4,025	5,175
11	NEW EXTERIOR CONCRETE STEPS / RISERS / CURB	48	LF	0.00	0	0.00	0	LS	5,410	5,410
12	NEW EXTERIOR 6" PAVING / ENTRY SOG	1,100	SF	0.00	0	0.00	0	9.00	9,900	9,900
13	SITE HANDRAILS	24	LF	0.00	0	0.00	0	75.00	1,800	1,800
14	LANDSCAPING - REPAIRS / PATCHING	1	ALLOW	ALLOWANCE			ALLOW	5,000	5,000	<-
<b>SUBTOTAL</b>		*****	*****		<b>6,758</b>		<b>6,380</b>		<b>61,118</b>	<b>74,256</b>
<b>State &amp; Local Tax 2.9%</b>		*****	*****				<b>NOT INCLUDED - ESTIMATED AS TAX EXEMPT</b>			*
<b>City / County Use Tax 5.5%</b>		*****	*****				<b>NOT INCLUDED - ESTIMATED AS TAX EXEMPT</b>			*
<b>City / County Permit Fees LS</b>		*****	*****				<b>SEE ESTIMATE RECAP</b>			
<b>SUBTOTAL</b>		*****	*****		<b>6,758</b>		<b>6,380</b>		<b>61,118</b>	<b>74,256</b>
<b>CM/GC Contractor Fee 8.00%</b>		*****	*****				<b>SEE ESTIMATE RECAP</b>			
<b>Builders Risk Insurance 0.00%</b>		*****	*****				<b>SEE ESTIMATE RECAP</b>			
<b>Gen. Liability / Umbrella Ins. 1.40%</b>		*****	*****				<b>SEE ESTIMATE RECAP</b>			
<b>SUBTOTAL</b>		*****	*****							<b>\$74,256</b>
<b>HLCC Const. Contingency 5.0%</b>		*****	*****							<b>3,713</b>
<b>TOTAL 75% CD BUDGET ESTIMATE #1 - SITWORK</b>		*****	*****							<b>\$77,969</b>