Gunnison County, CO

COURTHOUSE NEEDS & SYSTEMS ASSESSMENTS, SPACE PLANNING AND BASIC BUILDING PROGRAMMING

ROTH SHEPPARD

HUMPHRIES POLI ARCHITECTS

March 26, 2013

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Preface

Scope

This document presents the program of space requirements for the proposed renovation and restoration or replacement of the Gunnison County Courthouse. The Study for the Courthouse confirms the standards and requirements of the County Courts and the State of Colorado's 7th Judicial District offices and courtrooms located in Gunnison. The Courts will continue to be collocated with Gunnison County administration offices and the meeting room for the Gunnison County Board of County Commissioners.

The program presented herein documents and augments a series of meetings and work sessions that began with a high level "Vision Session" held at the existing Gunnison County Courthouse in November of 2012 continued by staff interviews held at the existing work spaces within the Courthouse throughout November and December of 2012.

Purpose

The Study identifies a Needs and System Assessment, space planning and basic building programming services to serve as a foundational basis for the subsequent contemplated adaptive re-use, renovation, historical renewal or replacement of the existing Gunnison County Courthouse in Gunnison, Colorado.

The Study is structured and organized as a presentation to County Administration, Court Administration and the Board of County Commissioners (BoCC) of its conclusions and products. The Study reports the findings through text, diagrams, spreadsheets and graphics and summarizes conclusions in the form of site and space plans and concept level cost analysis of options selected as preferred by County Administration and members of the BoCC.

Acknowledgements

This Study is the result of several months of effort by a team of planners, architectural programmers, architects and engineers from Roth Sheppard and Humphries Poli Architects as associated architects with input and review by Gunnison County Administration, State of Colorado 7th Judicial District administration assisted by Michael Mismash, MJM Project Consulting LLC, Owner's project manager.

The Gunnison County Administration Team was represented by:

Matthew Birnie	Gunnison County Administrator
Michael Mismash	MJM Project Consulting, llc

The State of Colorado 7th Judicial District was represented by:

Edward J. Clayton III	District Administrator
Betsy Nesbitt	Gunnison Co. Clerk of the Court
Dan Hotsenpiller	7th Judicial District DA
Robert Omer	Chief Probation Officer

The Roth Sheppard, Humphries Poli Architects Team was represented by:

Herb Roth FAIA
Dennis Humphries AIA
Ryan Wallace AIA
Kyle Yardley AIA
Jane Crisler AIA

The Consulting Engineer Team (Existing building evaluation) was represented by:

Paul Doak PE	Martin/Martin Structural
Kirt Holloway PE	MKK Mechanical
Jason Engle PE	MKK Electrical

Roth Sheppard and Humphries Poli Architects gratefully extend their gratitude to all participants for sharing their time, leadership, vision and enthusiasm.

Project Background

The Gunnison Courthouse has received numerous alterations over time and is comprised of at least 7 distinct building additions constructed between the 1881 and the present. The original courthouse and additions are listed chronologically below

- *1881 - Original brick courthouse with rusticated stone base.*
- *1897 - South 2 story brick addition adjacent to the original courthouse*
- *c. 1900 - Original 2 story jail, north wing*
- *c. 1907 - A second south 2 story addition adjacent to the original courthouse and west of the first south addition*
- *c. 1930s - North 2 story addition adjacent to the original courthouse*
- *c. 1941 - South wing 1 story addition*
- *c. 1960s - Second story added to the 1941 south wing*
- *1978 – New jail wing on the east, including whole building remodel*

Current Building Square footage is as follows:

Basement:	8,807 SF
First Level:	17,501 SF
Second Level:	17,343 SF
Total:	**43,651 SF**

The original courthouse is a two-story masonry structure with a partial basement. Roof construction is heavy timber roof trusses supported by load bearing brick masonry walls. The subsequent additions consist mainly of brick or concrete block construction. The stucco finish still used on the building first appears in photos as early as 1941. This also appears to coincide with the first window replacement in the building, which removed the original 19th century arch topped windows. (See Historic Preservation Report for complete report)

Several studies have been completed since the 1978 jail addition and building remodel. While they provide an historical picture of the importance of the Courthouse to the community, the studies more or less focus on the issue of adding a jail to the site or remodeling the existing jail. It is important to note that the issues that have come up in this current pre-design phase, for the Courthouse itself, are similar to the issues of 20-years ago.

1881

1897

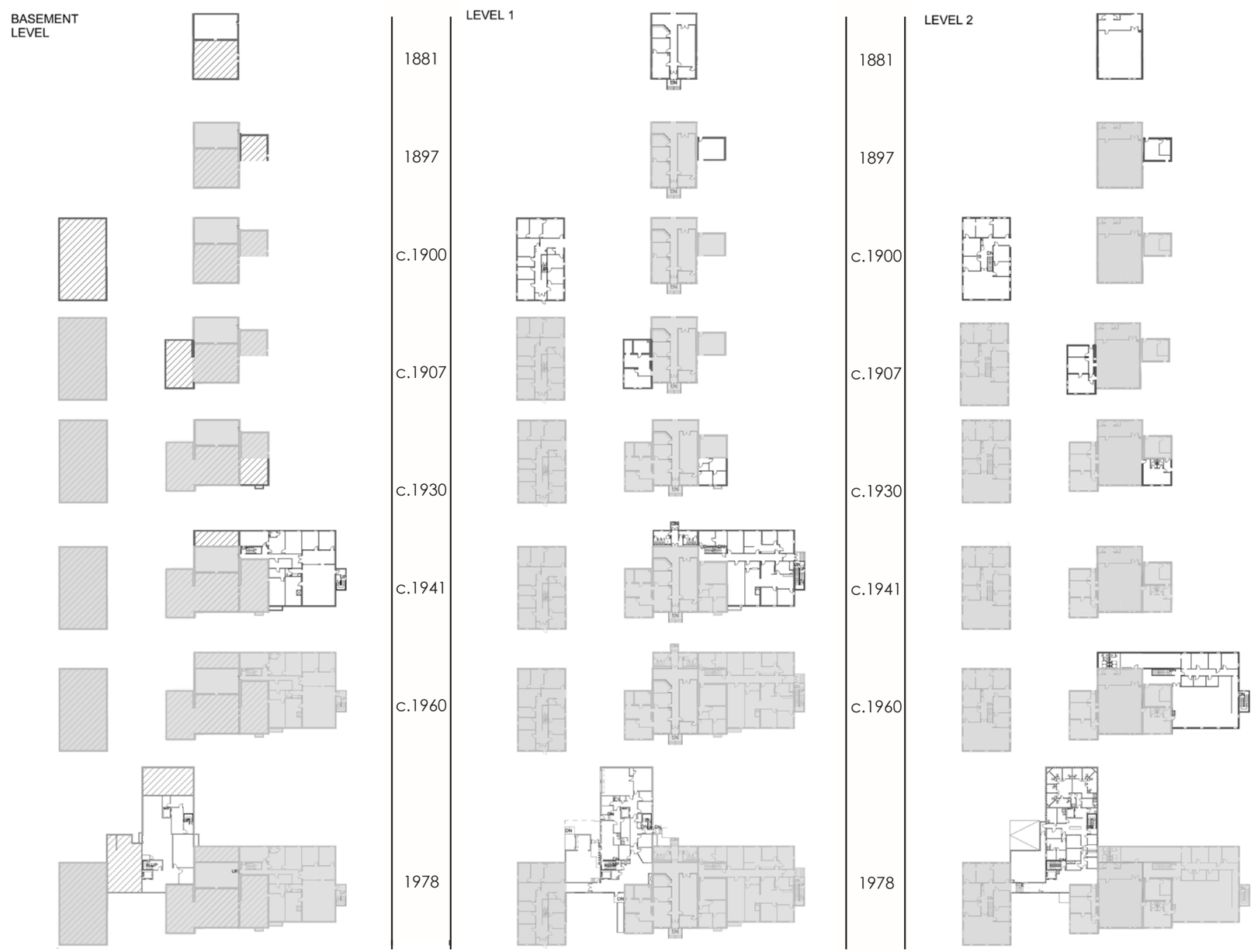
1941

1951

2013

Addition Time Lapse Diagram

The following addition time lapse diagram shows, in plan view, the historical additions and changes to the building and site in chronological order. This helps to create an understanding of the many various elements that make up the building and site and their importance and place in history.



Historic Restoration / Preservation

Character Defining Features

Based on historical research the design team identified the following five character defining features of the historic building that should be the focus of any future preservation efforts for the courthouse.

1. Heavy Timber Framing
2. Pressed Metal Ceilings and Walls
3. Brick Masonry
4. Arched-top Windows
5. Spiral Staircase

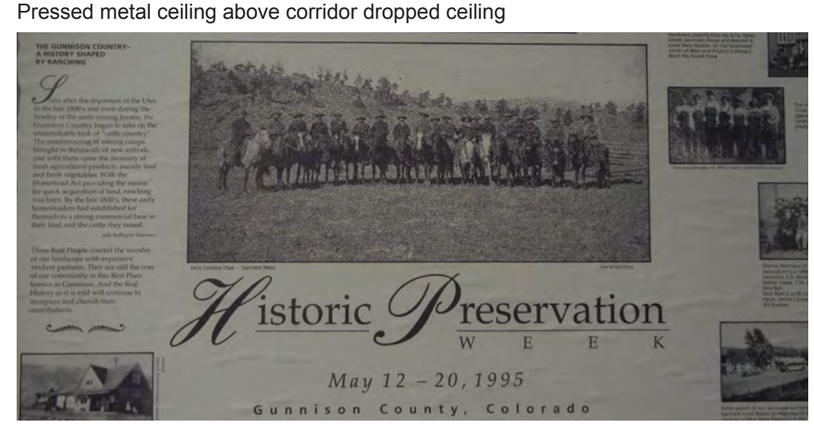
The original spiral staircase was removed from the building by 1978. Although it is no longer installed in the building a portion of it was donated to the Gunnison Pioneer Museum. Because the museum is now closed for the season we were unable to examine the stair in person.

Recommendations

- All of the identified character defining features of the courthouse are characteristics of the 1881 courthouse. Based on the current configuration of the building the only historic feature that could be rehabilitated in a meaningful way is the pressed metal ceiling, and possibly portions of the metal wall tiles. Ceiling tiles could be consolidated and used in one or two select rooms. Use of the wall tiles in any large scale would require purchase of replica tiles. This would likely be costly in that a custom dye would need to be produced to match the wall tile exactly.
- Similarly, the spiral stair case would require almost total reconstruction of the historic design. Because the original design likely does not meet current codes this stair would probably serve aesthetic purposes only.
- As mentioned above the condition of the brick is not known since it has been covered by stucco for 70 years. Because the building has been covered with stucco for a longer period than it existed as a brick finish it would not, in our opinion, be a priority to remove the stucco and expose the brick. Both the brick and stucco finishes are historically significant finishes associated with different historical periods of the building, therefore one is not clearly more important than the other.
- Finally, the historic heavy timber is in good condition but the amount of mechanical and electrical systems threaded through these members, in our opinion, would require a large amount of rework in order to expose this feature. This is achievable but is likely cost prohibitive.
- Based on these conditions we recommend that future preservation efforts for the courthouse focus on interpretative displays about the history of the building, which could be centered on the many historic photographs of the building that exist as well as the pressed metal ceilings. Though not as impactful, it is possible that original wood floors exist beneath the carpet areas in the 1881 portion of the building. Revealing these floors in concert with the metal ceilings in selected rooms could evoke the history of the space. Although it would be possible to reveal or recreate some of the other character defining features of the building these endeavors would be costly and in the case of the brick may not be assured of success given the unknown condition.

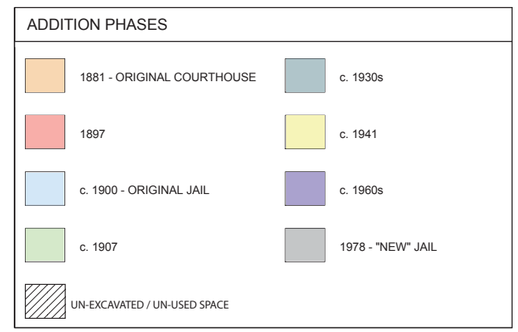
County Court House Square. Circa 1900

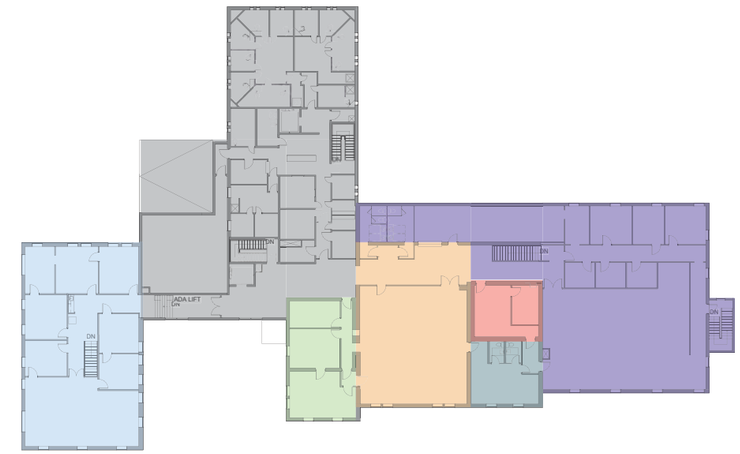
Pressed metal ceiling above corridor dropped ceiling



Existing Addition Diagrams

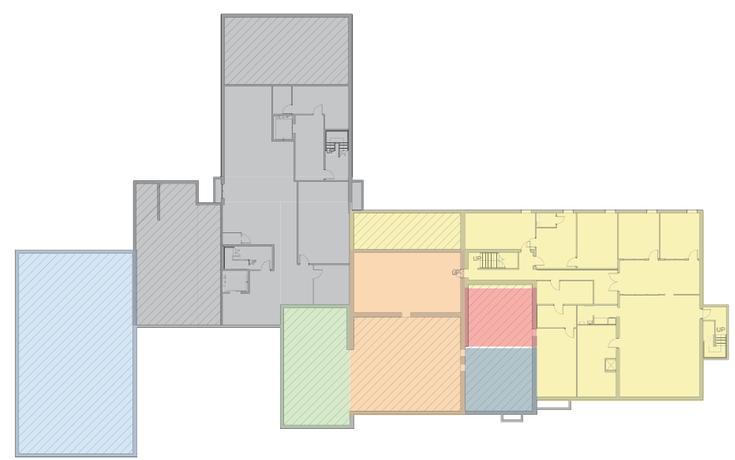
Existing addition plan diagrams were created to further understand the various historical additions / components of the building.





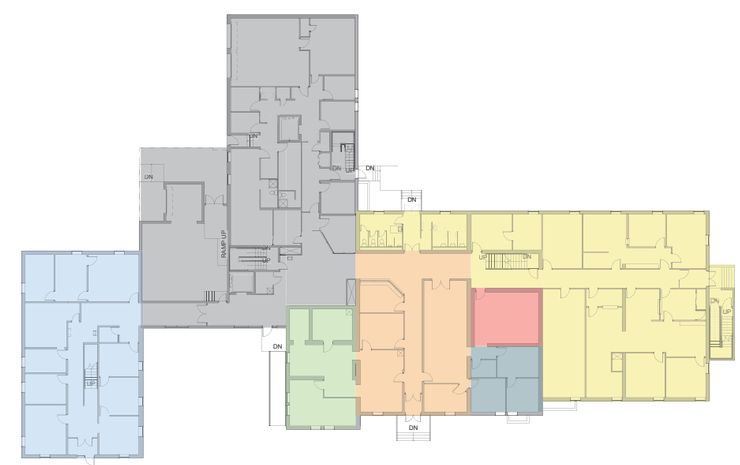
LEVEL 2 - EXISTING

0 10' 50'



BASEMENT LEVEL - EXISTING

0 10' 50'



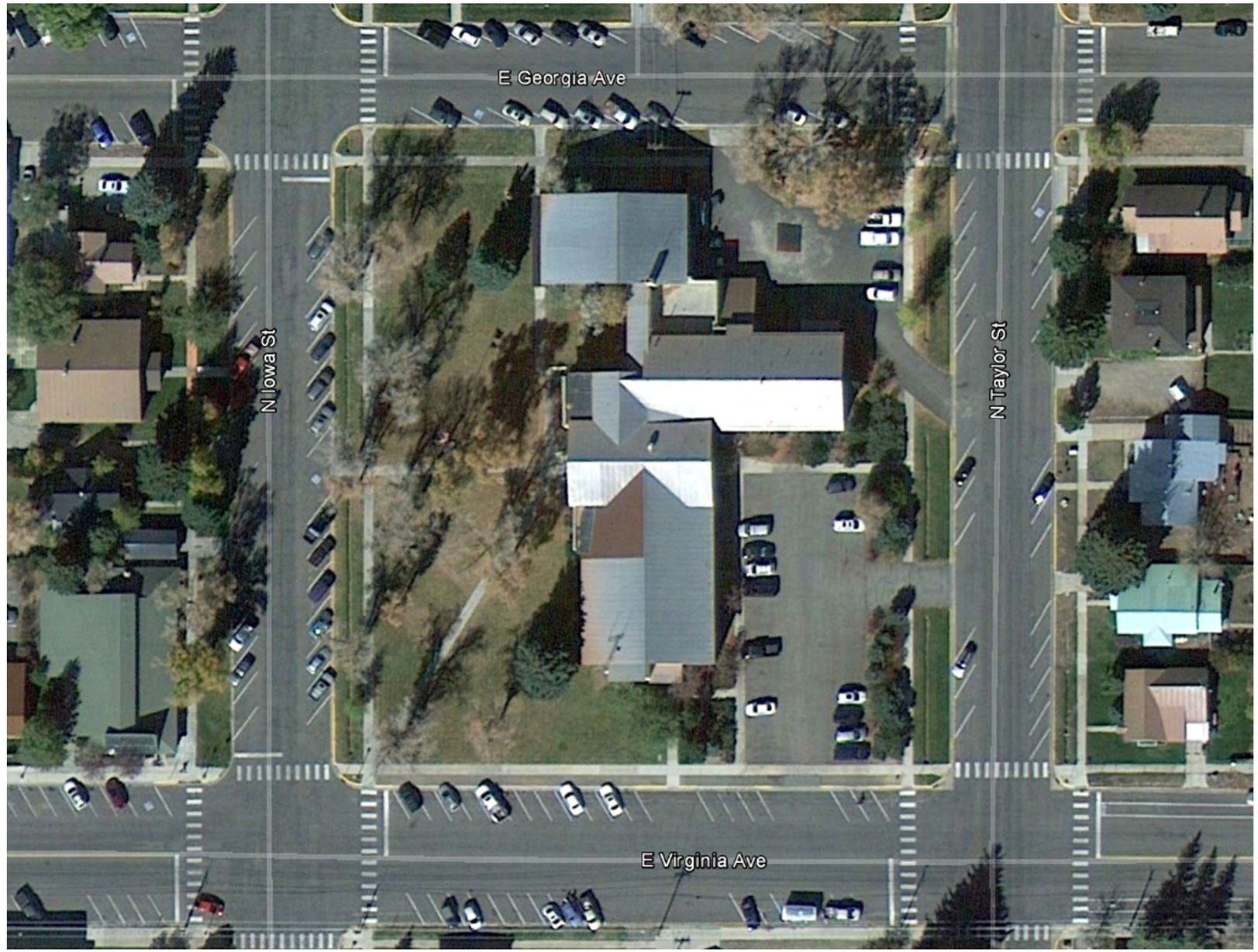
LEVEL 1 - EXISTING

0 10' 50'

Site Features

Existing Site Studies and Evaluation

- One block east of Main Street.
- 'Courthouse Square' slated for revised landscaping as existing cottonwoods may be dying out.
- There is a connection to East Virginia Avenue at times of summer farmers markets and 'Cattlemen's Days.'
- It is desirable that Courthouse Square support more community events.
- The landscape supports all of the above and provides summer shading.
- Parking is adequately served by diagonal street parking on all 4 sides of the site and staff parking at the NE and SE corners of the block.
- The site is serviced by the city's water system which is a combination of well water and water tank water. This is delivered via a 6" water main to a valve on the South West corner of the site.
- An 8" sanitary sewer main runs North-South through the site slightly East of the lots center line and connects to a 10" sewer main on the South end that runs East-West. There are 3 manholes on the site that access the sewer main; one on the North end, one near the South end, and one on the furthest South edge of the site where the two sewer mains connect.
- The site drains to the South into a 30" storm sewer pipe that runs East-West on E. Virginia Ave.
- An irrigation ditch runs North-South adjacent the N. Iowa Street sidewalk and is active during summer and fall.
- Site context includes 1 and 2 story gabled residential and light commercial along N. Iowa Street, E. Georgia Ave., and N. Taylor Street.
- 1 and 2 story commercial structures are along the South side of E. Virginia Ave.



Building Features

Structural

Summary and Limitations:

- A visual conditional assessment was made on the existing courthouse structure. Visible elements of the existing structure appeared to be in acceptable condition however whether the structure as a whole can comply with current building code requirements would require further study. The areas of concern were noted including the wood-to-wood joints in the roof trusses of the 1881 construction, the floor joists in the crawl space of the original and the wood floor loading throughout the building. Areas of concern were noted, the wood-to-wood joints in the roof trusses of the 1881 construction and the floor joists in the crawl space of the original jail as examples.
- Not all areas and rooms of the buildings were accessed. Only the visible structure was observed in those areas that were accessed.
- No investigative testing or demolition was performed. No calculations were performed as part of this assessment.
- The conclusions herein are therefore limited by the nature of the work performed.

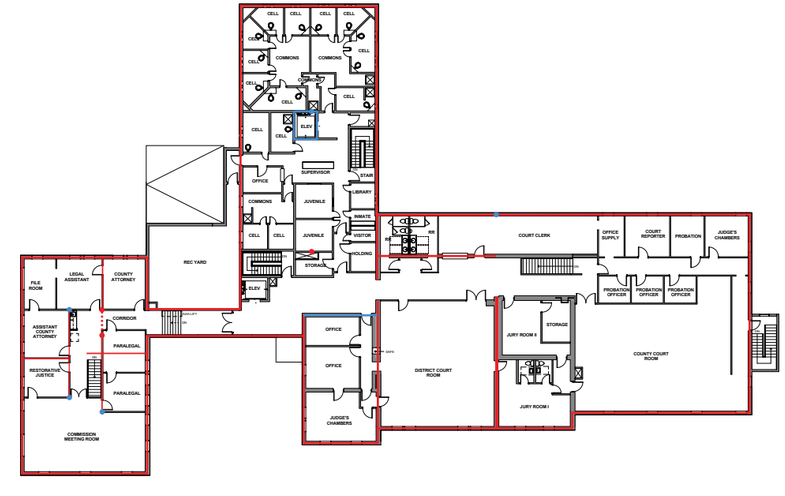
LEGEND

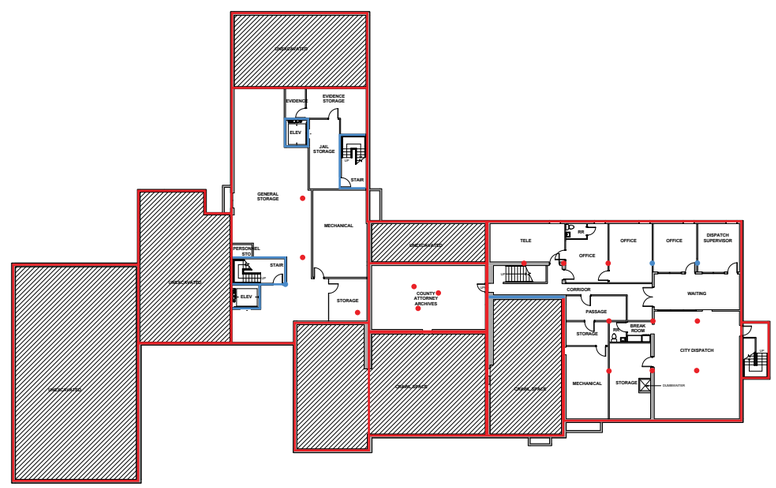
STRUC WALL (CONFIRMED)

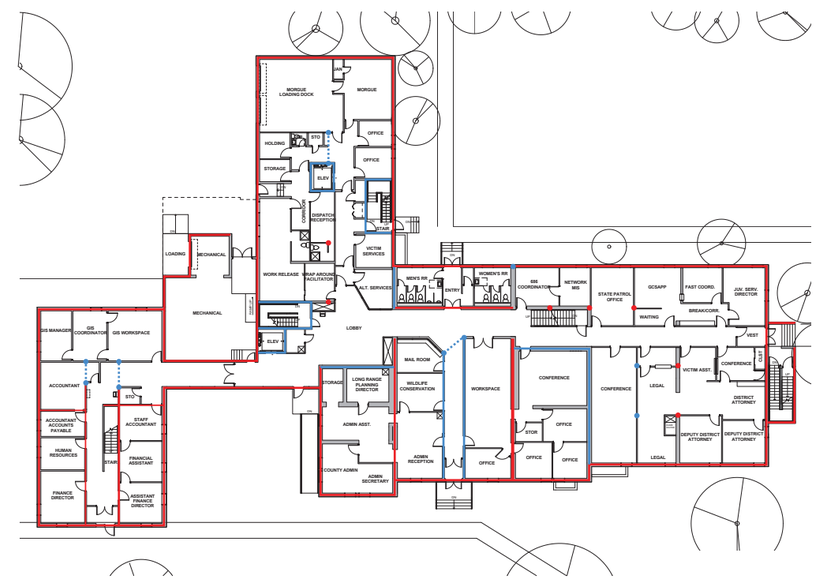
STRUC WALL (SUSPECTED)

STRUC COLUMN (CONFIRMED)

STRUC COLUMN (SUSPECTED)







Structural

- Common cracking in the exterior stucco, CMU walls, and slab on grade was observed, but no major structural distress was noted.
- No evidence of significant foundation movement was observed.
- Mortar in the brick and stone walls is generally weak high-lime mortar with little or no Portland cement making it less durable and resistant to freeze-thaw damage. However, much of the original mortar is covered with Portland cement stucco to protect it from the weather or is now on the interior.
- Several items of structural concern were noted.
    1. At least one wood-to-wood joint in the heavy timber roof trusses in the original 1881 courthouse had a significant gap which results in reduced truss strength. See Photos 1 and 2.
    2. Several cracked and broken wood floor joists were observed in the crawl space under the original jail. See Photo 3.
- Proposed changes in space use should not require a floor live load capacity greater than required for the historically use, or a structural investigation and calculations should be performed to confirm the floor live load capacity.
- Based on the observed construction, the age of the construction, and experience with similar construction on other projects, **it is very likely other elements of the structure do not conform to the current code.**
- The current building code allows non-compliant construction to remain so long as the current conditions are not "dangerous".
- Renovations that make the non-compliant elements significantly worse are required to fix the element so that they comply with the current code.

Photo 1, Gap at Truss Joint, Original 1881 Courthouse

Photo 3, cracked and broken floor joists, Original Jail

Photo 2, gap at truss joint, Original 1881 Courthouse

Photo 4, Truss System

Mechanical, Electrical, & Plumbing

The following mechanical and electrical assessment for the Gunnison County Courthouse was provided to determine the type of equipment that serves the building, the condition of that equipment, and the feasibility of reusing that equipment in future remodels and expansions.

- In general, the air systems are beyond their service life and need to be replaced, consolidated, and made accessible.
- The boilers are approximately 10 years old, have a future life of approximately 10-15 years, and are in a suitable location.
- The plumbing system is antiquated and needs to be replaced with a new, code-compliant design using updated piping and fixtures.
- The existing fire sprinkler system will need to be upgraded as required for compliance with the local authority's requirements.
- The existing power and lighting systems appear to be suitable for reuse as described in the Electrical Assessment.
- The majority of the low voltage systems (security, fire alarm, and data/telecomm) will likely be replaced.
- Most existing receptacles, light switches, and data/telecomm jacks can be reused where suitable for the renovated space. However, there are a few surface-mounted raceways and devices that were added to masonry or concrete walls. It may be desirable to conceal or replace these surface- mounted raceways during the renovation.

HVAC

- The air handling units located in the attic are all very difficult to access and the clearance for servicing is poor to nonexistent. All of this equipment is beyond its mean service life of 20 years and should be replaced.

Plumbing

- The plumbing system is of the older generation. The water closets are floor mounted and tank type.
- The sinks are a combination of porcelain and stainless steel. They do not meet current ADA requirements.
- The waste piping is a combination of PVC and cast iron, with several leaks. Some of the waste piping in the crawl space is heat taped to prevent the piping from freezing. Where some of the past remodel areas were completed a gable roof was added, but when the roofs were added the existing vent piping was not extended through the attics and through the new roofs. This does not comply with current plumbing codes.
- The Court Room evaporative coolers are located in the same attics as the plumbing vent terminations. Since the air for the evaporative coolers is drawn from the attic space it will be mixed with the air from the plumbing vents. In general, the plumbing system is beyond its mean service life and will need to be replaced.

Electrical Panels

- There are several branch circuit panels throughout the building. Most of these panels appear to be in good condition and meet current codes for wire bending space. Therefore, they could be reused.
- Most of the panels do not have space for additional circuits. As a result, it is anticipated that 3 or 4 new panels would be added to supplement the existing panels in order accommodate the future renovation.
- The new panels would be located as dictated by future loads and space configurations.

Converted Multizone Ahu-1

Existing Plumbing Vent into Attic

Mechanical, Electrical, & Plumbing

Power Distribution

- The existing electrical service is 800A, 208Y/120V, 3-phase, 4-wire.
- The service disconnecting means is exterior to the building, adjacent to an emergency generator and transfer switch. The service disconnecting means feeds an 800A, 208Y/120V, 3-phase, 4-wire Main Distribution Panel (MDP), which is located in the basement.
- The MDP is a Square D "I-Line" series and appears to have been installed during the 1978 addition. The MDP utilizes circuit breakers (CBs) and does have space for additional CBs in the event that new panels are required by the future renovations.
- The MDP was sized for the existing building square footage and occupancy type. Despite its age, it appears to be in good condition and suitable for reuse.
- A Cummins diesel generator with an integral belly tank and exterior automatic transfer switch (ATS) were added prior to the year 2000. This equipment was designed to back up the entire building. It is recommended that this equipment be reused for the renovated building.

Lighting

- The interior lighting has been replaced with T8 lamps.
- Most of the recessed luminaires have an acrylic prismatic lens and could be reused.
- It is anticipated that most renovated spaces would utilize more modern indirect/direct lighting.
- The luminaires in the old jail would be removed and replaced.
- The historic metal ceiling in the old Sheriff's office has pendant luminaires, which would likely be replaced with indirect/direct or decorative pendants.

Fire Alarm

- The existing fire alarm system was manufactured around 1995, and most of the detectors are likely to be out of calibration. Re-calibration can be difficult to achieve, and it is generally more cost effective to replace detectors from this timeframe rather than re-calibrate them.
- Existing notification horns and strobes would likely need to be relocated to accommodate the future renovation and current ADA requirements.
- We recommend that the existing Fire Alarm system be removed and a new Fire Alarm Control Panel, device and wiring be installed

Telecom/Data

- It is anticipated that most of the communications closets would move to accommodate reconfigured/renovated spaces. As a result, most of the existing communications wiring would be removed, and new wiring would be run to new communications closets.

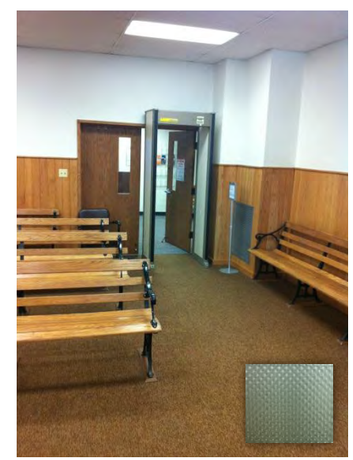
Security

Existing security features are as follows:

- Metal detectors are installed at the entrance to the courtrooms but are not currently monitored.
- No card readers were observed at building entrances or interior doors. There is a keypad at the entrance to the jail, but it appeared to be inoperative.
- Duress buttons have been installed at the judges' benches and at the clerk's desk. These buttons are monitored at the 911 call center, which is anticipated to be relocated to a different city building.
- An older security system with door and attic monitoring was utilized in the jail. This system will need to be removed.

Main Distribution Panel

Generator


2x4 Fixture with Acrylic Prismatic Lens

Fire Alarm Control Panel

Mechanical, Electrical, & Plumbing

Recommendations

As part of the renovation, we recommend the following:

- The air handling units should have an accessible prefilter section, a supply air fan, and a heating coil along with an evaporative cooling section. The fan would be sized at about 22,000 cfm each and would require a 36 foot by 18 foot equipment room.
- We would suggest that new plumbing be installed if any remodel is to occur in the future.
- Reuse the electrical existing distribution (MDP, Generator, and ATS)
- Reuse the existing electrical panels and branch circuiting to the extent possible.
- Reuse the existing communications service entrance and existing devices where existing spaces remain largely intact.
- Upgrade the lighting to modern fixtures, utilizing indirect/ direct fixtures in most spaces.
- Reuse the existing 2x4 fixtures in service and storage spaces.
- Upgrade the fire alarm system to a more modern, addressable system. Provide new wiring and devices.

The following security improvements should be considered:

1. Upgrade to IP-based cameras, which are becoming more commonplace in government buildings because of the ease of access to these buildings. Camera recording provides evidence when the unexpected occurs (such as theft, vandalism and altercations). Cameras should be considered in major corridors, in public corridors that access courtrooms, in the courtrooms, at transaction window locations such as County Clerks Reception, at the main entry, exterior of exit doors, and around the perimeter of the building.
2. Many courthouses are minimizing risk by providing single point of entry with a security checkpoint, forcing visitors and sometimes staff to be verified and security cleared. This approach would need to consider disruption to operations for staff and the impact of heavy traffic days such as occur during jury selection.
3. Install a card access system to separate public from County Government Departments. This is common in recent courthouses to control and record entries through doors, including all perimeter doors of the building. Another consideration is the securing of stairwells that exit to the exterior. If the decision is made to add a security checkpoint, the stairwells may need card access for controlling entry on to floors and monitoring the exterior exit door. This prevents someone from going through a security checkpoint, into the stairwell and allowing an accomplice into the building. If a card access system has been provided for the recently completed jail, expanding that system for this and other County buildings is recommended because it would provide a single system for security control throughout the County. If there are networks in place between the County buildings, a single system can be easily accommodated.
4. Looking forward to the County's future, there are many security systems on the market that can integrate both the video and card access for a seamless security system.
5. Finally, duress alarms should be provided in the Courtrooms at the Judge's Bench and Clerk Reporters desk, in all department reception areas, at all transaction windows and at the main lobby security checkpoint. This system can also be monitored by a card access system.

Typical Electrical Panel

Surge Protective Device

Architectural

Building issues that may / will have an impact on the goals and vision set forth by the County and 7th Judicial District staff were uncovered during the discovery phase of the project and documented during the programming work sessions. These issues, or FACTS, are the more regular construction related issues that will require attention during any remodeling or renovation of the existing Courthouse.

Construction Type

V - wood frame

Building Construction Type

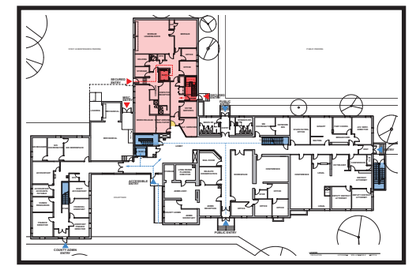
- Renovations and /or new additions required to satisfy needs and update systems will require significant modifications to the current structure and construction type to meet current building and life safety codes.
- Type V construction with assembly occupancy on the second floor requires that all areas be protected by a fire sprinkler system.

Occupancy Type

A-3 - Courtroom
B - Office
I-3 - Detention

Occupancy

- Current building use no longer has a need for detention occupancy.
- The entire building should be classified A3 and include fire protection per code requirements.

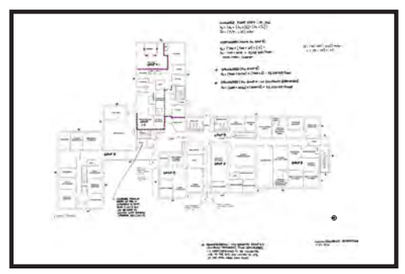


Circulation

- Existing circulation combines Staff, Prisoners, and Public. These should each have their own separate circulation to conform with accepted court security requirements.

Public and Staff Access

- Public entrances are abundant and allow access to the majority of the building.
- There is a lack of secure entrances and building security screening.



Exiting & Building Code Analysis

- Existing building exits do not comply with current life safety and accessibility codes.

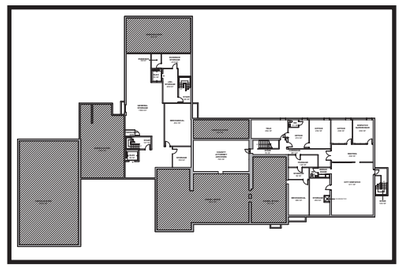
Existing Roof

- The existing roof is a continuing maintenance problem, it is in need of complete replacement.

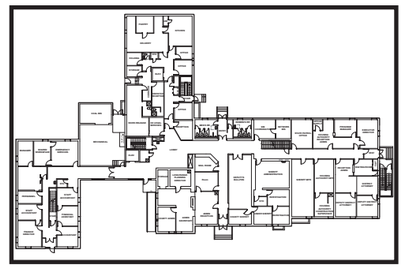
Architectural

An assessment was performed, in part, to identify the gross area of the building and determine what parts and how much area was available to satisfy program requirements or serve as temporary space during any phased construction scenarios. Most of the available space in the building is a result of the recent construction of a new Gunnison County Sheriff's Facility and jail. Basement space currently assigned to the 911 center is anticipated to be available as the 911 center is slated to move to new space at the Gunnison Police Department building.

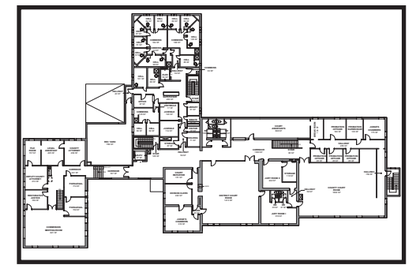
Existing BuildingSF: 43,651 SF



- Basement: 8,807 SF Gross



- First Level: 17,501 SF Gross

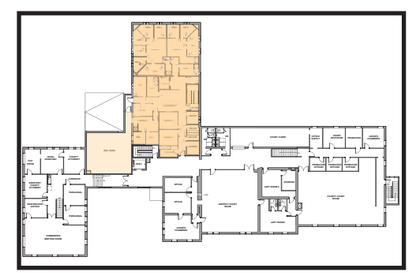


- Second Level: 17,343 SF Gross

Available Building SF: 12,625 SF

- Basement: 3,950 SF Available

- First Level: 4,150 SF Available



- Second Level: 4,525 SF Available

Method / Approach

The programming and concept design followed a process known as "Problem Seeking" in which GOALS, FACTS, NEEDS and CONCEPTS were uncovered and evaluated in terms of Form, Function, Economy and Time. The step-by-step process is identified below.

Priorities →	Understand and evaluate the project priorities identified in the RFP
Vision Session / Kick-Off Meeting →	Visioning session identifying and clarifying overall vision and specific vision of County and 7th Judicial District staff
Goals →	Document the reasons for the project in terms of specific goals of the project
Facts →	Analyze and document the facts of the building; its site, structure and systems
Existing Building Studies and Evaluations →	Analysis and evaluation of existing structural, mechanical and electrical systems
Historic Restoration / Preservation →	Analysis of the historical value
Needs →	Determine both current and future space needs
Department and Component Questionnaires →	Uncover the "Dreams", desires and true needs of each building component occupant group
Interviews / Work Sessions →	Evaluate questionnaire responses. Develop project space needs
Internal Adjacencies →	Determine internal adjacencies and overall adjacency requirements
Program Development / "Brown Sheets" →	Present and refine graphic space needs
Program Summary →	Summary of net and gross SF needs
Preliminary Arch. Program / Space Needs →	Space needs spreadsheets and space standards
Concepts →	Uncover overall and detail concepts to satisfy goals and needs
Concept Design	
Presentation of Study Report	

During the visioning and subsequent programming sessions, **'goals', 'facts', 'needs', and 'concepts'**, were evaluated, understanding the renovation/restoration aspect of the project, in terms of form, function, economy, and time. The predominant evaluation was **function** as there were few options to facilitate changes in form, economy and time, due, in part, to the structural restraints of the existing building.

Vision Session / Kick-Off Meeting

The initial phase of the project began in November 2012 with a visioning session which included the County Manager as the sole representative of the County, and the County's Project Manager, Mike Mismash. The primary purpose of this session was to delve into the County's priorities and get to the heart of their vision for the project. County and 7th Judicial District staff members were invited to share their thoughts, space needs and operational needs subsequent to the initial visioning session. Their input led to the documentation of the GOALS, NEEDS and CONCEPTS identified on the following pages.

Initial visioning sessions revealed that the Category 1 - High Level Initial Priorities can be distilled to the following project goals:

1. Roof replacement is the single most priority. The existing roof is at the end of its useful life and is a continuing maintenance issue. If nothing else is done to the existing building, the roof must be replaced.

2. Courtroom availability is limited. Case load amounts indicate that at a minimum, a third courtroom should be added. At the very least, the additional courtroom can be sized as a hearing room without a jury box or jury deliberation room. Additionally, existing court security is virtually non-existent. A circulation path for the public, judges, prisoners, jurors, and all court staff occurs in one common hallway. The need for upgrading court security is a critical aspect of the project. Circulation for judges, jurors, and court staff should be separate from public circulation and prisoner circulation should be separate from both. It has been acknowledged that, given the constraints of the existing building, the separation of the three distinct circulation patterns may be unachievable.

3. The somewhat haphazard additions to the courthouse manifest themselves in the layout and problematic connection of the 'original' courthouse to the 'original' jail. Office walls in the converted jail are limited in location by the solid masonry jail cell walls. The office layout is less than ideal and totally inflexible. Furthermore, the second floor of the original jail is not at the same level as the second floor of the courthouse. This creates a level change resulting in a need for a wheel chair lift to resolve the accessibility issue.

Remodel to Address

Access

- ADA accessibility
- Code compliance in stairway and hand guardrails
- Access to BoCC meeting room

Remodel to Address

Safety & Security

- Courthouse circulation
- Security
- Screened access to courtrooms
- Secure movement of prisoners

Remodel to

Update & Refresh

- Update all systems
- Refresh finishes with an eye toward respecting history

Remodel to Address

Judicial Needs

- Additional 7th Judicial Courtroom or Hearing Room

Remodel to

Unify Exterior

(Roof)

- Roof replacement
- Corrections to roof geometry

Remodel to

Recreate & Restore

- Identify Connection To History
- Address Current Needs
- Look forward to the Future

Goals, Facts, Needs, and Concepts

- Add Courtroom 3
- Increase Court Security
- Upgrade Accessibility
  - BoCC Wing
  - All Rest Rooms
  - Building Access at All Entry Points
- Increase the size and capacity of the BoCC meeting room
- Replace the roof and if possible, simplify valleys and ridges
- Provide subtle security screening (Not at front doors)
- Create a reference to history. Either by uncovering / restoring or duplicating historical finishes
- Create historical displays of Gunnison County records in public areas
- Create a welcoming lobby unencumbered by metal detectors and X-Ray scanners.
- Provide for safe and secure spaces and circulation for prisoners and deputy sheriffs awaiting court appearances
- Provide for safe and secure spaces for judges, jurors, and court staff
- Renovation finishes should be equal to those of the Blackstock Building
- Replace the HVAC system
- Replace the plumbing systems
- Upgrade or replace life safety and security systems

Program Summary

Space Needs & Internal Adjacencies

Programming – Space Needs Assessment

The space needs assessment was initiated with the distribution of survey questionnaires to county and judicial staff in November 2012 with follow-up interviews occurring in November and December 2012. The survey requested information from County department and judicial staff on the following:

- Department or Component Description
- Adjacency Requirement
- Staff Data
- Special Requirements
- Filing / Storage Requirements
- Technical Requirements

Interviews with key staff followed the receipt of the completed surveys. The interviews were intended to fill-in required planning information, distinguishing 'needs' from 'wants' and facilitating the development of space standards for the building. Space standards for Court associated spaces, including courtrooms and staff offices, were developed with consideration for the State of Colorado Judicial Standards and the constraints of the existing structure.

The space needs summary identifies an area requirement of 27,274 SF, and includes internal component circulation but not the gross circulation of lobbies, main corridors etc. Additionally, the calculated area requirement does not include other grossing SF related to structure, mechanical and electrical spaces and vertical circulation. **The existing building, provides a total of 43,651 gross SF and appears to be adequate in size to address the needs of the program.**

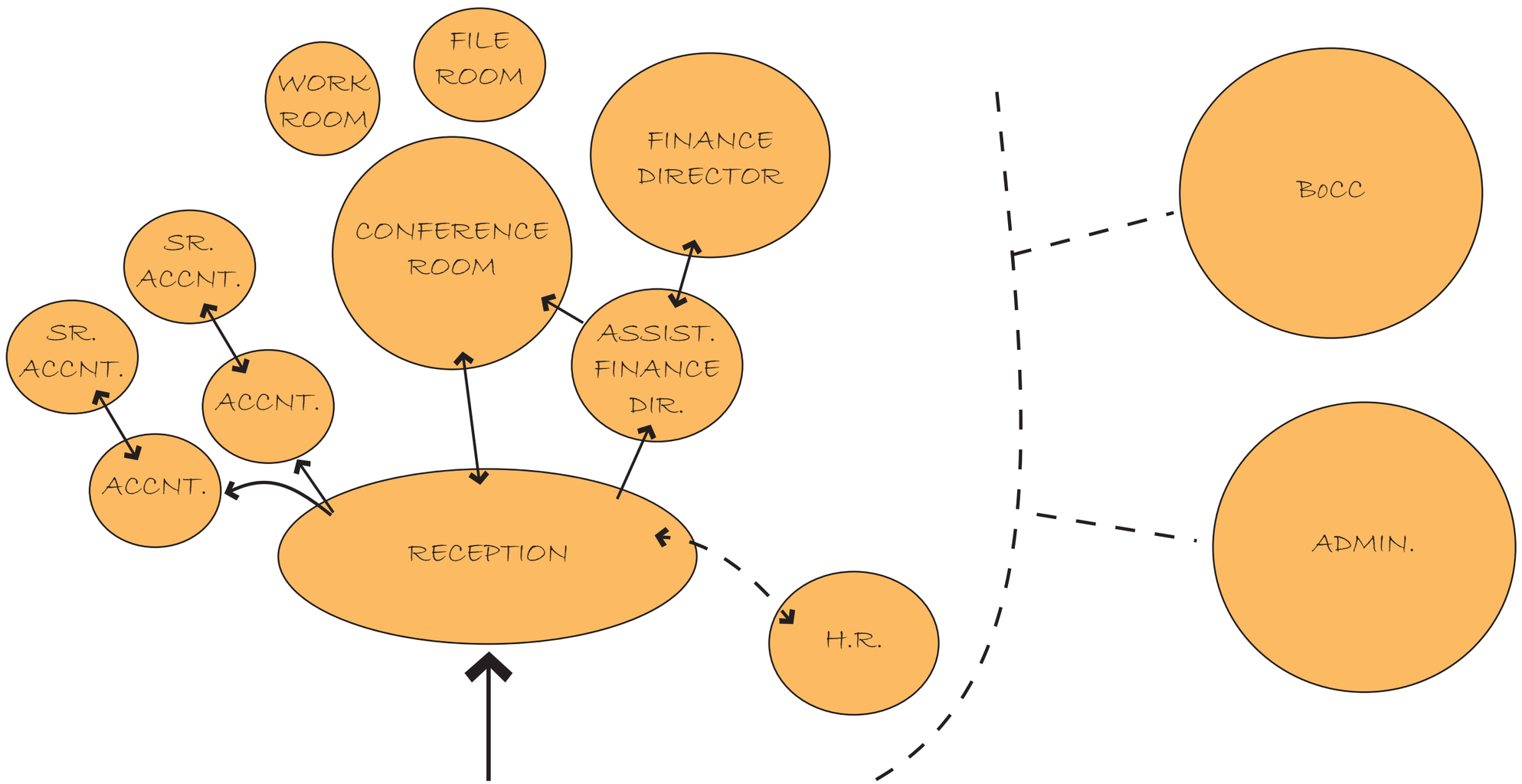
Gunnison County Courthouse
Summary

	COMPONENT	STAFF			AREA REQUIRED		
		Existing	**Move-In**	**Future**	**Existing**	**Move-In**	**Future**
100	Finance	6	6	7	1661	2128	2263
200	GIS	2	2	2	791	1034	832
300	Administration	4	4	5	1631	1782	1917
400	Sheriff	0	1	1	1350	365	365
500	District Attorney	5	6	6	1793	1377	1377
600	Juvenile Services	5	5	6	1125	2122	2122
700	County Attorney	5	5	5	1531	1831	1831
800	Courts	10	15	15	6701	10661	10661
900	Probation	6	6	7	829	1517	1679
1000	Board of County Commissioners	3	3	3	1162	1717	1717
1100	County Morgue	1	1	1	338	486	486
1200	General Support	0	0	0	2025	2025	2025
	Subtotal STAFF & ASF*	**47**	**54**	**58**	**20936**	**27045**	**27274**
	PARKING & SITE REQUIREMENTS						
	One per staff	31	54	58			
	TOTAL PARKING	**31**	**54**	**58**			

*ASF (Assignable Square Feet) is Net SF + 35% (circulation factor)

Internal Adjacency Diagram

Internal adjacency diagrams were created to study space relationships and adjacency priorities. These help determine the initial ideas on how the updated courthouse building might be arranged.

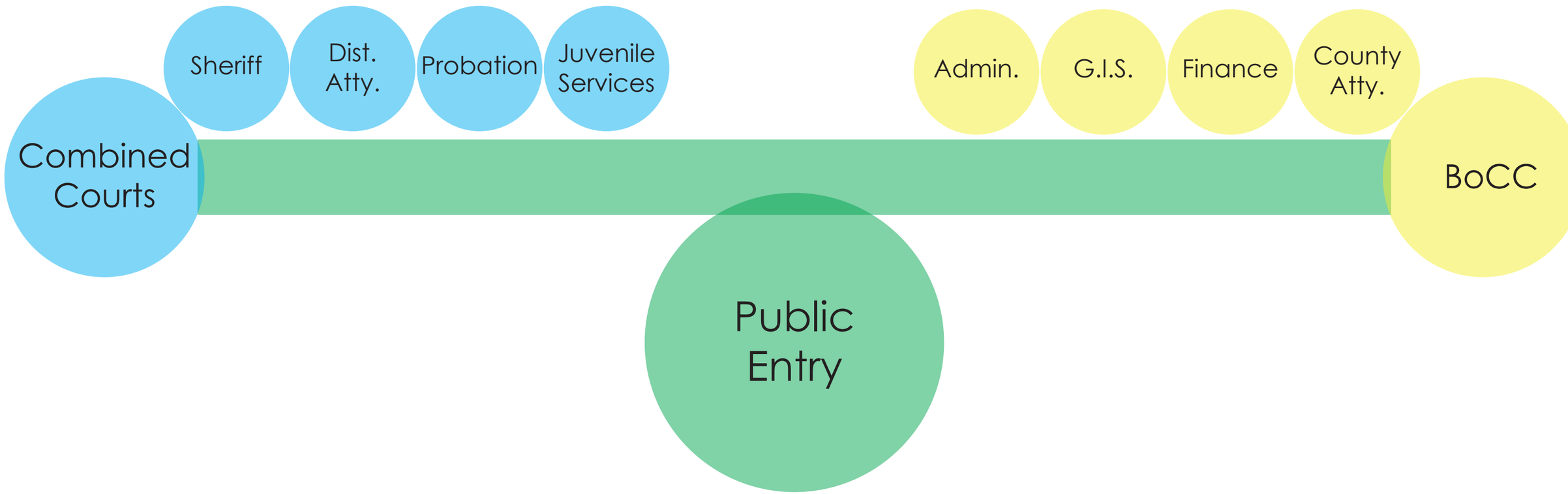


Programming Building Adjacencies

There are two major components that make up the Gunnison County Courthouse:

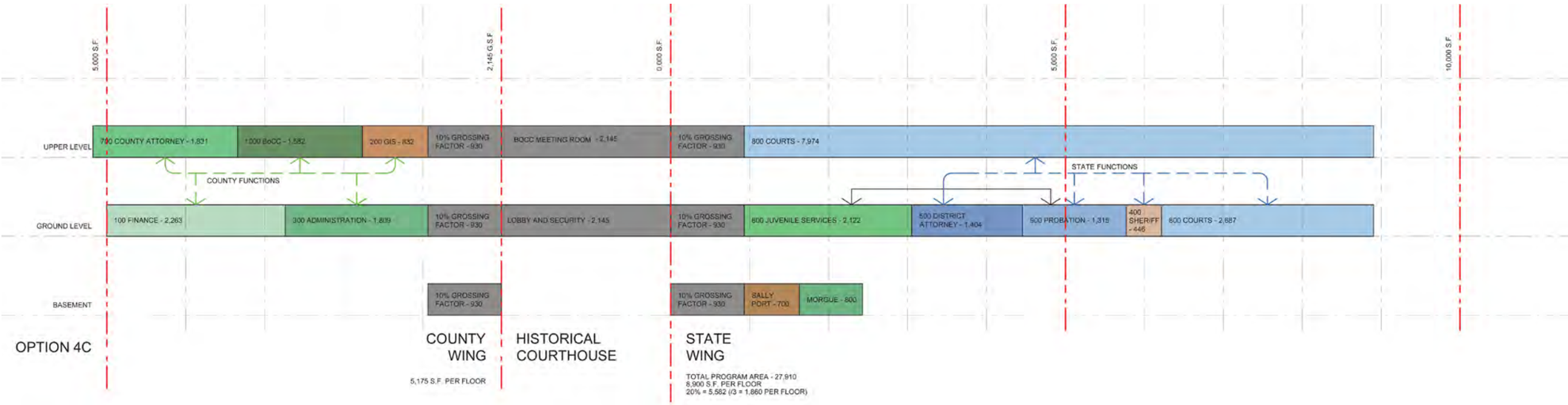
- Gunnison County Administration
- 7th Judicial District

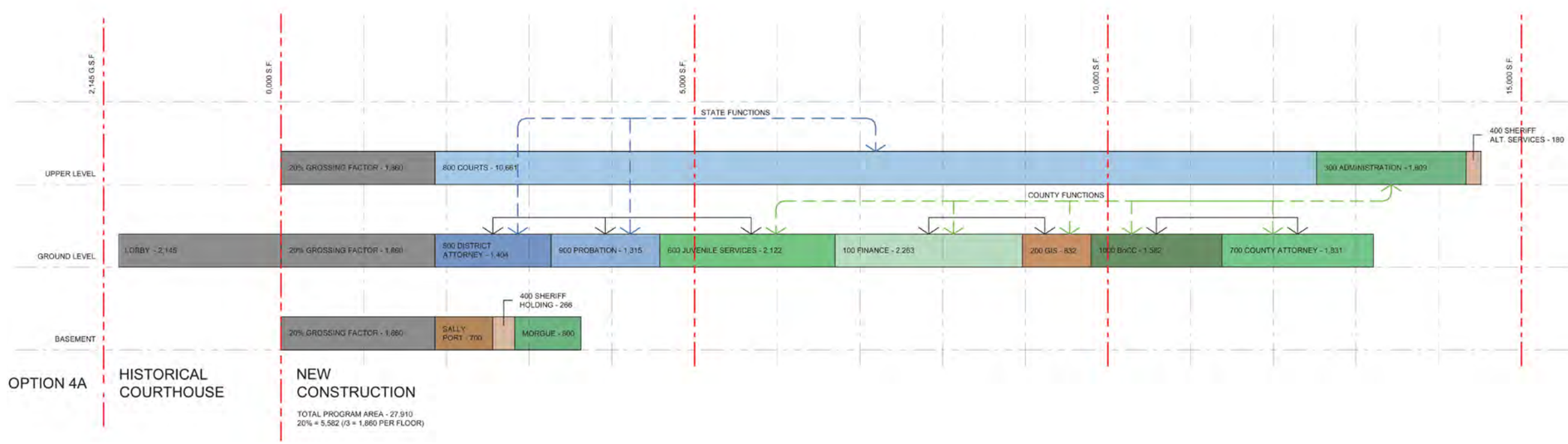
There are no priority adjacency requirements between the two. Conceivably, they can be separated by floors or in separate 'wings' of the remodeled or possibly, new building.



Stacking Diagrams

Stacking diagrams were created to study how spaces could relate to each other vertically. Elements that require exterior exits were given a first level priority while elements that did not were placed on the second level or basement. This study helped in determining appropriate vertical layouts, space relations, and floor by floor square footage needs.

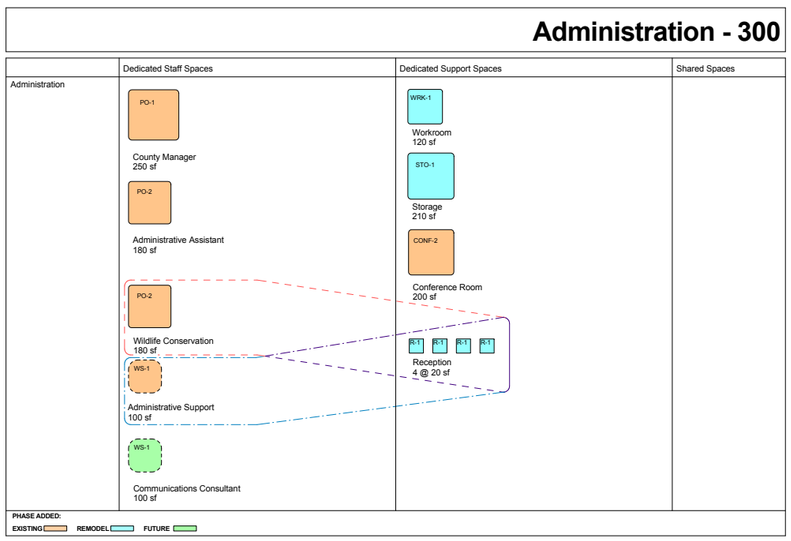




Composite Research

Administration

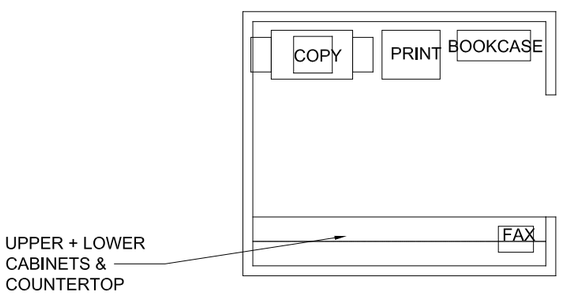
By combining the research done including; Brown Sheets, Space Needs Studies, Adjacency Diagrams, Stacking Diagrams, and Space Standards, we were able to begin creating initial Concept Designs.



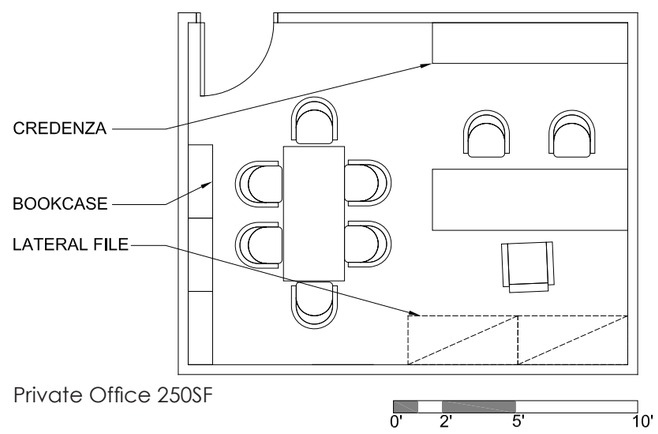
Gunnison County Courthouse

COMPONENT 300 — **Administration**

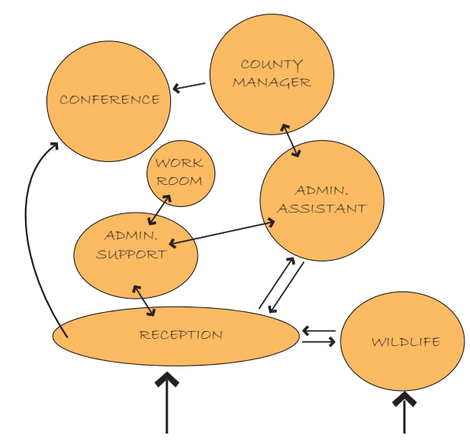
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	AREA REQUIRED 2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
301	County Manager	1	1	1	250 PO	250	275	250	250	w/ adjacent private conf area; seat 10
302	Administrative Assistant	1	1	1	180 PO	180	180	180	180	Semi-Private / Workstation
303	Wildlife Conservation	1	1	1	180 PO	180	176	180	180	includes private conf area; seat 4-6. Desk, credenza, and rolled drawing storage
	Subtotal Staff and NSF	**3**	**3**	**3**			**631**	**610**	**610**	
	Total Including 35% Circulation						**852**	**824**	**824**	
	WORK STATIONS									
304	Administrative Support / Reception	1	1	1	100 WS	100	297	100	100	w/ Guest Seating
305	Communications Consultant	0	0	1	100 WS	100	0	0	100	
	Subtotal Staff and NSF	**1**	**1**	**2**			**297**	**100**	**200**	
	Total Including 35% Circulation						**401**	**135**	**270**	
	SUPPORT SPACES									
306	Workroom	0	1	1		120	0	120	120	copier, printer, fax
307	Storage	0	1	1		210	0	210	210	general office
308	Conference Room	1	1	1		200	200	200	200	Seating for 8
309	Reception	0	4	4		20	80	80	80	Seating for 4
	Subtotal NSF						**280**	**610**	**610**	
	Total Including 35% Circulation						**378**	**824**	**824**	
	TOTAL FTE STAFF AND ASF	**4**	**4**	**5**			**1631**	**1782**	**1917**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		4	5						
	TOTAL PARKING	**0**	**4**	**5**						



Workroom 120SF



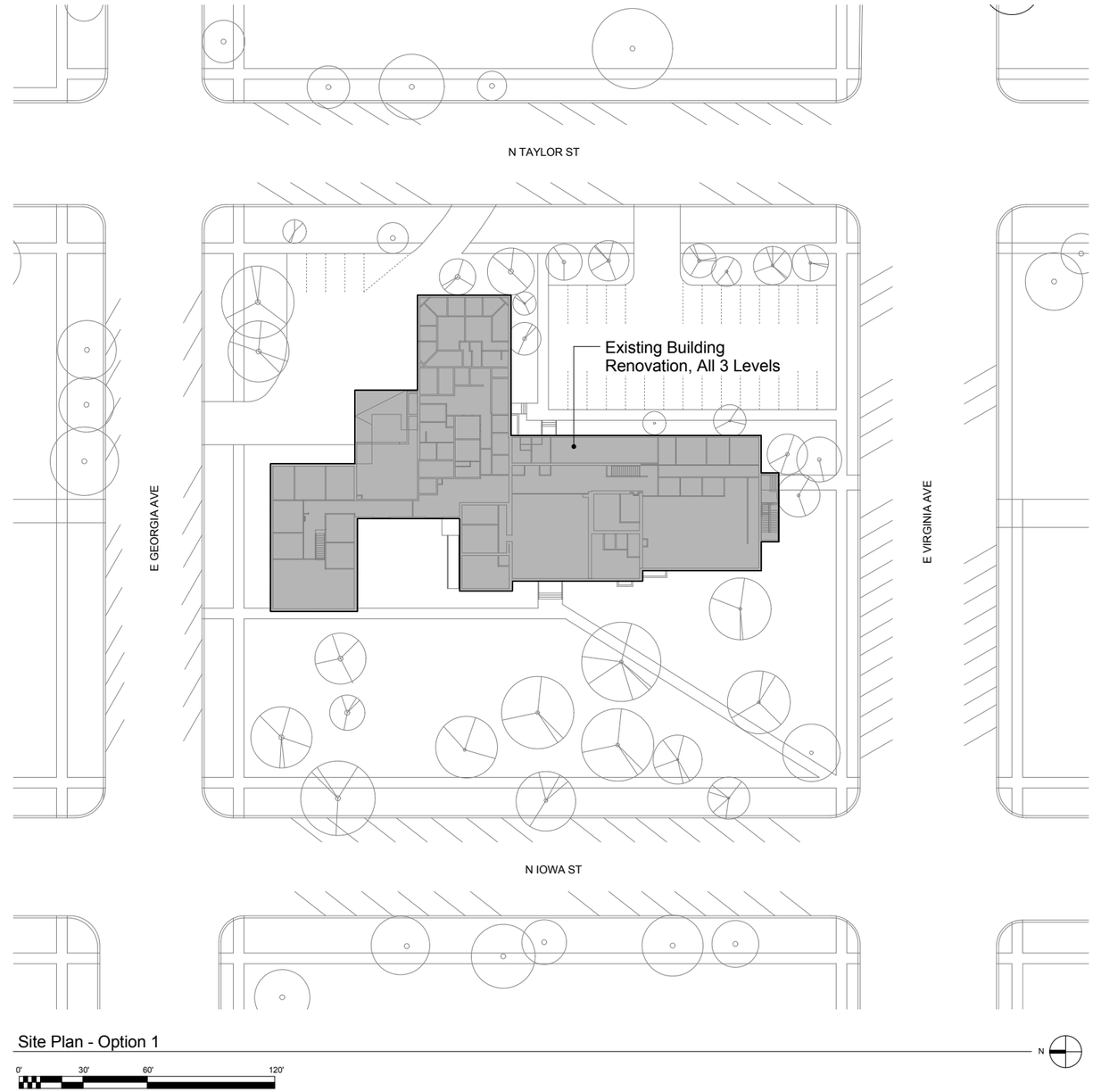
Private Office 250SF



Option 1

Pros
+ Least construction cost
+ Existing building remains intact other than interior demolition
+ Accommodates all program elements
+ Consolidates program components into suites
+ Increases separation of secure and public circulation
+ Provides renovated lobby space with area for building security screening
+ Allows opportunity for historic component in new lobby design
+ New interior ramp connecting Courthouse to original jail
+ New dedicated staff entry and elevator

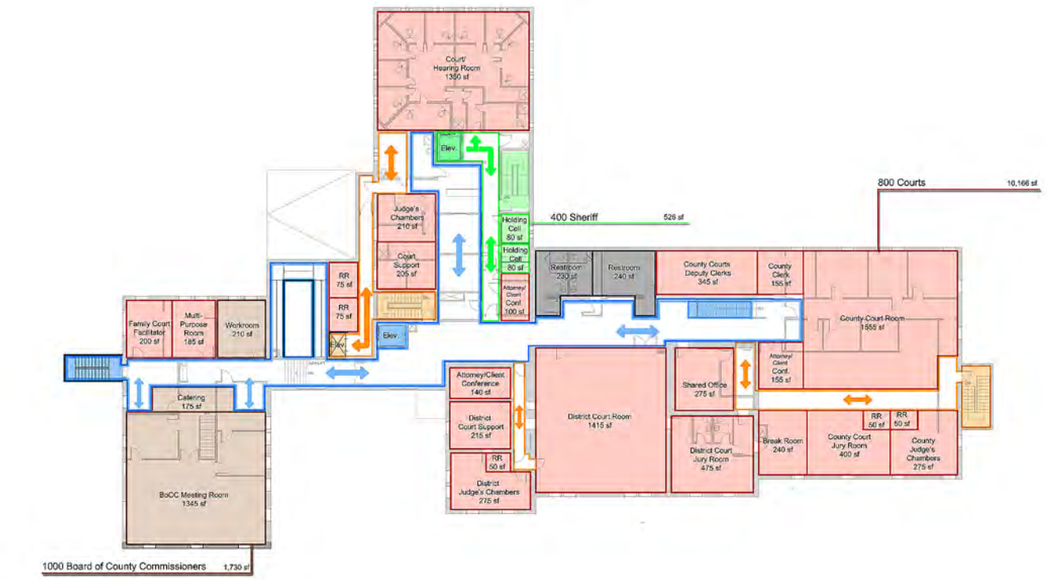
Cons
- Significant interior demolition of both structural and non-structural elements
- Phasing complicates construction
- Re-use of existing building reduces the flexibility for future expansion or renovation
- Retains original jail along with the inflexible "cell walls" and structural system
- Renovation does not optimize natural light in workspaces
- Renovation does not optimize adjacency requirements
- Circulation problems remain unresolved
- Program functions (Probation) located in basement

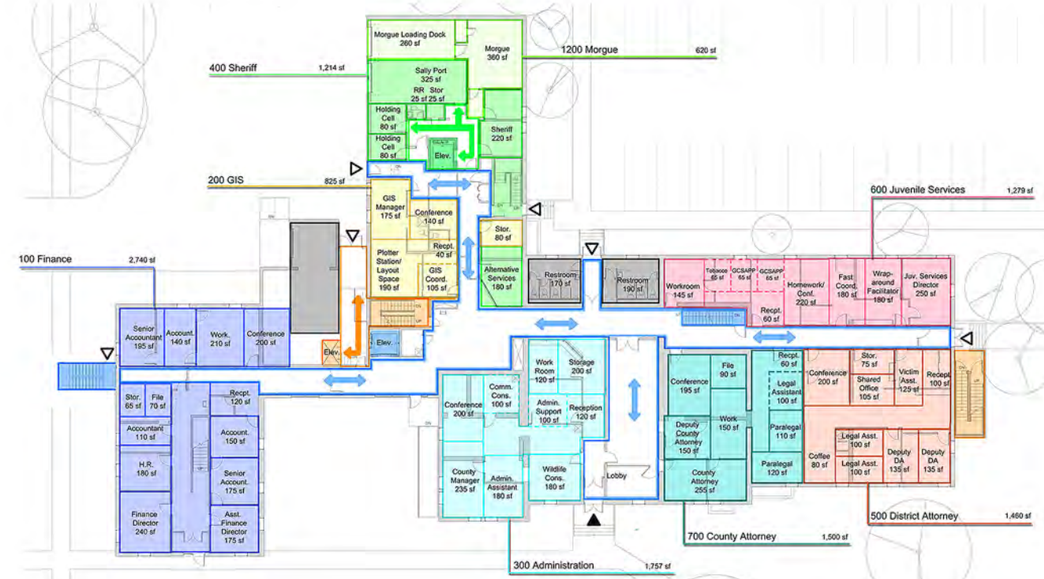


Estimated Construction Cost: $6,530,625

Option 1 Plans

- Minimal renovation of the basement level other than connection through the center building storage room to allow access to the elevator for occupants of the south end of the building
- Relocation of Probation to the basement in area previously occupied by the 911 dispatch center
- Reconfiguration of the 1978 jail space to accommodate space needs of the first floor
- Addition of public lobby
- First floor offices within original jail retain inflexibility due to cell wall construction
- Reorganization of the original jail second floor to allow for a larger BoCC Meeting Room
- Addition of a ramp on level 2 to accommodate ADA requirements for access to the second floor of the original jail wing and the BoCC Meeting Room without using the wheelchair lift mechanism
- Addition of a new elevator and secure staff entry to serve the remodeled new Court/Hearing Room on the second floor location of the previous jail space
- Remodel of the 1978 jail addition removing all cell walls and creating the required 3rd courtroom/hearing room
- Reconfiguring of the previous jail space to accommodate judges chambers and court support spaces
- Reconfiguration of the County Court space to provide secure circulation for judges and jurors
- Public, prisoners and court staff share main circulation hallway on 2nd floor

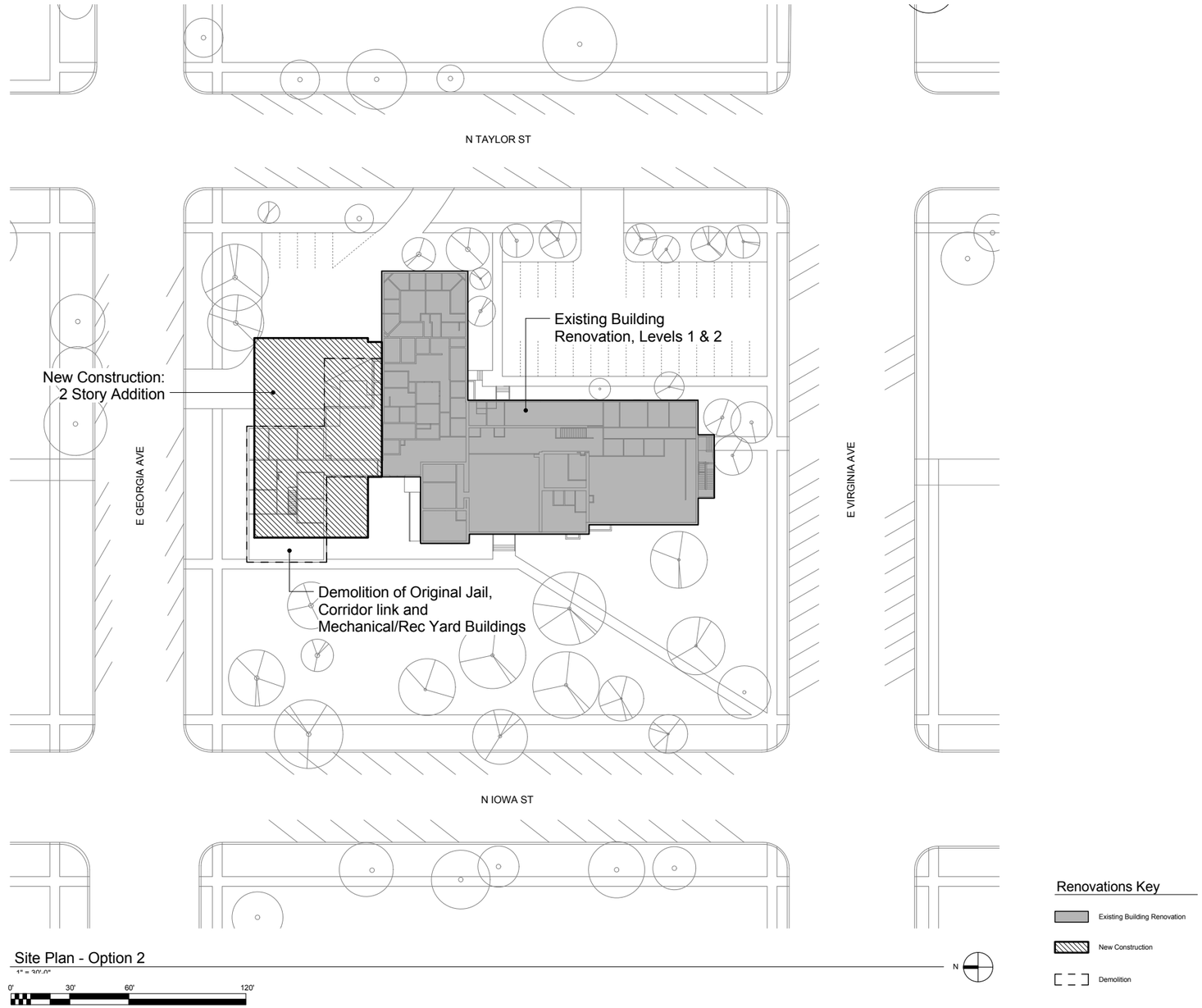




Option 2

Pros
+ Accommodates all program elements
+ Consolidates program components into suites
+ Increases separation of secure and public circulation (over Option 1)
+ Provides renovated lobby space with area for building security screening
+ Allows opportunity for historic component in new lobby design
+ New dedicated staff entry and elevator
+ All floor levels are at the same elevation

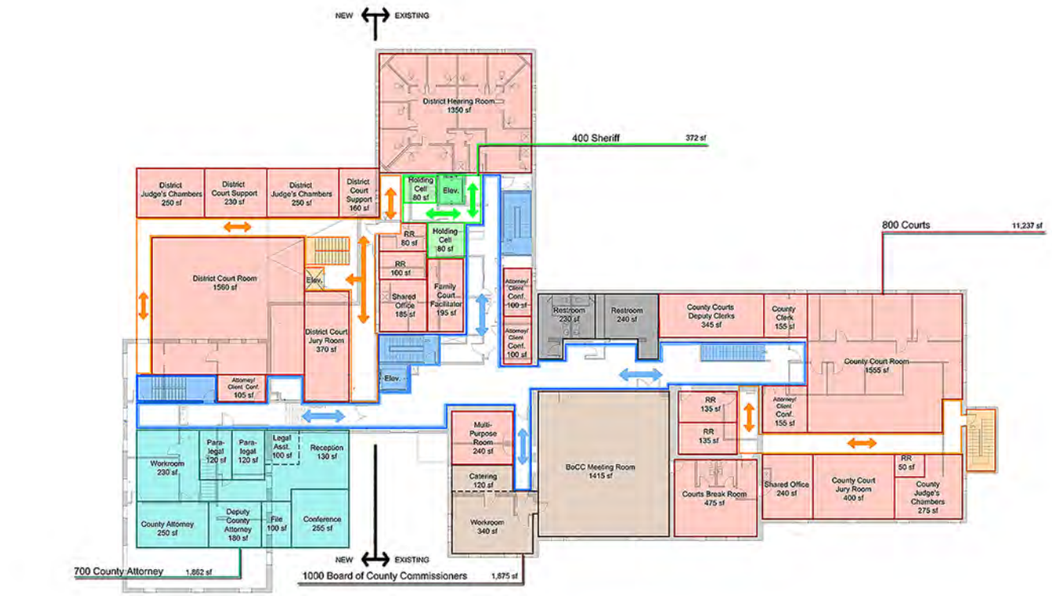
Cons
- Significant interior demolition of both structural and non-structural elements
- Phasing complicates construction
- Re-use of existing building reduces the flexibility for future expansion or renovation
- Renovation does not optimize natural light in workspaces
- Renovation does not optimize adjacency requirements
- Circulation problems remain unresolved. Prisoners have direct access to only 1 of 3 courtrooms
- Program functions (Probation) located in basement



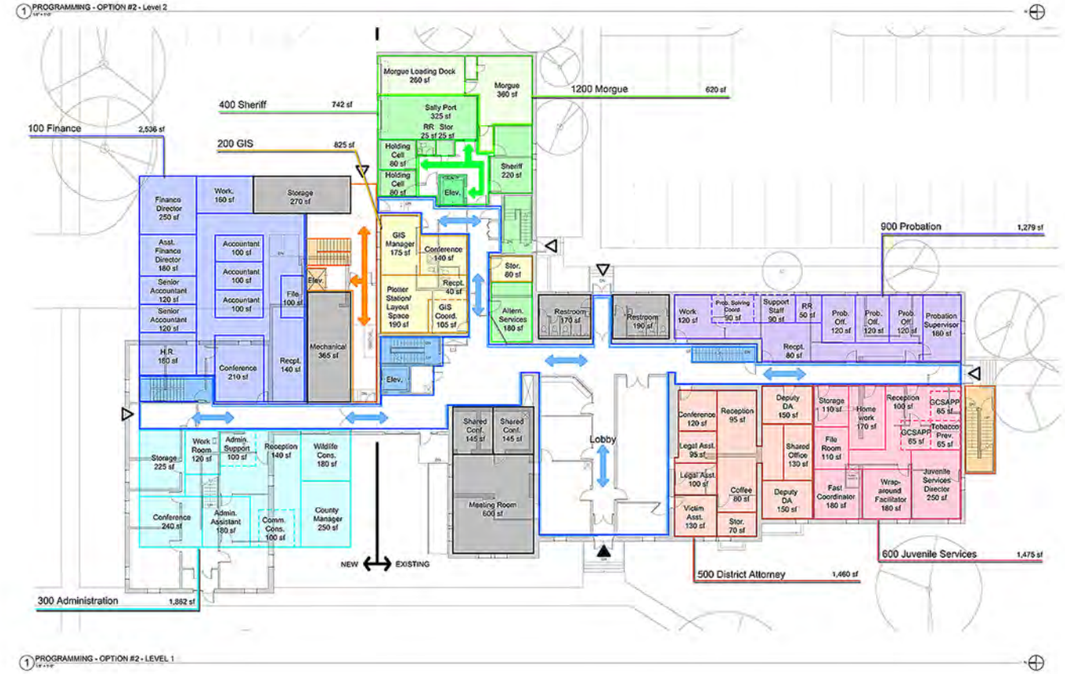
Estimated Construction Cost: $8,850,725

Option 2 Plans

- Basement modifications are the same as Option 1 with the exception that the space vacated by the 911 dispatch center remains vacated as a possible conference center or future expansion space
- The original jail building is demolished in total and replaced by a significant 2-story addition
- The addition, with new elevator and stair, allows for secure circulation of judges & jurors for both the new courtroom/hearing room and new district courtroom
- The addition provides flexibility in the layout of office space on both the first and second floor and resolves the issue of accessibility
- Public lobby is expanded within the area of the original courthouse
- BoCC Meeting Room is relocated to the 2nd floor of the original courthouse in the area previously occupied by the District Courtroom
- Option 2 does not resolve the issue of secure circulation of prisoners to courtrooms except for the hearing room



1 PROGRAMMING - OPTION #2 - Level 2



1 PROGRAMMING - OPTION #2 - LEVEL 1

Concept Design

Option 3

Primary elements of option 3:

- Addresses ADA issues by removing and replacing the old jail building
- Separated circulation is achieved by adding a public corridor to the front façade of the existing building

Pros

- Accommodates all program elements
- Consolidates Components into suites
- (Courts) Increases separation of secure vs. public circulation
- Lobby space with security zone and opportunity for historic component
- Restrooms are remodeled and separated between staff and public
- New building element provides for enough area that no components are in basement
- All of second level is at same elevation
- New fresh entrance (western) façade
- New vertical circulation element on west façade can help establish a strong front building entrance
- Clear, orderly, logical public circulation improves efficiency
- New public corridor can have glazed skin to allow spaces inside to borrow daylight
- Keeps historical original courthouse and majority of additions
- New BoCC spaces

Cons

- Increased cost due to additional construction
- Significant interior demolition of both structural and non-structural elements
- Difficult to phase construction
- Several offices are interior to the floor plan without any windows or opportunity to borrow natural light
- Suspects/prisoners only have direct access to one of three courtrooms. They must share access with Staff to other two Courts.
- Conference Room is separated from Administration

Option 3 renovates much of the interior of the Courthouse, adds the additional Court or Hearing Room, and resolves the issue of the original jail. In this option the original jail north of the courthouse is demolished and replaced with a new "annex" building with floor levels matching the existing courthouse. The new annex features an enlarged BoCC Meeting Room, new vertical circulation between floors and a much more flexible structural system. Option 3 resolves part of the secure circulation issues of the original Courthouse by adding public circulation separate from court staff and prisoner circulation. Option 3 does not resolve the conflict of combined court staff and prisoner circulation.

Site Plan

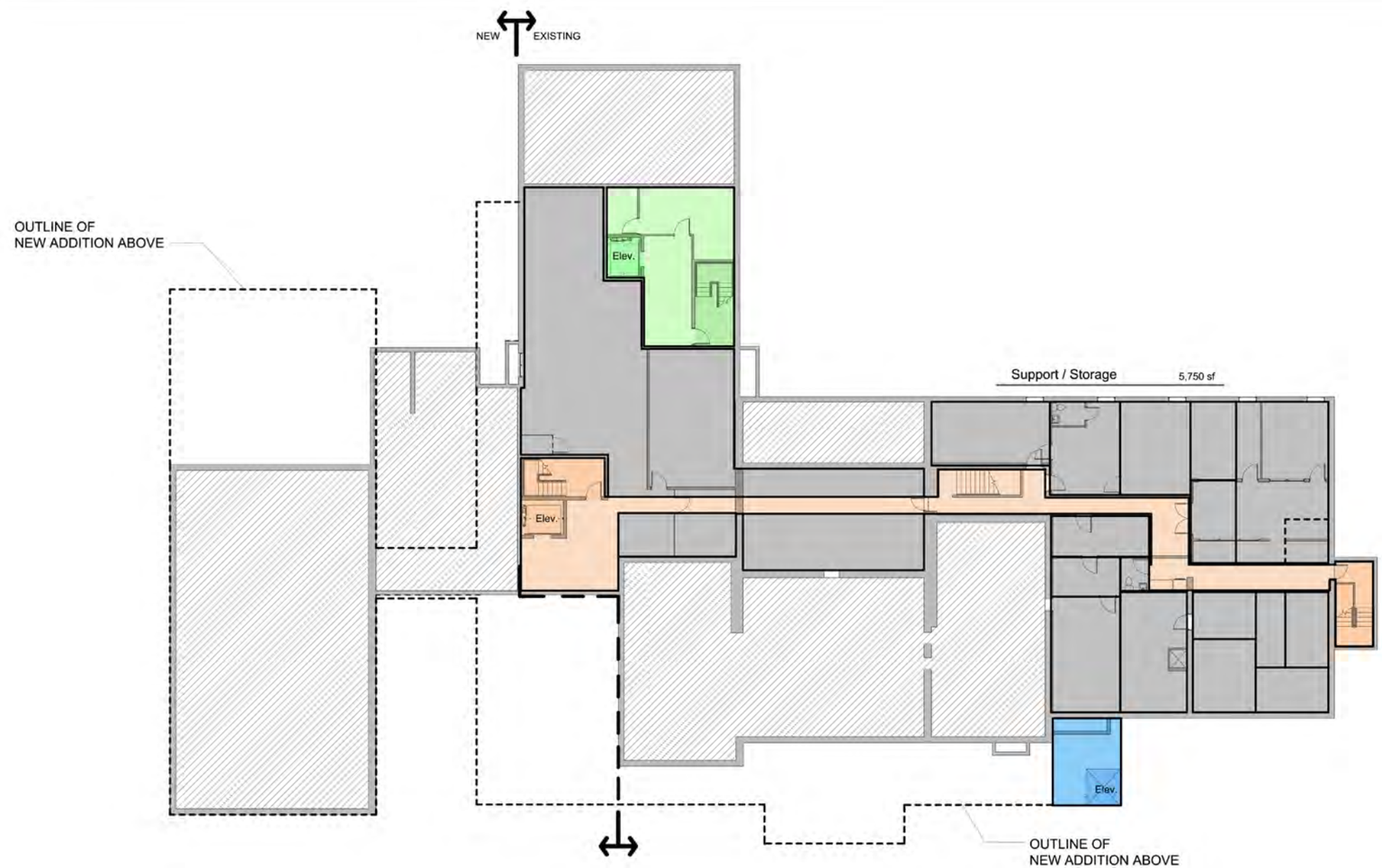
Option 3

Access Strategy
Access to the existing basement will remain as it currently is but will be controlled by a card reader to prevent unauthorized personnel from accessing these areas. A new passage will be created to allow elevator access.

Gross Area
- 8,600 SF (does not include crawl space or any basement under new additions)

Components
- 400 Sheriff (partial)
- 1200 General Support (partial)

Key Features
- Primarily used for storage and possibly a conference center in previous dispatch space
- May serve for future expansion



Basement Level Plan

Total Existing Area
8,600 SF

Total New Area
500 SF

0' 10' 50'

Symbols Legend
Primary Entrance
Auxiliary Entrance
Card Reader
Security
Linetypes
Division between New Construction and Existing Building Renovation

Option 3

Access Strategy
In order to maintain security throughout the building, there will only be one unrestricted public entrance into the new facility. This entry will be through the front door of the new circulation façade. In addition, there will be (3) staff entrances in the existing building, and (1) staff entrance in the new addition which will all be controlled by card readers.

Gross Area
- 20,620 SF

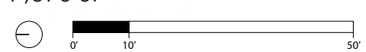
Components
- 100 Finance
- 200 GIS
- 300 Administration
- 400 Sheriff (partial)
- 600 Juvenile Services
- 700 County Attorney
- 1000 Board of County Commissioners
- 1100 County Morgue
- 1200 General Support (partial)

Key Features
- New addition provides adequate and flexible space for programmed area
- New circulation provides public access to all components
- Enclosure of original historic courthouse allows original finishes to be exposed without weatherproofing concern

Level 1 Plan

Total Existing Area
20,620 SF

Total New Area
7,690 SF



Option 3

Access Strategy
Public access to the upper level is via stairs or elevator within the new circulation zone. Individuals will have already cleared security prior to accessing the courts area. Staff access to the upper level is primarily via the existing elevator which will now be dedicated to staff only. Prisoners will be transported directly from the garage/sallyport to the courtrooms via the existing elevator which will become dedicated to this use.

Gross Area
- 20,620 SF

Components
- 400 Sheriff (partial)
- 500 District Attorney
- 800 Courts
- 900 Probation
- 1200 General Support (partial)

Key Features
- Improved separation of Public, Staff and Prisoner circulation
- Prisoner holding areas directly adjacent to courtrooms

Level 2 Plan

Total Existing Area
20,620 SF

Total New Area
7,690 SF

Option 4

The primary elements of option 4 that option A does not address:

- Resolves all goals set forth by County
- Restores original courthouse building for use as an entry area with historical displays
- Restores upper floor of original courthouse as BoCC meeting room

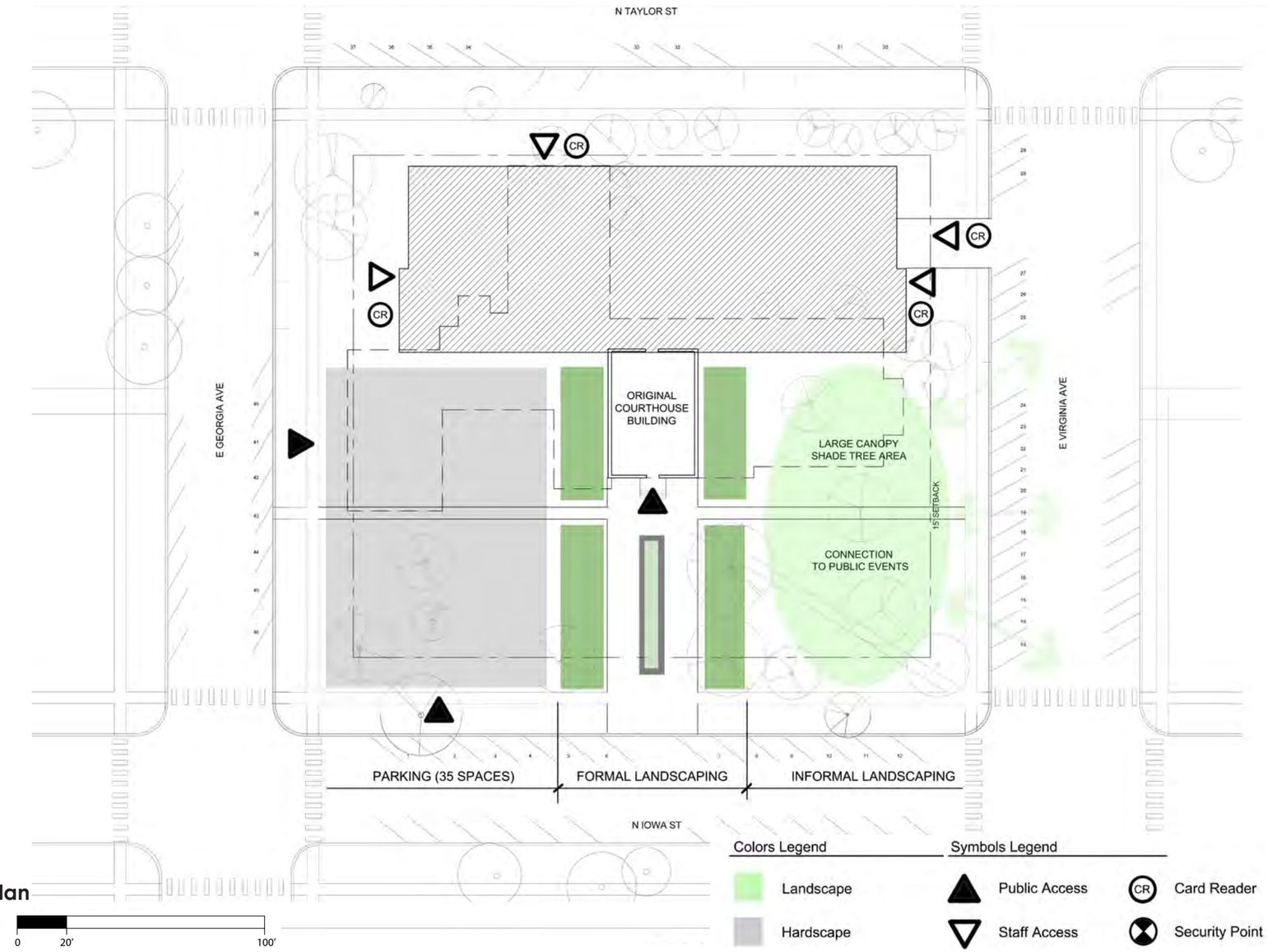
Pros

- Entirely new building
- Meets ADA
- Meets or exceeds all code requirements for fire and life safety
- Meets or exceeds all energy code requirements providing for a comfortable, efficient building
- Minimal maintenance
- Accommodates all program elements utilizing flexible office and court layouts which allows for ease of future renovation or expansion
- Consolidates Components into suites
- Ideal circulation provides total separation between staff, public and prisoner
- Public circulation is simplified to the point that it is "intuitive"
- Renovates existing historic courthouse to create "historical" lobby as well as utilizing the upper floor for the BoCC meeting room

Cons

- More expensive option

Option 4 demolishes the existing Courthouse complex with the exception of the original 1881 2-story Courthouse. The existing Courthouse is proposed to be restored and refurbished based on its original design and will serve as an historic lobby entrance and second floor BoCC Meeting Room to the new 2-story County Administration Building and Courthouse constructed to the east. The new building will include of a full basement containing secure parking, sally port, County morgue and storage. The Courthouse will include 3 complete courtrooms with distinct and secure horizontal and vertical circulation for the public, court staff, jurors and prisoners.



Site Plan

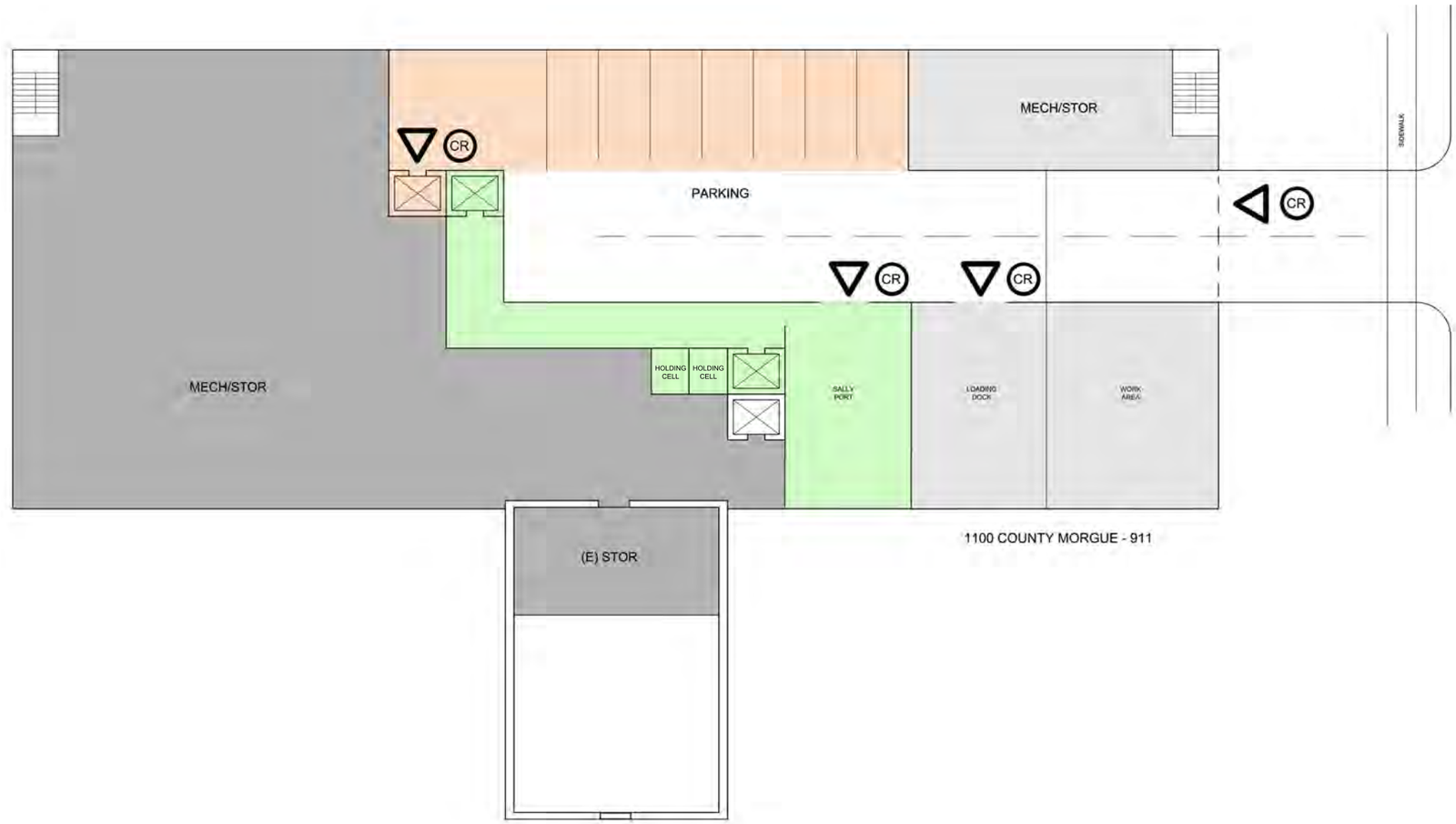
Option 4

Access Strategy
Exterior access to the basement is primarily vehicular in nature and will be controlled by a card reader and gate. Once in the building, card readers or keys will be required to access all areas, including the staff elevator.

Gross Area
- 18,800 (5,900 Parking; 3,800 Interior/occupied; 9,100 Interior Storage - 16,655 sf - New Construction, 2,145 sf - Original Courthouse)

Components
- 400 Sheriff (partial)
- 1100 County Morgue

Key Features
- Provides covered parking and secure access for a limited number of key personnel such as Judges
- Provides sallyport and holding areas for secure, dedicated transfer of prisoners between jail and courts
- Incorporates a dedicated Morgue for the County Coroner with garage and work area
- Provides ample area for all necessary mechanical and electrical equipment so that the main floors are as efficient as possible
- Allows for large storage spaces that can accommodate all of the existing records and historic artifacts



Basement Level Plan

Total Existing Area
18,800 SF

Total New Area
16,655 SF

0' 10' 50'

Colors Legend
- Public Circulation
- Staff Circulation
- Prisoner Circulation

Symbols Legend
- Public Access
- Staff Access
- Card Reader
- Security Point

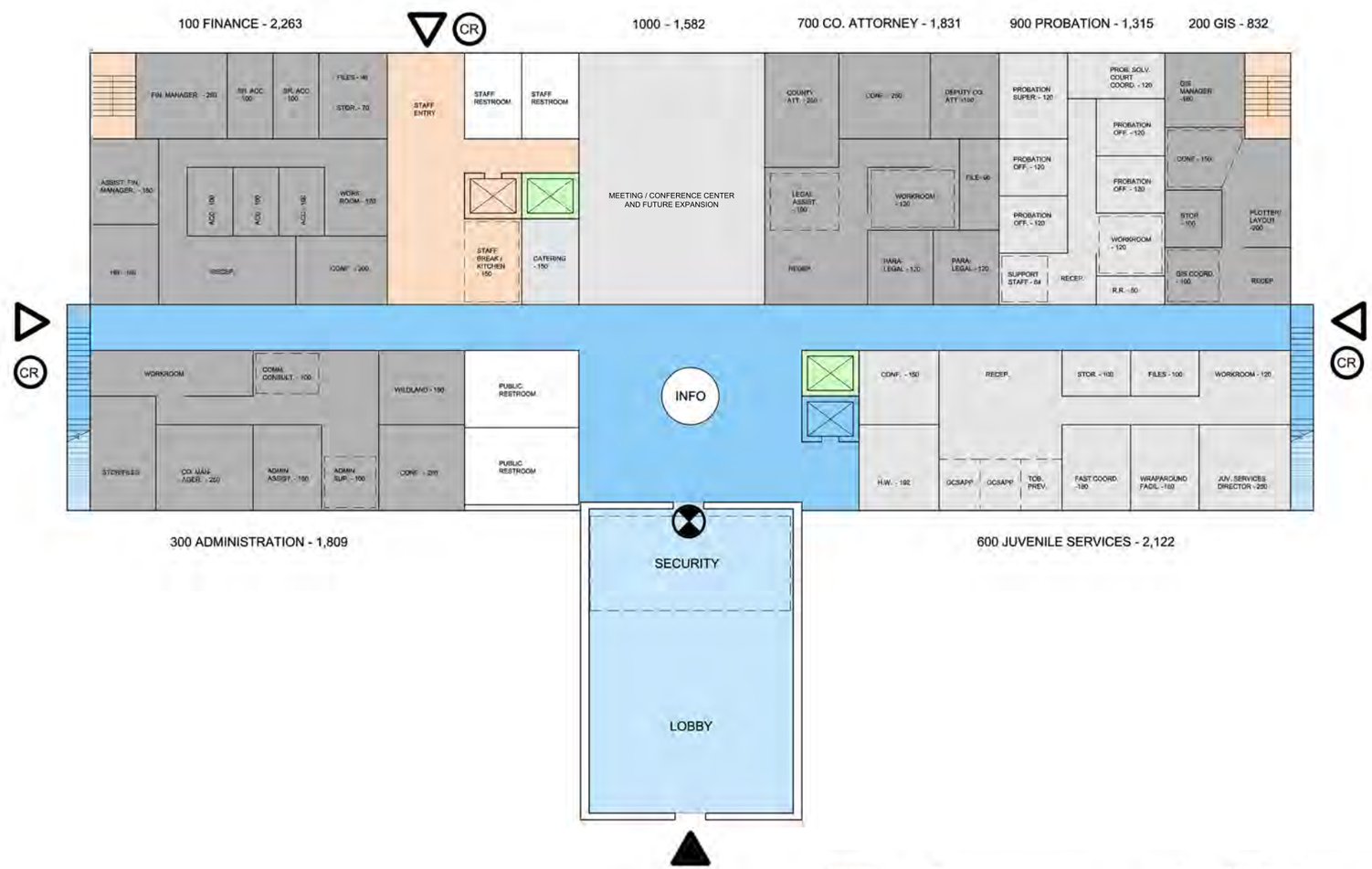
Option 4

Access Strategy
In order to maintain security throughout the building, there will only be one unrestricted public entrance. This entry will be through the front door of the newly renovated historic Courthouse and will provide access to all public zones. There is one main staff entrance, and two auxiliary access points on the main level, all of which will be controlled by card readers.

Gross Area
- 19,233 Total (17,088 sf - New Construction, 2,145 sf - Original Courthouse)

Components
- 100 Finance
- 200 GIS
- 300 Administration
- 600 Juvenile Services
- 700 County Attorney
- 900 Probation
- 1000 Meeting / Conference Center and Future Expansion
- 1200 General Support (partial)

Key Features
- Circulation provided via a central corridor which allows Components to be located at exterior walls for natural light.
- Dedicated staff area w/ entry, kitchenette, restrooms and secure staff elevator



Level 1 Plan

Total Existing Area
19,233 SF

Total New Area
17,088 SF

0' 10' 50'

Colors Legend
- Public Circulation
- Staff Circulation
- Prisoner Circulation

Symbols Legend
- Public Access
- Staff Access
- Card Reader
- Security Point

Option 4

Access Strategy
Public access to the upper level is via stairs or elevator. Individuals will have already cleared security prior to accessing the courts area. Staff access to the upper level is primarily via the dedicated elevator from the underground parking or staff entry area. Prisoners will be transported directly from the underground sallyport to the courtrooms via dedicated elevators.

Gross Area
- 19,233 Total (17,088 sf - New Construction, 2,145 sf - Original Courthouse)

Components
- 400 Sheriff (partial)
- 500 District Attorney
- 800 Courts
- 1200 General Support (partial)

Key Features
- Complete separation of Public, Staff and Prisoner circulation
- Prisoner holding areas directly adjacent to courtrooms
- Large private Break Area that can be used by entire staff
- BoCC meeting room located in upper level of renovated original Courthouse

Level 2 Plan

Total Existing Area
19,233 SF

Total New Area
17,088 SF

0' 10' 50'

Colors Legend
- Public Circulation
- Staff Circulation
- Prisoner Circulation

Symbols Legend
- Public Access
- Staff Access
- Card Reader
- Security Point

Summary of Construction Cost Estimates

AMICK-BJORKLUND GROUP, LLC

Project: Gunnison County Courthouse
Description: Option 3 - Renovation of existing with new addition

Date: 3/22/13
Owner: Gunnison County
Architect: Roth Sheppard/Humphries Poli
Gross SF: 41,240

Systems Summary				TOTAL COST	COST PER SF	
02 EXISTING CONDITIONS				$150,583	$3.65	
03 CONCRETE				$302,627	$7.34	
04 MASONRY				$172,306	$4.18	
05 STEEL				$498,836	$12.10	
06 CARPENTRY				$92,557	$2.24	
07 THERMAL & MOISTURE PROTECTION				$402,508	$9.76	
08 DOORS & WINDOWS				$616,992	$14.96	
09 FINISHES				$1,914,257	$46.42	
10 SPECIALTIES				$16,500	$0.40	
11 EQUIPMENT				$320,000	$7.76	
12 FURNISHINGS				$0	$0.00	
13 SPECIAL CONSTRUCTION				$0	$0.00	
14 CONVEYING SYSTEMS				$84,000	$2.04	
21 FIRE SUPPRESSION				$142,884	$3.46	
22 HVAC				$1,227,061	$29.75	
23 PLUMBING				$480,458	$11.65	
26 ELECTRICAL				$837,286	$20.30	
28 ELECTRONIC SAFETY & SECURITY				$278,810	$6.76	
31 EARTHWORK				$74,024	$1.79	
32 EXTERIOR IMPROVEMENTS				$194,978	$4.73	
33 UTILITIES				$51,500	$1.25	
SUBTOTAL BUILDING COSTS				**$7,858,167**	**$190.55**	
GENERAL CONDITIONS	12.0%		$7,858,167	$942,980	$22.87	
SAFETY ALLOWANCE	1.0%		$7,858,167	$78,582	$1.91	
RENTAL EQUIPMENT ALLOWANCE	0.5%		$7,858,167	$39,291	$0.95	
FINAL CLEAN	41,240	GSF	$0.25	$10,310	$0.25	
PHASING CONSTRUCTION ALLOWANCE		GSF	$1.25	$0	$0.00	Excluded
WEATHER PROTECTION, ALLOWANCE	41,240	GSF	$2.75	$113,410	$2.75	
BUILDING PERMIT and Plan Review	7,858.17	M$	$6.50	$51,078	$1.24	
USE TAX City of (0.00% x 50% valuation)				$0	$0.00	
INSURANCE, General Liability	8,643.98	M$	$6.63	$57,310	$1.39	
INSURANCE, Builders Risk	8,913,989	$	$0.00012	$8,557	$0.21	
DEVELOPMENT FEES, Assessments, Etc.		LS		$0	$0.00	Excluded
ESCALATION COSTS	1.0%		$7,858,167	$78,582	$1.91	
CONSTRUCTION FEE	5.0%		$9,238,266	$461,913	$11.20	
BOND, Payment and Performance Bond	1.0%		$9,700,179	$97,002	$2.35	
PRECONSTRUCTION SERVICES	0.25%		$9,797,181	$24,493	$0.59	
CONTINGENCY, Construction	10.0%		$7,858,167	$785,817	$19.05	
TOTAL CONSTRUCTION COST	**41,240**	**SF**		**$10,607,490**	**$257.21**	

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AMICK-BJORKLUND GROUP, LLC

Project: Gunnison County Courthouse - Option 4
Description: New steel framed building

Date: 3/22/13
Owner: Gunnison County
Architect: Roth Sheppard/Humphries Poli
Gross SF: 38,400

Systems Summary				TOTAL COST	COST PER SF	
02 EXISTING CONDITIONS				$59,678	$1.55	
03 CONCRETE				$902,451	$23.50	
04 MASONRY				$442,786	$11.53	
05 STEEL				$752,401	$19.59	
06 CARPENTRY				$17,349	$0.45	
07 THERMAL & MOISTURE PROTECTION				$375,906	$9.79	
08 DOORS & WINDOWS				$272,231	$7.09	
09 FINISHES				$1,941,658	$50.56	
10 SPECIALTIES				$17,250	$0.45	
11 EQUIPMENT				$325,000	$8.46	
12 FURNISHINGS				$0	$0.00	
13 SPECIAL CONSTRUCTION				$0	$0.00	
14 CONVEYING SYSTEMS				$242,000	$6.30	
21 FIRE SUPPRESSION				$141,278	$3.68	
22 HVAC				$1,616,472	$42.10	
23 PLUMBING				$479,908	$12.50	
26 ELECTRICAL				$966,345	$25.17	
28 ELECTRONIC SAFETY & SECURITY				$272,080	$7.09	
31 EARTHWORK				$198,789	$5.18	
32 EXTERIOR IMPROVEMENTS				$199,227	$5.19	
33 UTILITIES				$51,500	$1.34	
SUBTOTAL BUILDING COSTS				**$9,274,308**	**$241.52**	
GENERAL CONDITIONS	12.0%		$9,274,308	$1,112,917	$28.98	
SAFETY ALLOWANCE	1.0%		$9,274,308	$92,743	$2.42	
RENTAL EQUIPMENT ALLOWANCE	0.5%		$9,274,308	$46,372	$1.21	
FINAL CLEAN	38,400	GSF	$0.25	$9,600	$0.25	
PHASING CONSTRUCTION, ALLOWANCE		GSF	$2.75	$0	$0.00	Excluded
WEATHER PROTECTION, ALLOWANCE	38,400	GSF	$2.75	$105,600	$2.75	
BUILDING PERMIT and Plan Review	9,274.31	M$	$6.50	$60,283	$1.57	
USE TAX City of (0.00% x 50% valuation)				$0	$0.00	
INSURANCE, General Liability	10,201.74	M$	$6.63	$67,638	$1.76	
INSURANCE, Builders Risk	10,520,403	$	$0.00012	$15,149	$0.39	
DEVELOPMENT FEES, Assessments, Etc.		LS		$0	$0.00	Excluded
ESCALATION COSTS	1.0%		$9,274,308	$92,743	$2.42	
CONSTRUCTION FEE	5.0%		$10,877,352	$543,868	$14.16	
BOND, Payment and Performance Bond	1.0%		$11,421,220	$114,212	$2.97	
PRECONSTRUCTION SERVICES	0.25%		$11,535,432	$28,839	$0.75	
CONTINGENCY, Construction	8.0%		$9,274,308	$741,945	$19.32	
TOTAL CONSTRUCTION COST	**38,400**	**SF**		**$12,306,215**	**$320.47**	

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Appendix

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Priorities

The County prioritized the issues needing attention in the RFP as a synopsis of the issues identified in previous studies and guidance for this study. The County's priorities were primarily directed towards a renovation of the existing building.

Category 1 - High-Level Initial Priorities

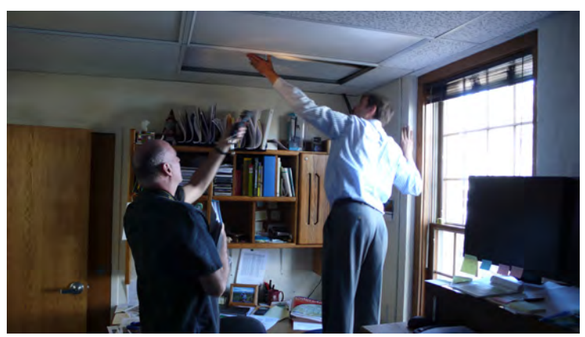
- Replace roof
- Replace Air Handeling Units
- Increase Court security
- Creation of new additional court/hearing room
- Increase disabled access (north wing of 2nd floor where BoCC meeting room is located)
- Improve secure access for Sheriff's Office prisoner transport to/from court to include establishment of new holding cells
- Determine feasibility of re-exposing some historical features/remaining original interior finishes of the building, to include interior brick walls and tin ceilings and trim work now covered by drop ceilings, hardwood and/or stone tile hallway flooring, etc.
- Increase seating capacity in Board of County Commissioner meeting room
- Accommodate Coroner's need for a temporary morgue (a temporary space for this purpose is currently being created in the former jail Sally Port and Kitchen spaces)
- Establish a single, unified overall building interior design aesthetic/style for the interior of the building
- Establish and procure FF&E for entire building coordinated with the unified overall building interior design aesthetic/style of the interior of the building to include ergonomic/modern desks, chairs and work spaces, etc.
- Create a single, unified overall building design aesthetic/style for the exterior of the building

Category 2 - Mid-Level Initial Priorities

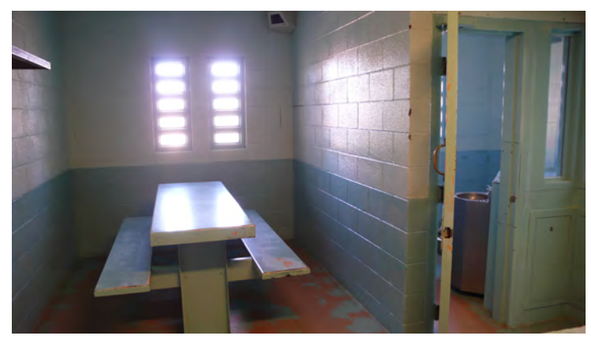
- Replace drop ceilings throughout the building
- Replace carpet throughout the building
- Remodel and modernize all restrooms in the building
- Establish high-tech, contemporary media presentation capability and capacity in the Board of County Commissioner meeting room
- Procure new audience seating chairs in Board of County Commissioner meeting room
- Re-purpose former jail space to potentially convert "hard" cells upstairs for secure records storage; and conversion of former jail spaces downstairs for office space, and staff break room
- Re-purpose former Sheriff's Department office space
- Re-purpose dispatch center space (currently occupied as dispatch center) in basement
- Remove all evaporative coolers in building and replace with air conditioning system throughout the building
- Remove all unused electric and communications cabling and wiring not currently in use in the building
- Insulate around AHU-6
- Replace all interior wall cove base
- Reduce number of security lights that remain on at all times and generally improve efficiency of electricity usage in the building
- Replace old cast iron sewer pipe stacks in the building where possible

Category 3 - Low-Level Initial Priorities

- Establish internal key card locks and system compatible with existing external key card entry security system
- Potentially re-expose some historical exterior building façade brick work
- Change existing exterior façade stucco color from existing yellow color to a more appropriate earth tone color compatible with the establishment of a single, unified overall building exterior design aesthetic/style
- Repair/replace entry steps and some building entry doors compatible with the establishment of a single, unified overall building exterior design aesthetic/style
- Replace building windows with new, environmentally efficient window systems compatible with the establishment of single unified overall building exterior and interior aesthetics/styles



Replace drop ceilings throughout the building



Re-purpose former jail space to potentially convert "hard" cells upstairs for secure records storage; and conversion of former jail spaces downstairs for office space, and staff break room

Replace roof

Space Needs

Finance

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

Gunnison County Courthouse
Component 100 **Finance**

							AREA REQUIRED			
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
101	Finance Director	1	1	1	250 PO	250	227	250	250	
102	Assistant Finance Director	1	1	1	180 PO	180	171	180	180	
103	Senior Accountants	2	2	2	100 PO	100	383	200	200	
104	Accountant	2	2	3	100 PO	100	278	200	300	
105	HR	1	1	1	180 PO	180	138	180	180	Not currently part of Finance. Fax machine, filing (3)
	Subtotal Staff and NSF	**6**	**6**	**7**			**1197**	**1010**	**1110**	
	Total Including 35% Circulation						**1616**	**1364**	**1499**	
	WORK STATIONS									
	Subtotal Staff and NSF	**0**	**0**	**0**			**0**	**0**	**0**	
	Total Including 35% Circulation						**0**	**0**	**0**	
	SUPPORT SPACES									
106	Storage	1	1	1		70	33	70	70	Storage, including Safe
107	Conference Room	0	1	1		200	0	200	200	possible conversion to future (Accountant) office
108	Workroom	0	1	1		120	0	120	120	copier, scanner, fax, office supplies
109	File Room	0	1	1		96	0	96	96	
110	Reception	0	4	4		20	0	80	80	
	Subtotal NSF						**33**	**566**	**566**	
	Total Including 35% Circulation						**45**	**764**	**764**	
	TOTAL FTE STAFF AND ASF	**6**	**6**	**7**			**1661**	**2128**	**2263**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		6	7						
	TOTAL PARKING	**0**	**6**	**7**						

Space Needs

GIS

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

Gunnison County Courthouse

Component 200 **GIS**

		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	AREA REQUIRED 2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
201	GIS Manager	1	1	1	180 PO	180	152	180	180	
	Subtotal Staff and NSF	**1**	**1**	**1**			**152**	**180**	**180**	
	Total Including 35% Circulation						**205**	**243**	**243**	
	WORK STATIONS									
202	GIS Coordinator	1	1	1	100 WS	100	167	100	100	
	Subtotal Staff and NSF	**1**	**1**	**1**			**167**	**100**	**100**	
	Total Including 35% Circulation						**225**	**135**	**135**	
	SUPPORT SPACES									
203	Plotter Station / Layout Space	0	1	1		200	267	200	200	(2) layout desks, plotter, table
204	Reception	0	2	2		20	0	40	40	
205	Storage	0	1	1		96	0	96	96	
206	Conference Room	0	1	1		150	0	150	150	
	Subtotal NSF	**0**	**5**	**5**			**267**	**486**	**336**	
	Total Including 35% Circulation						**360**	**656**	**454**	
	TOTAL FTE STAFF AND ASF						**791**	**1034**	**832**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		2	2						
	TOTAL PARKING	**0**	**2**	**2**						

Space Needs

Administration

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

	COMPONENT 300									Gunnison County Courthouse **Administration**
							AREA REQUIRED			
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
301	County Manager	1	1	1	250 PO	250	275	250	250	w/ adjacent private conf area; seat 10
302	Administrative Assistant	1	1	1	180 PO	180	180	180	180	Semi-Private / Workstation
303	Wildlife Conservation	1	1	1	180 PO	180	176	180	180	includes private conf area; seat 4-6. Desk, credenza, and rolled drawing storage
	Subtotal Staff and NSF	**3**	**3**	**3**			**631**	**610**	**610**	
	Total Including 35% Circulation						**852**	**824**	**824**	
	WORK STATIONS									
304	Administrative Support / Reception	1	1	1	100 WS	100	297	100	100	w/ Guest Seating
305	Communications Consultant	0	0	1	100 WS	100	0	0	100	
	Subtotal Staff and NSF	**1**	**1**	**2**			**297**	**100**	**200**	
	Total Including 35% Circulation						**401**	**135**	**270**	
	SUPPORT SPACES									
306	Workroom	0	1	1		120	0	120	120	copier, printer, fax
307	Storage	0	1	1		210	0	210	210	general office
308	Conference Room	1	1	1		200	200	200	200	Seating for 8
309	Reception	0	4	4		20	80	80	80	Seating for 4
	Subtotal NSF						**280**	**610**	**610**	
	Total Including 35% Circulation						**378**	**824**	**824**	
	TOTAL FTE STAFF AND ASF	**4**	**4**	**5**			**1631**	**1782**	**1917**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		4	5						
	TOTAL PARKING	**0**	**4**	**5**						

Space Needs

Sheriff

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

Gunnison County Courthouse

COMPONENT 400 — **Sheriff**

							AREA REQUIRED			
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
401	Sheriff	0	1	1	120 PO	120	0	120	120	Alternative Services
	Subtotal Staff and NSF	**0**	**1**	**1**			**0**	**120**	**120**	
	Total Including 35% Circulation						**0**	**162**	**162**	
	WORK STATIONS									
	Subtotal Staff and NSF	**0**	**0**	**0**			**0**	**0**	**0**	
	Total Including 35% Circulation						**0**	**0**	**0**	
	SUPPORT SPACES									
402	Holding Cell	14	3	3		50	1000	150	150	
	Subtotal NSF						**1000**	**150**	**150**	
	Total Including 35% Circulation						**1350**	**203**	**203**	
	TOTAL FTE STAFF AND ASF	**0**	**1**	**1**			**1350**	**365**	**365**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		1	1						
	TOTAL PARKING	**0**	**1**	**1**						

Space Needs

District Attorney

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

Gunnison County Courthouse
District Attorney

COMPONENT 500

		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	AREA REQUIRED 2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
501	Deputy DA	2	2	2	120 PO	120	373	240	240	
502	Legal Assistant	2	2	2	100 PO	100	342	200	200	
503	Victim Assistant	1	1	1	100 PO	100	119	100	100	
504	Shared Office	0	1	1	100 PO	100	0	100	100	Traveling DA, Investigator, CBI Investigator
	Subtotal Staff and NSF	**5**	**6**	**6**			**834**	**640**	**640**	
	Total Including 35% Circulation						**1126**	**864**	**864**	
	WORK STATIONS									
	Subtotal Staff and NSF	**0**	**0**	**0**			**0**	**0**	**0**	
	Total Including 35% Circulation						**0**	**0**	**0**	
	SUPPORT SPACES									
505	Coffee Bar	1	1	1		80	301	80	80	
506	Conference Room	1	1	1		150	122	150	150	Seating for 6. Secure Area for witnesses.
507	Storage Room	0	1	1		70	0	70	70	
508	Reception	2	4	4		20	71	80	80	Seating for 4; possibly more
	Subtotal NSF						**494**	**380**	**380**	
	Total Including 35% Circulation						**667**	**513**	**513**	
	TOTAL FTE STAFF AND ASF	**5**	**6**	**6**			**1793**	**1377**	**1377**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		6	6						
	TOTAL PARKING	**0**	**6**	**6**						

Space Needs

Juvenile Services

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

Gunnison County Courthouse

COMPONENT 600 — **Juvenile Services**

							AREA REQUIRED			
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
601	Juvenile Services Director	1	1	1	250 PO	250	226	250	250	w/ Seating for 6
602	Fast Coordinator	1	1	1	180 PO	180	135	180	180	
603	Wraparound Facilitator	1	1	1	180 PO	180	109	180	180	
	Subtotal Staff and NSF	**3**	**3**	**3**			**470**	**610**	**610**	
	Total Including 35% Circulation						**635**	**824**	**824**	
	WORK STATIONS									
604	GCSAPP Staff	2	2	2	64 WS	64	186	128	128	
605	Tobacco Prevention	0	0	1	64 WS	64	0	0	64	
	Subtotal Staff and NSF	**2**	**2**	**3**			**186**	**128**	**128**	
	Total Including 35% Circulation						**251**	**173**	**173**	
	SUPPORT SPACES									
606	Conference Room	0	1	1		150	0	150	150	Seating for 6
607	Homework Room	0	1	1		192	0	192	192	2-3 Computer carrels
608	Workroom	0	1	1		120	101	120	120	copier, fax, supplies
609	File Room	0	1	1		96	0	96	96	
610	Storage Room	0	1	1		96	0	96	96	for GCSAPP Staff
611	Reception / Seating	0	9	9		20	76	180	180	Seating for 9
	Subtotal NSF						**177**	**834**	**834**	
	Total Including 35% Circulation						**239**	**1126**	**1126**	
	TOTAL FTE STAFF AND ASF	**5**	**5**	**6**			**1125**	**2122**	**2122**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		5	6						
	TOTAL PARKING	**0**	**5**	**6**						

Space Needs

County Attorney

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

Gunnison County Courthouse
COMPONENT 700 **County Attorney**

							AREA REQUIRED			
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
701	County Attorney	1	1	1	250 PO	250	209	250	250	w/ Seating for 6 and Law Library 120 LF
702	Deputy County Attorney	1	1	1	180 PO	180	210	180	180	
703	Paralegal	2	2	2	120 PO	120	333	240	240	
	Subtotal Staff and NSF	**4**	**4**	**4**			**752**	**670**	**670**	
	Total Including 35% Circulation						**1015**	**905**	**905**	
	WORK STATIONS									
704	Legal Assistant	1	1	1	100 WS	100	225	100	100	Semi-Private
	Subtotal Staff and NSF	**1**	**1**	**1**			**225**	**100**	**100**	
	Total Including 35% Circulation						**304**	**135**	**135**	
	SUPPORT SPACES									
705	Reception	0	6	6		20	0	120	120	Seating for 6.
706	Workroom	0	1	1		120	0	120	120	Secure w/ copy, scanner, fax, supplies
707	File Room	0	1	1		96	157	96	96	800 LF
708	Conference Room	0	1	1		250	0	250	250	Seating for 8-10
	Subtotal NSF						**157**	**586**	**586**	
	Total Including 35% Circulation						**212**	**791**	**791**	
	TOTAL FTE STAFF AND ASF	**5**	**5**	**5**			**1531**	**1831**	**1831**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		5	5						
	TOTAL PARKING	**0**	**5**	**5**						

Space Needs

Courts

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

Gunnison County Courthouse
COMPONENT 800 **Courts**

							AREA REQUIRED			
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
801	Judges Chambers	2	3	3	250 PO	250	491	750	750	One is also for Visiting / Senior Judges
802	County Clerk / Courts	1	1	1	120 PO	120	608	120	120	
803	Shared Office	0	1	1	120 PO	120	0	120	120	Visiting Staff, Interpreter
804	Multi-Purpose Room	0	1	1	100 PO	100	0	100	100	General meetings and training
805	Family Court Facilitator	0	1	1	180 PO	180	0	180	180	Office with meeting space
	Subtotal Staff and NSF	**3**	**7**	**7**			**1099**	**1270**	**1270**	
	Total Including 35% Circulation						**1484**	**1715**	**1715**	
	WORK STATIONS									
806	County Courts Deputy Clerks	4	4	4	64 WS	64	0	256	256	Court Reporter
807	District Court Support	3	4	4	64 WS	64	1	256	256	Court Reporter, Court Clerk
	Subtotal Staff and NSF	**7**	**8**	**8**			**1**	**512**	**512**	
	Total Including 35% Circulation						**1**	**691**	**691**	
	SUPPORT SPACES									
808	District Court Room	1	1	1		1415	1504	1415	1415	
809	County Court Room	1	1	1		1800	1802	1800	1800	
810	District Court / Hearing Room	0	1	1		1200	0	1200	1200	
811	Conference Rooms	0	2	2		100	0	200	200	Attorney / Client
812	Jury Rooms	2	2	2		400	558	800	800	Seating for 16 (May only require 2 if 3rd Courtroom is a hearing room)
813	Judge's Restroom	0	3	3		50	0	150	150	
814	Clerk of the Courts Restroom	0	1	1		50	0	50	50	
815	Attorney / Client Conference	0	3	3		100	0	300	300	
816	Break Room	0	1	1		200	0	200	200	
	Subtotal NSF						**3864**	**6115**	**6115**	
	Total Including 35% Circulation						**5216**	**8255**	**8255**	
	TOTAL FTE STAFF AND ASF	**10**	**15**	**15**			**6701**	**10661**	**10661**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		15	15						
	TOTAL PARKING	**0**	**15**	**15**						

Space Needs

Probation

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

	COMPONENT 900									Gunnison County Courthouse **Probation**
							AREA REQUIRED			
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
901	Probation Supervisor	1	1	1	180 PO	180	135	180	180	
902	Probation Officers	3	3	4	120 PO	120	255	360	480	
903	Problem Solving Court Coordinator	1	1	1	120 PO	120	120	120	120	
	Subtotal Staff and NSF	**5**	**5**	**6**			**510**	**660**	**780**	
	Total Including 35% Circulation						**689**	**891**	**1053**	
	WORK STATIONS									
904	Support Staff	1	1	1	64 WS	64	104	64	64	Office or Work station?
	Subtotal Staff and NSF	**1**	**1**	**1**			**104**	**64**	**64**	
	Total Including 35% Circulation						**140**	**86**	**86**	
	SUPPORT SPACES									
905	Reception	0	4	4		20	0	80	80	Seating for 4
906	Workroom	0	1	1		120	0	120	120	Copier, fax, supplies
907	Conference Room	0	1	1		150	0	150	150	
908	Restroom	0	1	1		50	0	50	50	
	Subtotal NSF						**0**	**400**	**400**	
	Total Including 35% Circulation						**0**	**540**	**540**	
	TOTAL FTE STAFF AND ASF	**6**	**6**	**7**			**829**	**1517**	**1679**	
	PARKING & SITE REQUIREMENTS									
	1 per employee		6	7						
	TOTAL PARKING	**0**	**6**	**7**						

Space Needs

Board of County Commissioners

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

Gunnison County Courthouse
Board of County Commissioners

	COMPONENT 1000	2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	AREA REQUIRED 2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
	Subtotal Staff and NSF	**0**	**0**	**0**			**0**	**0**	**0**	
	Total Including 35% Circulation						**0**	**0**	**0**	
	WORK STATIONS									
1001	Workroom	0	3	3		50	0	150	150	3 workstations for County Commissioners
	Subtotal Staff and NSF	**0**	**3**	**3**			**0**	**0**	**0**	
	Total Including 35% Circulation						**0**	**0**	**0**	
	SUPPORT SPACES									
1002	BoCC Meeting Room	1	1	1		-	861	1200	1200	10% larger than existing
1003	Catering	0	1	1		72	0	72	72	12' long galley reheat kitchen
	Subtotal NSF						**861**	**1272**	**1272**	
	Total Including 35% Circulation						**1162**	**1717**	**1717**	
	TOTAL FTE STAFF AND ASF	**0**	**3**	**3**			**1162**	**1717**	**1717**	
	PARKING & SITE REQUIREMENTS									
	1 per Commissioner		3	3						
	TOTAL PARKING	**0**	**3**	**3**						

Space Needs

County Morgue

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

	COMPONENT 1100									Gunnison County Courthouse **County Morgue**
							AREA REQUIRED			
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
	Subtotal Staff and NSF	**0**	**0**	**0**			**0**	**0**	**0**	
	Total Including 35% Circulation						**0**	**0**	**0**	
	WORK STATIONS									
1101	Work Area	1	1	1		315	315	315	315	Based on current area
	Subtotal Staff and NSF	**1**	**1**	**1**			**0**	**0**	**0**	
	Total Including 35% Circulation						**0**	**0**	**0**	
	SUPPORT SPACES									
1102	Loading Dock	1	1	1		360	250	360	360	Increase to 30x12 to allow for gurneys and vehicles
	Subtotal NSF						**250**	**360**	**360**	
	Total Including 35% Circulation						**338**	**486**	**486**	
	TOTAL FTE STAFF AND ASF	**1**	**1**	**1**			**338**	**486**	**486**	
	PARKING & SITE REQUIREMENTS									
	1 per Medical Examiner		1	1						
	TOTAL PARKING	**0**	**1**	**1**						

Space Needs

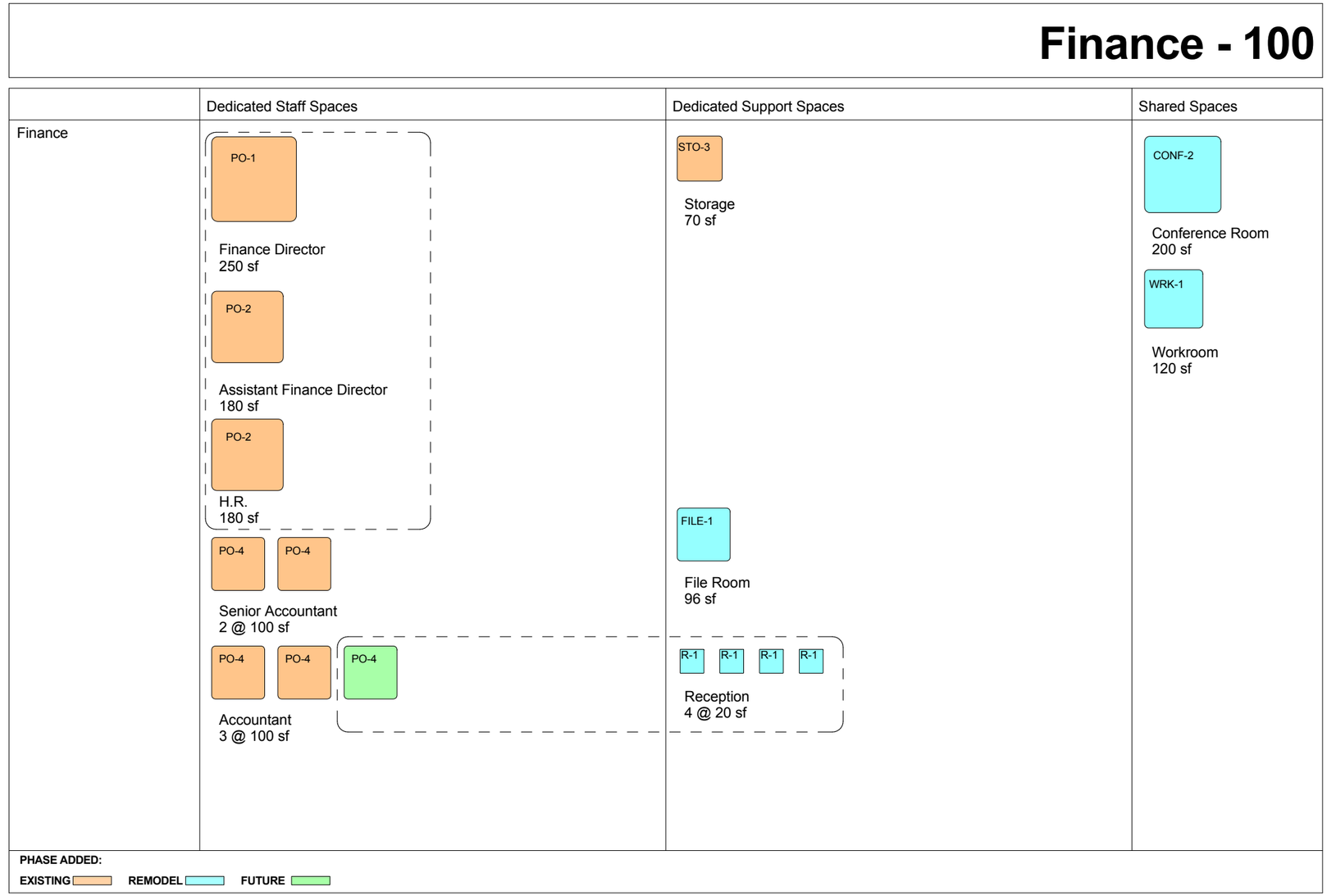
General Support

GUNNISON COUNTY COURTHOUSE
Roth Sheppard/ Humphries Poli Architects

	COMPONENT 1200									Gunnison County Courthouse **General Support**
							AREA REQUIRED			
		2012 EXIST	REMODEL	FUTURE	SPACE STD	UNIT SF	2012 EXIST	REMODEL	FUTURE	REMARKS
	PRIVATE OFFICES									
	Subtotal Staff and NSF	**0**	**0**	**0**			**0**	**0**	**0**	
	Total Including 35% Circulation						**0**	**0**	**0**	
	WORK STATIONS									
	Subtotal Staff and NSF	**0**	**0**	**0**			**0**	**0**	**0**	
	Total Including 35% Circulation						**0**	**0**	**0**	
	SUPPORT SPACES									
1201	Meeting Room	1	1	1		500	500	500	500	Can be centralized or dedicated to individual components
1202	Break Room	1	1	1		500	500	500	500	Can be centralized or dedicated to individual components
1203	Print Room	1	1	1		500	500	500	500	Can be centralized or dedicated to individual components
	Subtotal NSF						**1500**	**1500**	**1500**	
	Total Including 35% Circulation						**2025**	**2025**	**2025**	
	TOTAL FTE STAFF AND ASF	**0**	**0**	**0**			**2025**	**2025**	**2025**	
	PARKING & SITE REQUIREMENTS									
			0	0						
	TOTAL PARKING	**0**	**0**	**0**						

Brown Sheets

Finance



Brown Sheets

Gis

GIS - 200

	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
GIS	PO-2 GIS Manager 180 sf WS-1 WS-1 GIS Coordinator 2 @ 100 sf	LS-1 Plotter Station / Layout Space 200 sf R-1 R-1 Reception 2 @ 20 sf STO-2 Storage 96 sf	CONF-3 Conference Room 150 sf

PHASE ADDED:
EXISTING REMODEL FUTURE

Brown Sheets

Administration

Administration - 300

	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
Administration	PO-1 County Manager 250 sf PO-2 Administrative Assistant 180 sf PO-2 Wildlife Conservation 180 sf WS-1 Administrative Support 100 sf WS-1 Communications Consultant 100 sf	WRK-1 Workroom 120 sf STO-1 Storage 210 sf CONF-2 Conference Room 200 sf R-1 R-1 R-1 R-1 Reception 4 @ 20 sf	

PHASE ADDED:
EXISTING REMODEL FUTURE

Brown Sheets

Sheriff

Sheriff - 400

	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
Sheriff	PO-3 Sheriff 120 sf	HC-1 HC-1 HC-1 Holding Cell 3 @ 80 sf	

PHASE ADDED:
EXISTING REMODEL FUTURE

Brown Sheets

District Attorney

District Attorney - 500

	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
District Attorney	PO-3 PO-3 Deputy DA 2 @ 120 sf PO-4 PO-4 Legal Assistant 2 @ 100 sf PO-4 Victim Assistant 100 sf PO-4 Shared Office 100 sf	CB-1 Coffee Bar 80 sf CONF-3 Conference Room 150 sf STO-3 Storage Room 70 sf W-1 W-1 W-1 W-1 Waiting Area 6 @ 20 sf	

PHASE ADDED:
EXISTING REMODEL FUTURE

Brown Sheets

Juvenile Services

Juvenile Services - 600

	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
Juvenile Services	PO-1 Juvenile Services Director 250 sf PO-2 Fast Coordinator 180 sf PO-2 Wraparound Facilitator 180 sf WS-2 WS-2 GCSAPP Staff 2 @ 64 sf WS-2 Tobacco Prevention 64 sf	HW-1 Homework Room 192 sf WRK-1 Workroom 120 sf FILE-1 File Room 96 sf STO-2 Storage 96 sf W-1 W-1 W-1 W-1 W-1 W-1 W-1 W-1 W-1 Waiting Area 9 @ 20 sf	CONF-3 Conference Room 150 sf

PHASE ADDED:
EXISTING REMODEL FUTURE

Brown Sheets

County Attorney

County Attorney - 700

	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
County Attorney	PO-1 County Attorney 250 sf PO-2 Deputy County Attorney 180 sf PO-3 PO-3 Paralegal 120 sf WS-1 Legal Assistant 100 sf	W-1 W-1 W-1 W-1 W-1 W-1 Waiting Area 6 @ 20 sf WRK-1 Workroom 120 sf FILE-1 File Room 96 sf CONF-1 Conference Room 250 sf	

PHASE ADDED:

EXISTING REMODEL FUTURE

Brown Sheets

Courts

Courts - 800

	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
Courts	PO-1, PO-1, PO-1 Judges' Chambers 3 @ 250 sf PO-3 County Clerk / Courts 1 @ 120 sf PO-3 Shared Office 120 sf PO-4 Multi-Purpose Room 100 sf PO-2 Family Court Facilitator 180 sf WS-2, WS-2, WS-2, WS-2 County Courts Deputy Clerks 4 @ 64 sf WS-2 Court Reporter, WS-2 Court Clerk, WS-2, WS-2 District Court Support 4 @ 64 sf	DC-1 District Court Room 1415 sf CC-1 County Court Room 1800 sf	

PHASE ADDED:

EXISTING **REMODEL** **FUTURE**

Brown Sheets

Courts

Courts - 800

	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
Courts		CH-1 District Court / Hearing Room 1200 sf CONF-4 CONF-4 Conference Room 2 @ 100 sf JR-1 JR-1 JR-1 Jury Room 3 @ 250 sf RR-1 RR-1 RR-1 Judges' Restroom 3 @ 50 sf RR-1 Clerk of the Courts Restroom 50 sf CONF-4 CONF-4 CONF-4 Attorney / Client Conference Room 3 @ 100 sf	BREAK-2 Break Room 200 sf

PHASE ADDED:

EXISTING REMODEL FUTURE

Brown Sheets

Probation

Probation - 900

	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
Probation	PO-2 Probation Supervisor 180 sf PO-3 PO-3 PO-3 PO-3 Probation Officers 4 @ 120 sf PO-3 Problem Solving Court Coordinator 120 sf WS-2 Support Staff 64 sf	W-1 W-1 W-1 W-1 Waiting Area 4 @ 20 sf WRK-1 Workroom 120 sf RR-1 Restroom 50 sf	CONF-3 Conference Room 150 sf

PHASE ADDED:

EXISTING REMODEL FUTURE

Brown Sheets

General

General - 1000

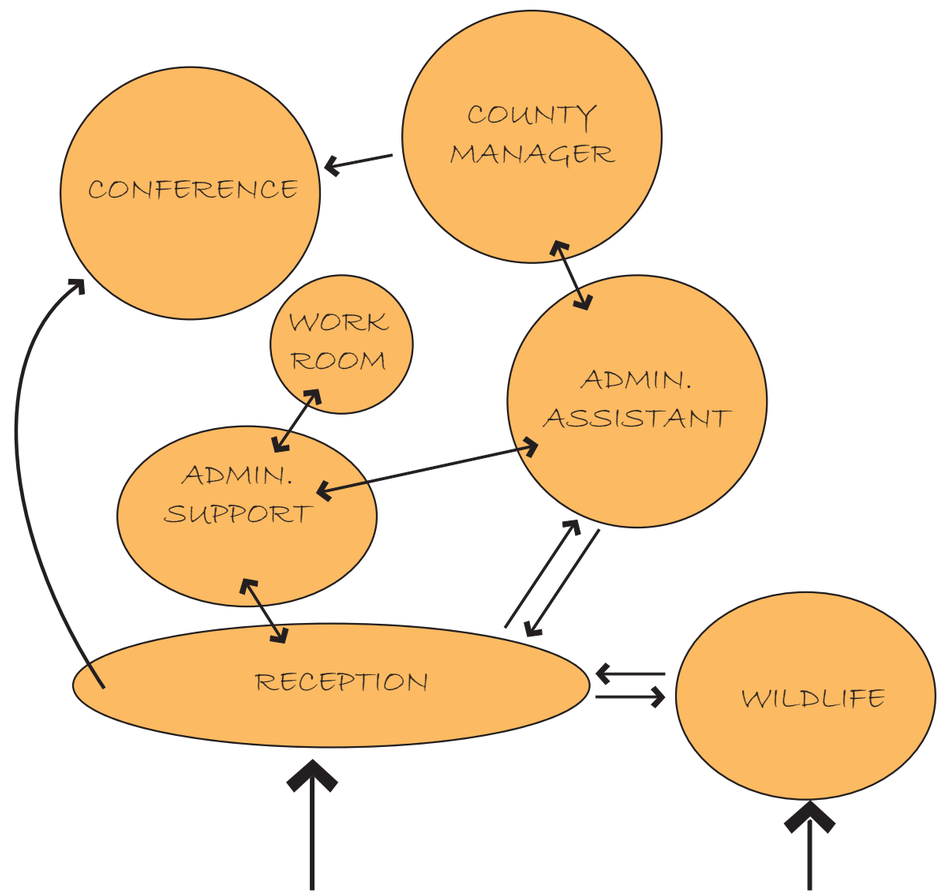
	Dedicated Staff Spaces	Dedicated Support Spaces	Shared Spaces
General		CONF-5 Meeting Room 500 sf BREAK-1 Break Room 500 sf PRINT-1 Print Room 500 sf	

PHASE ADDED:

EXISTING REMODEL FUTURE

Adjacency Diagrams

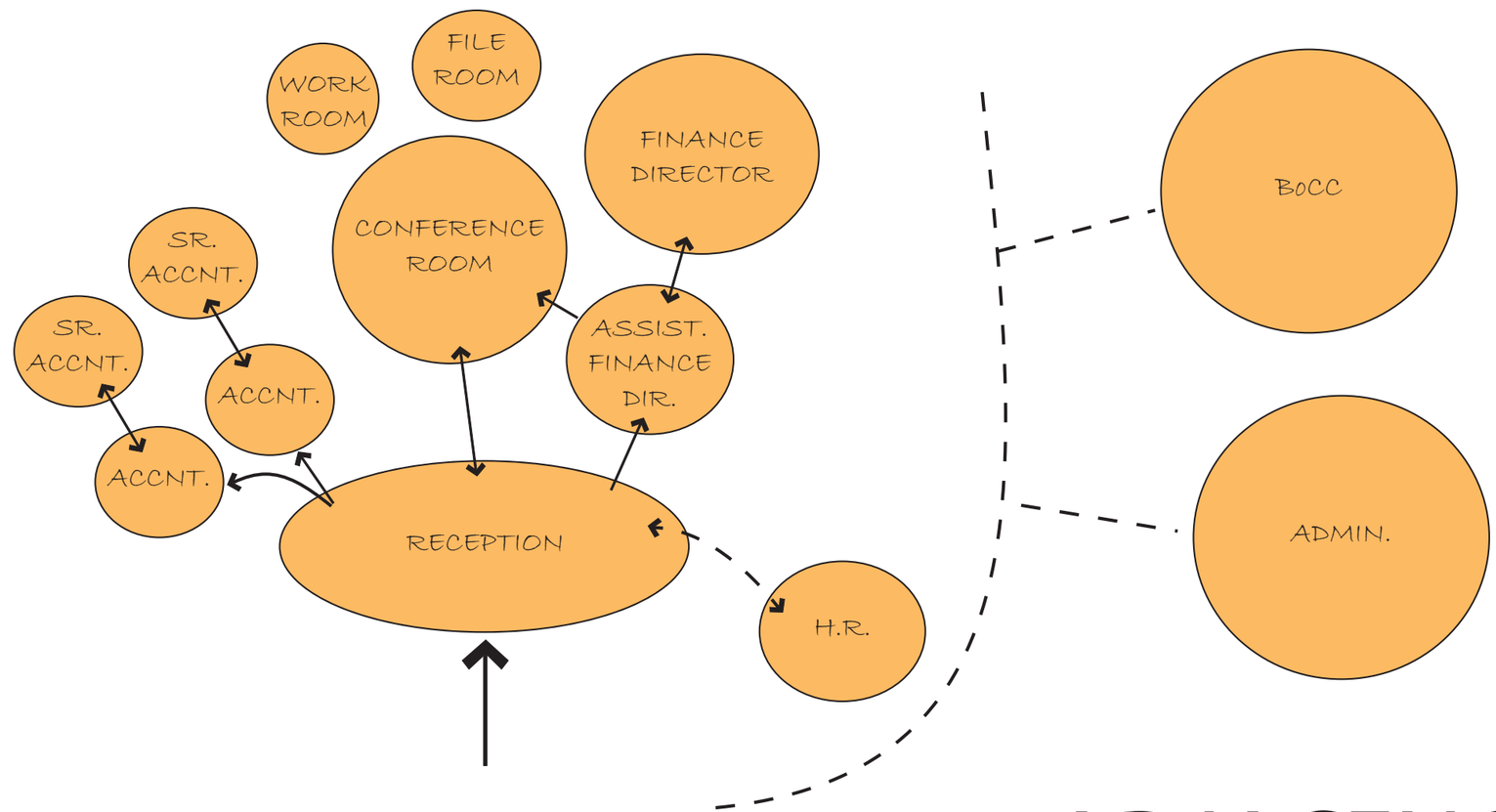
Administration



ADJACENCY
Administration

Adjacency Diagrams

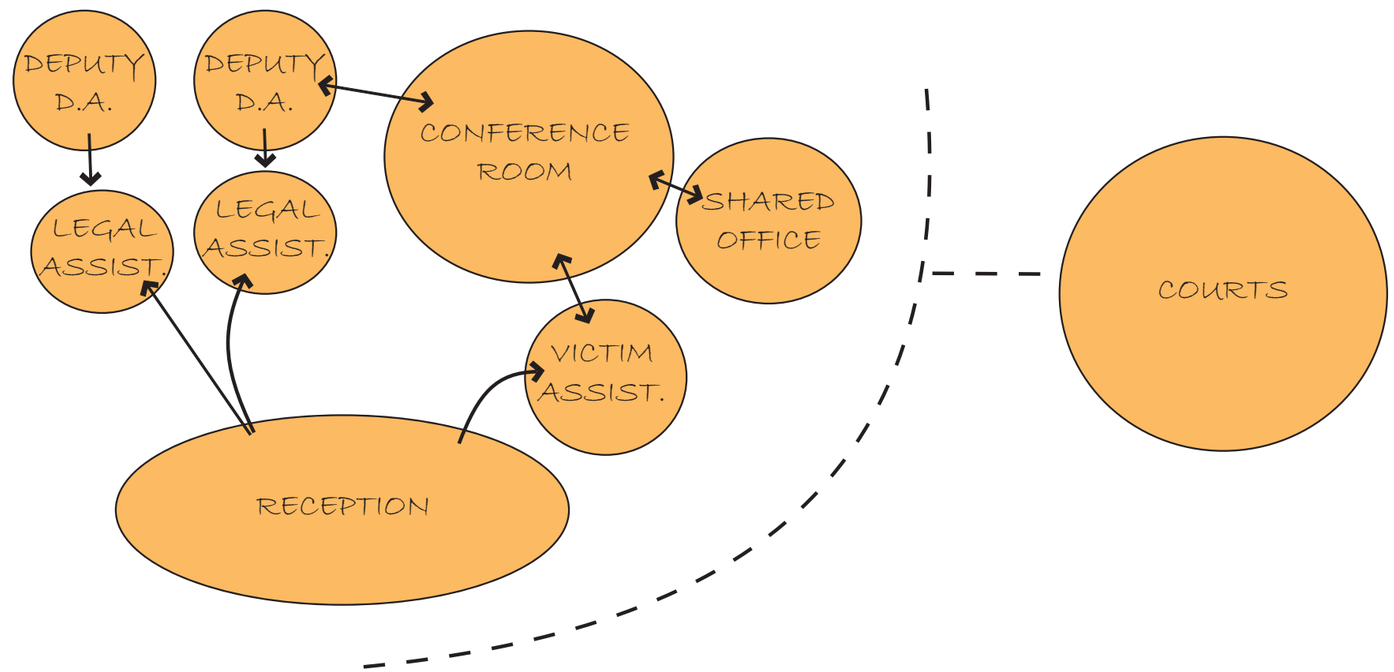
Finance Department



ADJACENCY
Finance Department

Adjacency Diagrams

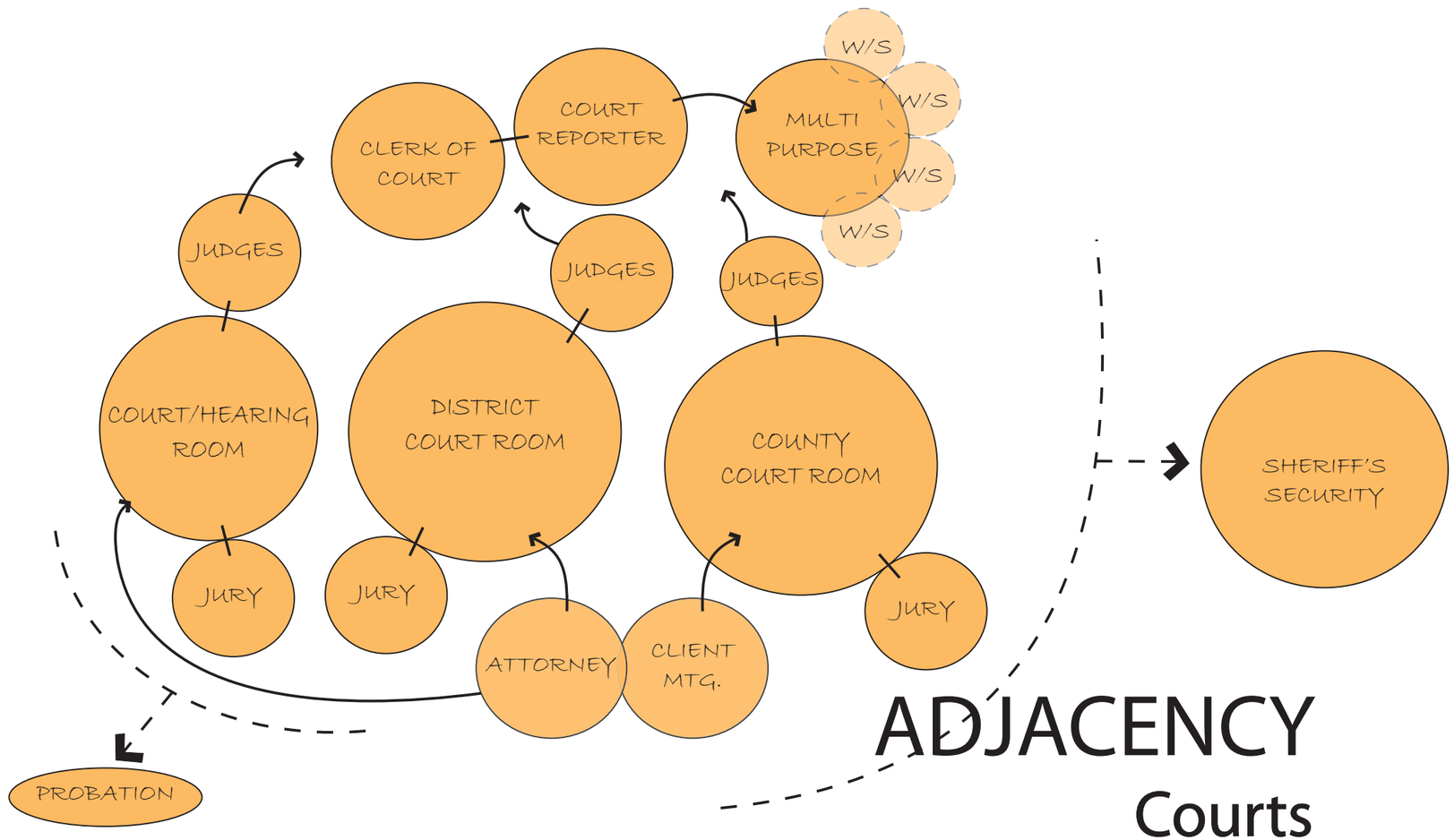
District Attorney



ADJACENCY
District Attorney

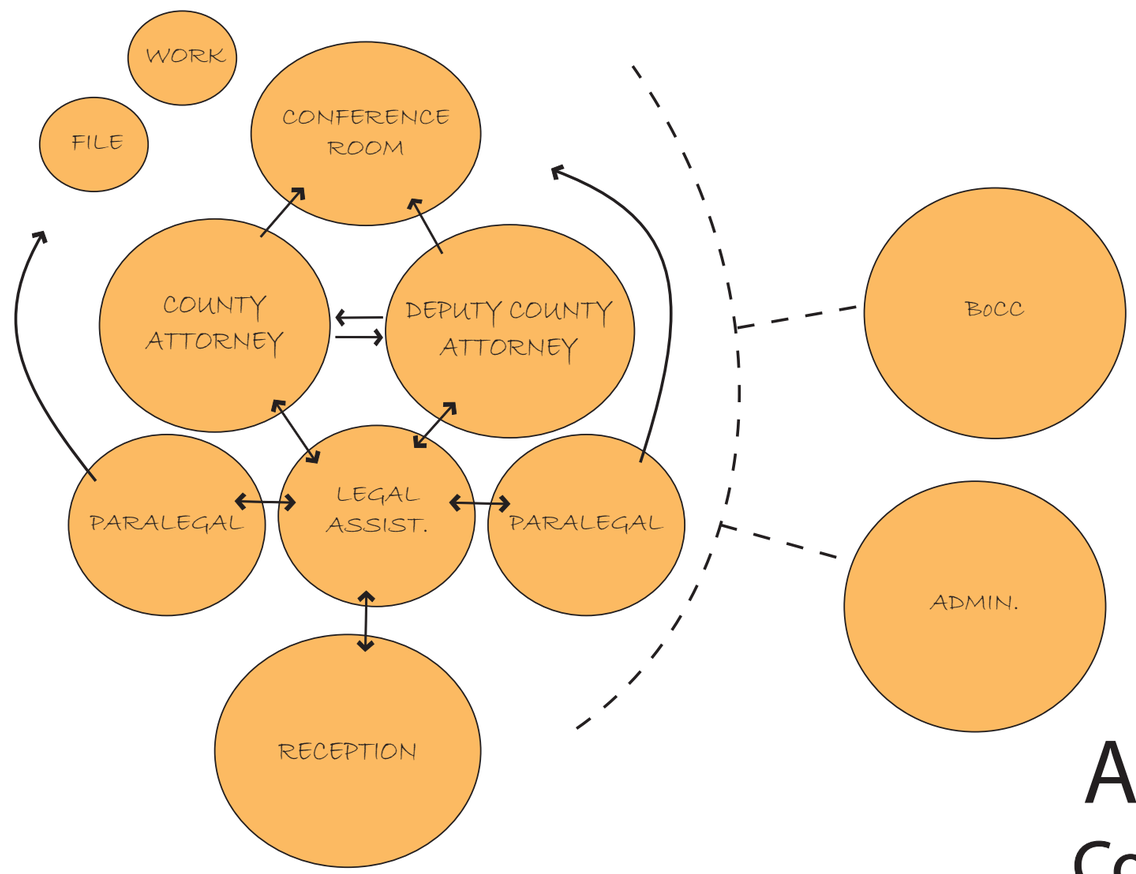
Adjacency Diagrams

Courts



Adjacency Diagrams

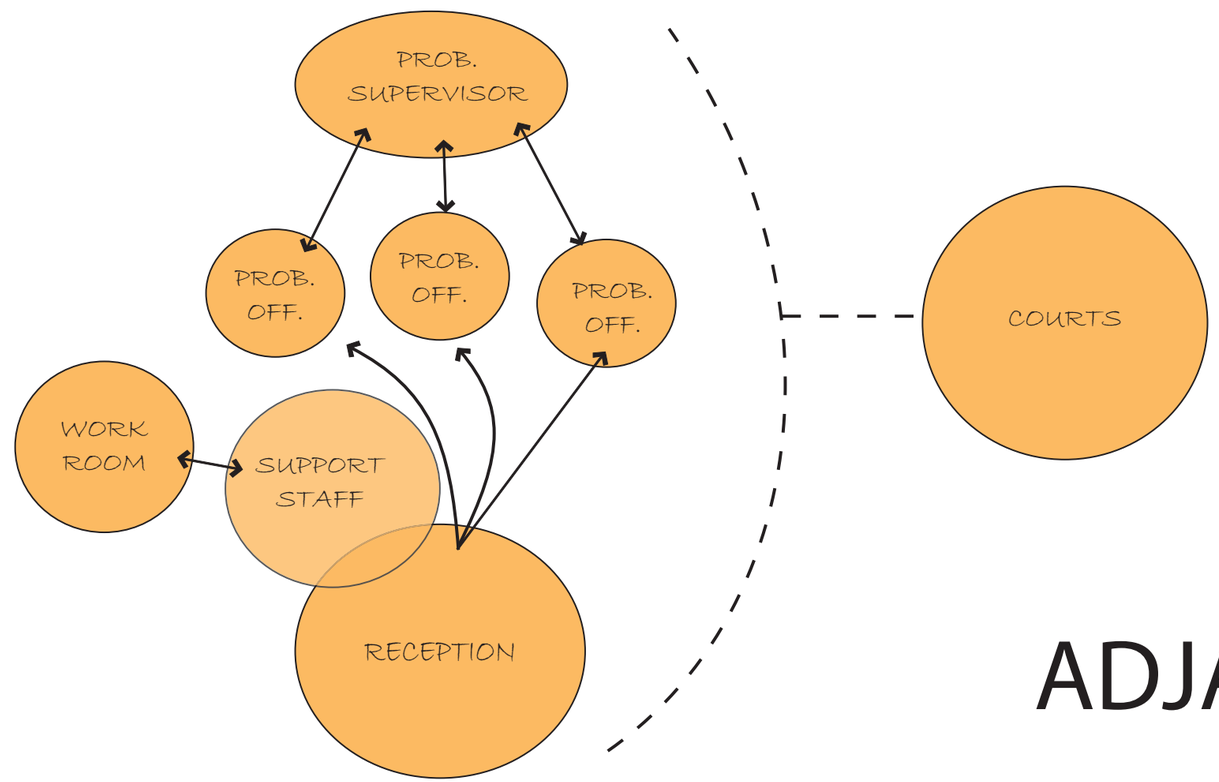
County Attorney



ADJACENCY
County Attorney

Adjacency Diagrams

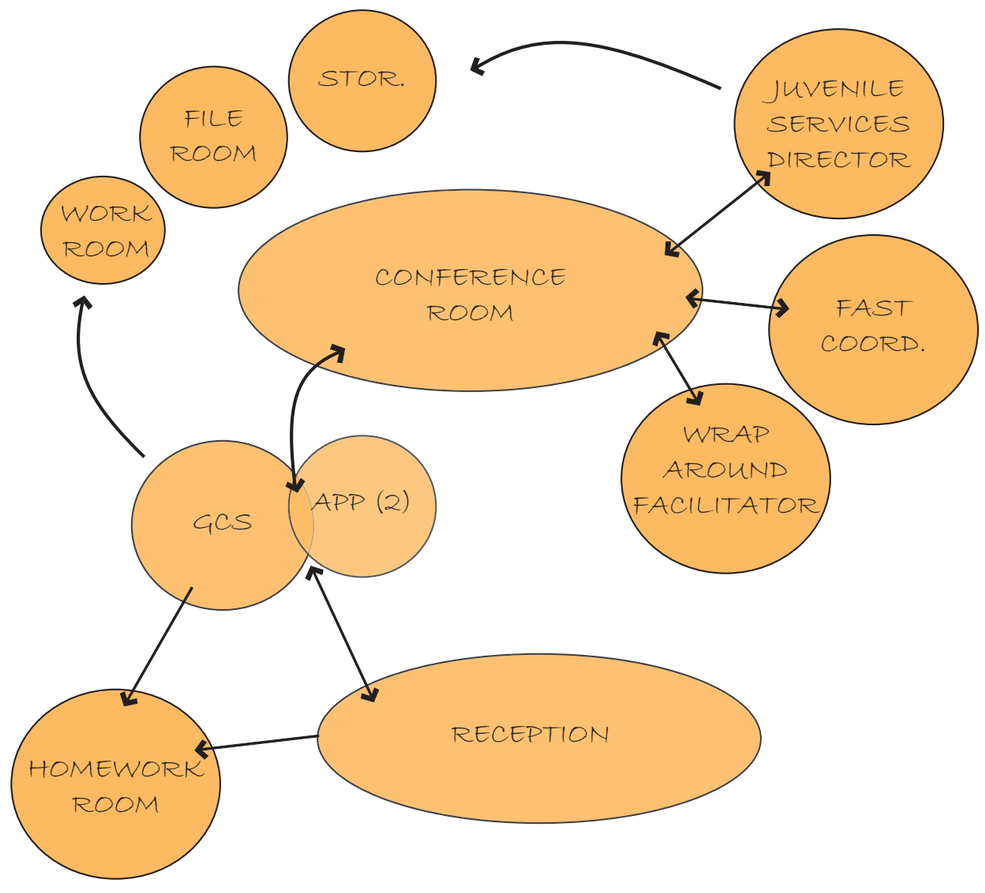
Probation



ADJACENCY
Probation

Adjacency Diagrams

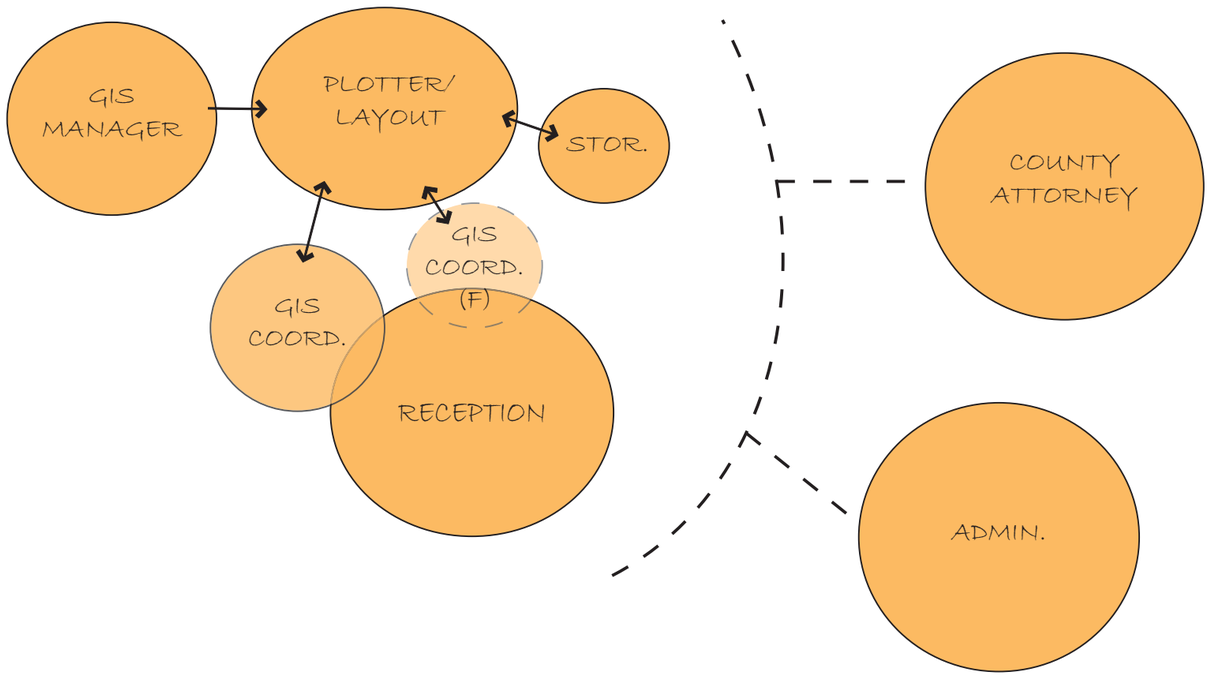
Juvenile Services



ADJACENCY
Juvenile Services

Adjacency Diagrams

GIS



ADJACENCY
GIS

Historic Preservation Findings

Gunnison Courthouse – Historic Preservation Findings
12.18.12, *rev 1.7.13*

Introduction

The Gunnison Courthouse has received numerous alterations over time and is comprised of at least 7 distinct building additions constructed between the 1881 and the present. The additions are illustrated in the attached plan diagram and consist of the following;

1. 1881 - Original brick courthouse with rusticated stone base.
2. 1897 - South 2 story brick addition adjacent to the original courthouse
3. c. 1900 - Original 2 story jail, north wing
4. c.1907 - A second south 2 story addition adjacent to the original courthouse and west of the first south addition
5. c. 1930s - North 2 story addition adjacent to the original courthouse
6. c. 1941 - South wing 1 story addition
7. c. 1960s - Second story added to the 1941 south wing
8. 1978 – New jail wing on the east, including whole building remodel

The original courthouse is a two story masonry structure with a partial basement. Roof construction is heavy timber roof trusses supported by load bearing brick masonry walls. The subsequent additions consist mainly of brick or concrete block construction. The stucco finish still used on the building first appears in photos as early as 1941. This also appears to coincide with the first window replacement in the building which removed the original 19th century arch topped windows. Archival photos are shown below in chronological order:

1881

1

1897

1900

2

1941

1951

3

Historic Preservation Findings

1951

1951

4

Character Defining Features

Based on our historical research the design team identified the following five character defining features of the historic building that should be the focus of any future preservation efforts for the courthouse.

1. Heavy Timber Framing
2. Pressed Metal Ceilings and Walls
3. Brick Masonry
4. Arched-top Windows
5. Spiral Staircase

Building Investigation

In addition to archival research the design team conducted field investigations of the courthouse structure and finishes. The focus of the investigations was to determine how much of the character defining features remain and in what condition. Much of the building's original fabric has been either removed or covered over by newer finishes. Nevertheless, evidence of the earlier building was evident in certain locations.

The original heavy timber framing is visible from the attic space above the 1881 courthouse structure. Although it is in good condition the amount of ductwork and electrical conduit running through the structure does not make exposing this structure possible without major systems re-routing and cleanup. In addition, pressed metal ceilings still remain both exposed and hidden above he dropped ceiling in the original main corridor. Based on our examination of this space it was also revealed that the original corridor walls were finished with a pressed metal tile featuring a faux stone patter. Only small quantities of this tile remain above the dropped ceilings.

The original brick masonry and arch-top openings remain since they are integral to the load bearing wall of the 1881 courthouse, however, these elements have been covered by stucco since 1941. As such there ultimate condition is unknown.

The original spiral staircase was removed from the building by 1978. Although it is no longer installed in the building a portion of it was donated to the Gunnison Pioneer Museum. Because the museum is now closed for the season we were unable to examine the stair in person.

Pressed metal ceiling above corridor dropped ceiling

5

Remains of pressed metal wall tiles above 1881 central corridor

Location of obscured arched-top brick window head

Recommendations

All of the identified character defining features of the courthouse are characteristics of the 1881 courthouse. Based on the current configuration of the building the only historic feature that could be rehabilitated in a meaningful way is the pressed metal ceiling, and possibly portions of the metal wall tiles. Ceiling tiles could be consolidated and used in one or two select rooms. Use of the wall tiles in any large scale would require purchase of replica tiles. This would likely be costly in that a custom dye would need to be produced to match the wall tile exactly.

6

Historic Preservation Findings

Similarly, the spiral stair case would require almost total reconstruction of the historic design. Because the original design likely does not meet current codes this stair would probably serve aesthetic purposes only.

As mentioned above the condition of the brick is not known since it has been covered by stucco for 70 years. Because the building has been covered with stucco for a longer period than it existed as a brick finish it would not, in our opinion, be a priority to remove the stucco and expose the brick. Both the brick and stucco finishes are historically significant finishes associated with different historical periods of the building, therefore one it not clearly more important than the other.

Finally, the historic heavy timber is in good condition but the amount of mechanical and electrical systems threaded through these members, in our opinion, would require a large amount of rework in order to expose this feature. This is achievable but is likely cost prohibitive.

Based on these conditions we recommend that future preservation efforts for the courthouse focus on interpretative displays about the history of the building, which could be centered on the many historic photographs of the building that exist as well as the pressed metal ceilings. Though not as impactful, it is possible that original wood floors exist beneath the carpet areas in the 1881 portion of the building. Revealing these floors in concert with the metal ceilings in selected rooms could evoke the history of the space. Although it would be possible to reveal or recreate some of the other character defining features of the building these endeavors would be costly and in the case of the brick may not be assured of success given the unknown condition.

Alternatively, should the owner choose to demolish portions of the existing building in order to construct a new facility, we recommend that the original brick 1881 courthouse structure be exposed and retained as part of the new construction. If all of the surrounding additions are removed the original masonry walls and arched openings could be exposed and incorporated into the new construction. This would result in a functional courthouse structure that honors the original building in a unique and striking way. The photos below illustrate such an approach to a civic building similar in style and age recently completed in Denver.

Harmon Hall c. 1880s

7

Harmon Hall, c.2000

Harmon Hall c. 2012

8

Funding Opportunities

Should the county seek to pursue future funding based on historic preservation goals for the building, the building would require designation as a landmark on some level. Based on the lack of historic integrity in many areas of the building this could be a challenging endeavor. Once designation is achieved the county would be eligible to seek grant money from the State Historical Fund for preservation work. These grants are competitive and based on the lack of historic integrity of the building winning such funds would not be easy. Although it is certainly possible that both designation and grant funding could be achieved the prospect is not a given.

9

Structural Condition Assessment

MARTIN / MARTIN
CONSULTING ENGINEERS

Draft, 11-18-12

Gunnison Courthouse
Structural Condition Assessment
November, 2012

Scope of Assessment
On November 6, 2012, Martin/Martin Inc. (M/M) performed a visual condition assessment of the courthouse structure. Only those items that were visible were observed; no investigative demolition was performed to expose and view hidden items. Also, no material testing or load testing was performed, and no calculations were made.

M/M also reviewed the documentation on the existing building that was made available. This includes:

- Historic Photographs
- 1978 Floor Plans prepared by Merrick and Company
- Existing Building Conditions draft report dated June 24, 1998 prepared by ????
- "Current Space Utilization & Architectural Program for the Gunnison County Courthouse/Justice Center", prepared by Archetype Design Group, dated 10 May 2005

No Structural drawings were available.

Existing Conditions
The current courthouse is comprised of at least 7 structures constructed between the 1881 original courthouse and the present. For the purposes of this narrative the following structures are identified:

- 1881 Original Courthouse
- 1907(?) South 2 story Addition adjacent to the original courthouse
- A second South 2 story addition adjacent to the original courthouse and west of the first south addition
- North 2 story addition adjacent to the original courthouse
- South Wing 1 Story Addition
- Original Jail (northern most wing)
- 1978 Addition and Remodel including the east Jail Wing and the Second Story added to the south wing

<u>1881 Original Courthouse</u>
This is a two story structure with a partial basement. Construction is heavy timber roof trusses, load bearing exterior brick masonry walls, interior wood bearing walls (assumed), wood floor framing, and stone basement walls and stone piers in the crawl space.

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<u>1907(?) South 2 story Addition adjacent to the original courthouse & a second South 2 story addition adjacent to the original courthouse</u>
These are adjacent two story structures with crawlspace. The roofs of these additions were partially removed as part of the 1978 construction. Floors are assumed to be wood framed. Walls are load bearing brick masonry. Foundations are stone.

<u>North 2 story addition adjacent to the original courthouse</u>
This is a two story structure with crawlspace. The roof is wood framed. Floors are assumed to be wood framed. Walls are load bearing brick masonry. Foundations are stone.

<u>South Wing 1 Story Addition</u>
This addition extends from the original courthouse to the current southern end of the structure. It consists of a 1 story addition with basement. The roof of this addition (which is the current Second Floor) is concrete slab on form deck on metal joists on steel beams and columns. The First Floor over the basement is also concrete slab on metal form deck on metal bar joists on steel beams and steel columns. The basement slab is a concrete slab on grade. Construction of the exterior walls is not known. The foundation walls are cast-in-place concrete and are load bearing.

<u>Original Jail (northern most wing)</u>
The original jail is a two story structure over crawl space. The structure has load-bearing cast-in-place concrete walls at the holding cells at the first floor, load bearing masonry exterior walls, wood roof framing, and wood floor framing. The wing originally had a flat roof with exterior parapet walls. The 1978 project added a wood-framed gable roof over the flat roof.

<u>1978 Addition and Remodel including the east Jail Wing and the Second Story added to the south wing</u>
This project substantially modified the courthouse. The east Jail Wing is constructed with plywood roof sheathing supported by light gage purlins and sloping metal bar joists. The bar joists are supported on a structural steel ridge beam and on the exterior load bearing CMU walls. The second floor ceiling is suspended plaster on metal lath supported by black iron framing. The first floor is construed of a concrete slab on form deck on metal bar joists on steel beams and steel columns. The second floor was not observed but is assumed to have the same construction. The majority of the interior masonry walls are non-structural. The exterior walls and likely the stair and elevator walls are 8" load bearing CMU.

The 2 story link connecting to the north wing is assumed to be constructed with bar joist roof framing, bar joist floor framing and load bearing 8" CMU exterior walls.

The roof for the Second Floor addition over the existing South Wing is constructed of wood roof trusses spanning the full 64' width of the wing and supported by load-bearing wood stud exterior walls. The south stair is enclosed in structural CMU walls.

Structural Concerns and Recommendations
The observed building structure is generally in good condition. Common cracking in the exterior stucco, CMU walls, and slab on grade was observed, but no major structural distress was noted. No evidence of significant foundation movement was observed. Mortar in the brick and stone walls is generally weak high-lime mortar with little or no Portland cement making it less durable and resistant to freeze-thaw damage. However, much of the original mortar is covered with Portland cement stucco to protect it from the weather or is now on the interior.

Several items of structural concern were noted.

1. At least one wood-to-wood joint in the heavy timber roof trusses in the original 1881 courthouse had a significant gap which results in reduced truss strength. See Photos 1 and 2.
2. Several cracked and broken wood floor joists were observed in the crawl space under the original jail. See Photo 3.

Without the structural drawings or a thorough structural investigation, the floor live load capacity can not be determined. Proposed changes in space use should not require a floor live load capacity greater than required for the historically use, or a structural investigation and calculations should be performed to confirm the floor live load capacity.

The following observed items do not conform to the current building code.

A. The crawl spaces appear to be unvented. This has the potential to allow moisture to build up in the wood framing, which can lead to decay. Moisture testing of the wood was not performed.
B. In the basement and crawlspaces untreated wood framing bears directly on concrete or stone foundation elements, which allows moisture from the concrete and stone to enter the wood and potentially cause decay. Moisture testing was not performed, but no distress due to decay was observed in the small areas observed.
C. The plywood roof diaphragm of the 1978 second floor south wing addition is not adequately supported and connected to the original courthouse to transfer lateral loads. This results in a weakness in the lateral load resistance of the south wing.
D. Uplift bracing was not observed on the bottom chord of the 1978 wood roof trusses at the south wing.
E. Uplift bridging was not observed on the bottom chords of the 1978 metal bar joists at the east jail addition.
F. Top of wall bracing for out-of-plane loads was not observed at the CMU walls at the roof of the east jail addition.

Based on the observed construction, the age of the construction, and our experience with similar construction on other projects, it is very likely other elements of the structure do not conform to the current code, especially:

- Lack of resistance to net wind uplift on roofs
- Lack of complete lateral load resisting system and details.

The current building code allows non-compliant construction to remain so long as the current conditions are not "dangerous". Renovations that make the non-compliant elements significantly worse are required to fix the element so that they comply with the current code.

It is outside the scope of this visual condition assessment to determine whether the above conditions exist and whether the existing construction is "dangerous" as defined in the current building code.

Given the critical nature of the 911 call center in the basement and the observed and likely structural code violations, it is recommended that the call center be moved or the structure on the south wing be thoroughly evaluated and strengthened. Without this, the structure supporting the call center may fail at the time of an emergency under high winds or a design-level earthquake. The structural damage could be severe such that the call center is not operational at a time when it is greatly needed.

Summary and Limitations

Structural Condition Assessment

A visual conditional assessment was made on the existing courthouse structure. Overall the structure is in good condition considering its age. Two areas of concern were noted, the wood-to-wood joints in the roof trusses of the 1881 construction and the floor joists in the crawlspace of the original jail.

Not all areas and rooms of the buildings were accessed. Only the visible structure was observed in those areas that were accessed. No investigative testing or demolition was performed. No calculations were performed as part of this assessment. The conclusions herein are therefore limited by the nature of the work performed.

Photo 1, Gap at Truss Joint, Original 1881 Courthouse

Photo 2, gap at truss joint, Original 1881 Courthouse

Photo 3, cracked and broken floor joists, Original Jail

Mechanical and Electrical Building Assessment

GUNNISON COUNTY COURTHOUSE

MECHANICAL AND ELECTRICAL BUILDING ASSESSMENT

November 15, 2012

Prepared For:

ROTH SHEPPARD

Performed By:

MKK CONSULTING ENGINEERS, INC. 50 YEARS

7600 E. Orchard Road, Suite 250-S
Greenwood Village, CO 80111-2518

MKK CONSULTING ENGINEERS, INC. 50 YEARS

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MKK CONSULTING ENGINEERS, INC. 50 YEARS

INTRODUCTION

The facility was originally constructed in 1890, with major additions in 1939 and 1950. The jail addition occurred in 1978, and the boilers were replaced in 2002. The total square footage of the facility is 43,880 sf, with 10,052 sf located in the basement, 17,436 sf located on the first floor, and 16,393 sf located on the second floor.

EXECUTIVE SUMMARY

The following mechanical and electrical assessment for the Gunnison County Courthouse was provided to determine the type of equipment that serves the building, the condition of that equipment, and the feasibility of reusing that equipment in future remodels and expansions.
In general, the air systems, which are the backbone of the heating and air conditioning system, are beyond their service life and need to be replaced, consolidated, and made accessible. The boilers are approximately 10 years old, have a future life of approximately 10-15 years, and are in a suitable location. The plumbing system is antiquated and needs to be replaced with a new, code-compliant design using updated piping and fixtures. The existing fire sprinkler system will need to be upgraded as required for compliance with the local authority's requirements.

The existing power and lighting systems appear to be suitable for reuse as described in the Electrical Assessment. The majority of the low voltage systems (security, fire alarm, and data/telecomm) will likely be replaced. Most existing receptacles, light switches, and data/telecomm jacks can be reused where suitable for the renovated space. However, there are a few surface-mounted raceways and devices that were added to masonry or concrete walls. It may be desirable to conceal or replace these surface-mounted raceways during the renovation.

Mechanical and Electrical Building Assessment

MECHANICAL ASSESSMENT

HVAC

The basement mechanical equipment room houses air handling unit no. 4 (AHU-4). The unit is a single zone unit which supplies air to 6 variable air volume (VAV) terminals. The air is returned to the unit with a return fan located at the AHU-4. The supply air is distributed to the Dispatch area in the basement and to the office and conference area on the first floor. The unit was involved in a controls retrofit which provided variable frequency drives (VFD) on the supply and return fans. The air handing unit is a cooling only unit with cooling provided by an evaporative cooling section. When various remodels occurred in the past, the supply air was extended to new areas. The return air was not extended, and if various office doors are closed, return air does not have a path back to the air handling unit resulting in the rooms not being cooled or ventilated. In some areas the supply air ductwork was not extended, and consequently the remodeled space has no air conditioning or ventilation. It was reported that the outside air to this unit was also leaking into the crawl space below and creating freezing conditions in the winter. As a result, the waste piping at this location has to be heat taped to prevent it from freezing. The mixing dampers also leak air to the area served by the unit. The supply air diffusers are blocked closed in the winter time.

Air handling unit no. 1 (AHU-1) is located in the basement of the north wing and was converted to a 9 zone multizone unit when the jail addition occurred. The unit has an evaporative cooling section and a hydronic heating coil. The return fan for this unit is an inline fan, which is located next to the unit. The supply air ductwork from this unit was distributed to the north end of the jail addition and to the first and second floor of this addition. The air handling unit was equipped with direct digital controls (DDC) approximately 10 years ago. This unit is more than 20 years old and beyond its mean service life.

Converted Multizone AHU-1

Air handling unit no. 2 (AHU-2) is located in the attic and provides conditioned air to the District Court Room. The unit is a single zone unit with an evaporative cooling section and a hydronic heating coil.

Air handling unit no. 3 (AHU-3) is also located in the attic and provides conditioned air to the Public Hearing Room. This air handling unit has a hydronic heating coil and an evaporative cooling section.

Air handling unit no. 5 (AHU-5) is an electric heated unit without any provisions for cooling. Ductwork is distributed from this unit to the judges' area and to several offices on the second floor. This unit is located in the attic.

Air handling unit no. 6 (AHU-6) is also located in the attic and provides conditioned air to the probation area. It includes a hydronic heating coil and an evaporative cooling section.

The air handling units located in the attic are all very difficult to access and the clearance for servicing is poor to nonexistent. All of this equipment is beyond its mean service life of 20 years and should be replaced.

The boiler was replaced in 2002 by two Paterson Kelley Thermific boilers rated at approximately 60 boiler horsepower (BHP). The boilers are piped in parallel, with each boiler having its own boiler circulating pump. The distribution piping from the boilers goes to the system by a parallel pumping system. The boiler pumps and the system pumps are in series which may cause a slight system pressure problem. The boilers and pumps are only 10 years old and have a remaining service life of 10-15 years. It is recommended that VFD's be added to the pumps to make the best use of the pumping system. Located above the water heater is a shell and tube heat exchanger. Water from the boilers passes through the heat exchanger and heats a glycol solution for the garage area snow melting system. The glycol volume is reported to be 30%.

New Boilers

The combustion air opening for the boiler room is located in the outside wall. It is approximately 5'-0" x 18" with one opening located mid-way up the equipment room wall and the other opening located at the floor. This doesn't quite meet the current codes, and any remodel effort may require some additional work on the combustion air ductwork.

Plumbing

The plumbing system is of the older generation. The water closets are floor mounted and tank type. The sinks are a combination of porcelain and stainless steel. They do not meet current ADA requirements. The waste piping is a combination of PVC and cast iron, with several leaks. As discussed above, some of the waste piping in the crawl space is heat taped to prevent the piping from freezing. Where some of the past remodel areas were completed a gable roof was added, but when the roofs were added the existing vent piping was not extended through the attics and through the new roofs. This does not comply with current plumbing codes. The Court Room evaporative coolers are located in the same attics as the plumbing vent terminations. Since the air for the evaporative coolers is drawn from the attic space it will be mixed with the air from the plumbing vents. In general, the plumbing system is beyond its mean service life and will need to be replaced.

The domestic hot water generation equipment is located in the boiler room. The hot water system consists of a hot water heater, rated at 199,000 btuh, and a storage tank. The total storage capacity of the system is approximately 150 gallons. The system does have a recirculating pump and piping system, although the effectiveness of the recirculation system could not be fully verified.

Existing Plumbing Vent into Attic

Fire Protection

The basement is fully sprinklered. The remaining portion of the building does not have fire sprinklers. A conversation with the local fire authority would be recommended to determine their requirements for this facility.

Mechanical and Electrical Building Assessment

Recommendations

The recommended solution to the problems with the AHUs is for two fan rooms added on the ground floor. Each fan room would contain one HVAC unit to provide supply and return air for half the facility. Evaporative cooling performs well in this climate which has very low average relative humidity and is at an elevation of 7,300 feet. The air handling units should have an accessible prefilter section, a supply air fan, and a heating coil along with an evaporative cooling section. The fan would be sized at about 22,000 cfm each and would require a 36 foot by 18 foot equipment room. Ductwork for supply and return could be run up to the attic space as long as accessibility is not required. The existing DDC Control system is approximately 10 years and it would time for the system to be upgraded and expanded to provide the proper control for the new air handling units. New VAV terminals and DDC controls would be utilized along with new perimeter baseboard radiation.

The condition of the boilers appears to be adequate for now. However, the plumbing is antiquated. We would suggest that new plumbing be installed if any remodel is to occur in the future. Very little is known about the existing snow melting system at the facility. It was not on during the assessment and could not be verified.

Conversations with the local fire authority need to be made concerning the fire protection for this building. This needs to occur during any design for a new addition or remodel.

ELECTRICAL ASSESSMENT

Power Distribution

The existing electrical service is 800A, 208Y/120V, 3-phase, 4-wire. The service disconnecting means is exterior to the building, adjacent to an emergency generator and transfer switch. The service disconnecting means feeds an 800A, 208Y/120V, 3-phase, 4-wire Main Distribution Panel (MDP), which is located in the basement. The MDP is a Square D "I-Line" series and appears to have been installed during the 1978 addition. The MDP utilizes circuit breakers (CBs) and does have space for additional CBs in the event that new panels are required by the future renovations. The MDP was sized for the existing building square footage and occupancy type. Despite its age, it appears to be in good condition and suitable for reuse.

At the service disconnecting means, there is a Surge Protective Device (SPD) manufactured by Current Technology. It is recommended that the SPD be reused for the renovated building to help protect equipment from lightning strikes and other harmful electrical surges generated outside of the building.

A Cummins diesel generator with an integral belly tank and exterior automatic transfer switch (ATS) were added prior to the year 2000. This equipment was designed to back up the entire building. It is recommended that this equipment be reused for the renovated building.

Preventative maintenance should be provided for the above equipment (cleaning, confirming torque values, and performing any manufacturer recommended testing).

Main Distribution Panel

Generator

Electrical Panels

There are several branch circuit panels throughout the building. Most of these panels appear to be in good condition and to meet current codes for wire bending space. Therefore, they could be reused. However, most of the panels do not have space for additional circuits. As a result, it is anticipated that 3 or 4 new panels would be added to supplement the existing panels in order accommodate the future renovation. The new panels would be located as dictated by future loads and space configurations.

Two of the existing branch circuit panels, which serve data and communications equipment, have SPDs installed adjacent to the panel. It is recommended that the SPDs be reused for the renovated building to help protect equipment from harmful electrical surges. Depending on the location of data and communications equipment within the renovated spaces, one of the SPDs may need to be relocated.

The existing 120V and 208V branch circuiting appears to have been replaced, likely during the 1978 addition. All observed wiring was in EMT conduit or installed as MC or AC cable. The observed wiring methods meet current codes, and we anticipate reusing existing wiring where possible.

Typical Electrical Panel

Surge Protective Device

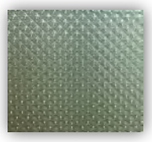
Mechanical and Electrical Building Assessment

Lighting

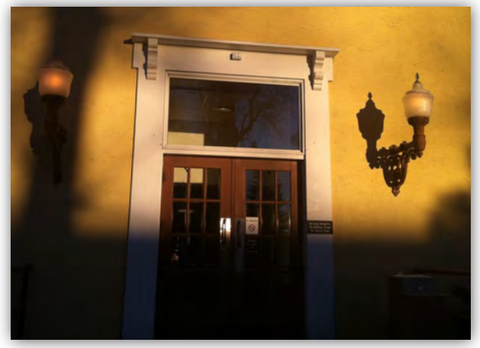
The interior lighting has been replaced with T8 lamps. Most of the recessed luminaires have an acrylic prismatic lens and could be reused. However, it is anticipated that most renovated spaces would utilize more modern indirect/direct lighting. The luminaires in the old jail would be removed and replaced. The historic aluminum ceiling in the old Sheriff's office has pendant luminaires, which would likely be replaced with indirect/direct or decorative pendants.

Egress lighting and exit signs were observed to utilize battery backup. The batteries are beyond their useful life and the renovation would likely dictate new locations for these fixtures. As a result, we anticipate that the existing fixtures would be removed and new fixtures would be installed.

Most of the exterior lighting is achieved from wallpacks mounted to the building. It is anticipated that these wallpacks would be replaced with LED type wallpacks, which provide energy savings, ease of maintenance, and emergency egress illumination of building exits. There are two exterior sconces at the west entrance that may have historical value. It is anticipated that these fixtures, if reused, would be refurbished during the renovation.



2x4 Fixture with Acrylic Prismatic Lens



Sconces at West Entrance

Fire Alarm

The existing fire alarm system was manufactured around 1995, and most of the detectors are likely to be out of calibration. Re-calibration can be difficult to achieve, and it is generally more cost effective to replace detectors from this timeframe rather than re-calibrate them. Existing notification horns and strobes would likely need to be relocated to accommodate the future renovation and current ADA requirements. As a result, we recommend that the existing Fire Alarm system be removed and a new Fire Alarm Control Panel, devices, and wiring be installed

Fire Alarm Control Panel

Telecom/Data

The communications entrance is in the south end of the basement. It is anticipated that the existing communications service and demarcation point would be reused. Former and current occupants have their own communications closets, with telephone terminal boards and data racks. Wiring to existing devices originates at these communications closets. It is anticipated that most of the communications closets would move to accommodate reconfigured/renovated spaces. As a result, most of the existing communications wiring would be removed, and new wiring would be run to new communications closets.

There is an existing fiber optic cable that connects the courthouse to the county's Blackhurst Building. It is anticipated that this cable would remain. If bandwidth is available, this cable would possibly be utilized for remote monitoring of the security system in the renovated building (as discussed in the following sections).

Security

The building has 16 exterior and interior cameras, which were installed within the last few years. Video from the cameras is recorded by a 16-channel, networkable digital video recorder with 2 terabytes of capacity. The recorder and monitoring screen are located in the part of the building previously occupied by the Sheriff's Department. It is anticipated that additional cameras would be required to accommodate renovated spaces, exceeding the channel capacity of the existing recorder. As a result, a new digital video recorder would be required to expand the camera capacity, to provide an upgrade to IP-based cameras, and to allow interfacing to the County's network for viewing live and recorded video. If a network already exists between this building and a monitoring location such as the County Dispatch Center, no additional connections would be required provided that the exiting connection has the bandwidth to add video and other County software programs. The elimination of analog cameras is anticipated to occur within the next ten years.

Additional existing security features are as follows:

- Metal detectors are installed at the entrance to the courtrooms but are not currently monitored.
- No card readers were observed at building entrances or interior doors. There is a keypad at the entrance to the jail, but it appeared to be inoperative.
- Duress buttons have been installed at the judges' benches and at the clerk's desk. These buttons are monitored at the 911 call center, which is anticipated to be relocated to a different County building.
- An older security system with door and attic monitoring was utilized in the jail. This system will need to be removed.

Mechanical and Electrical Building Assessment

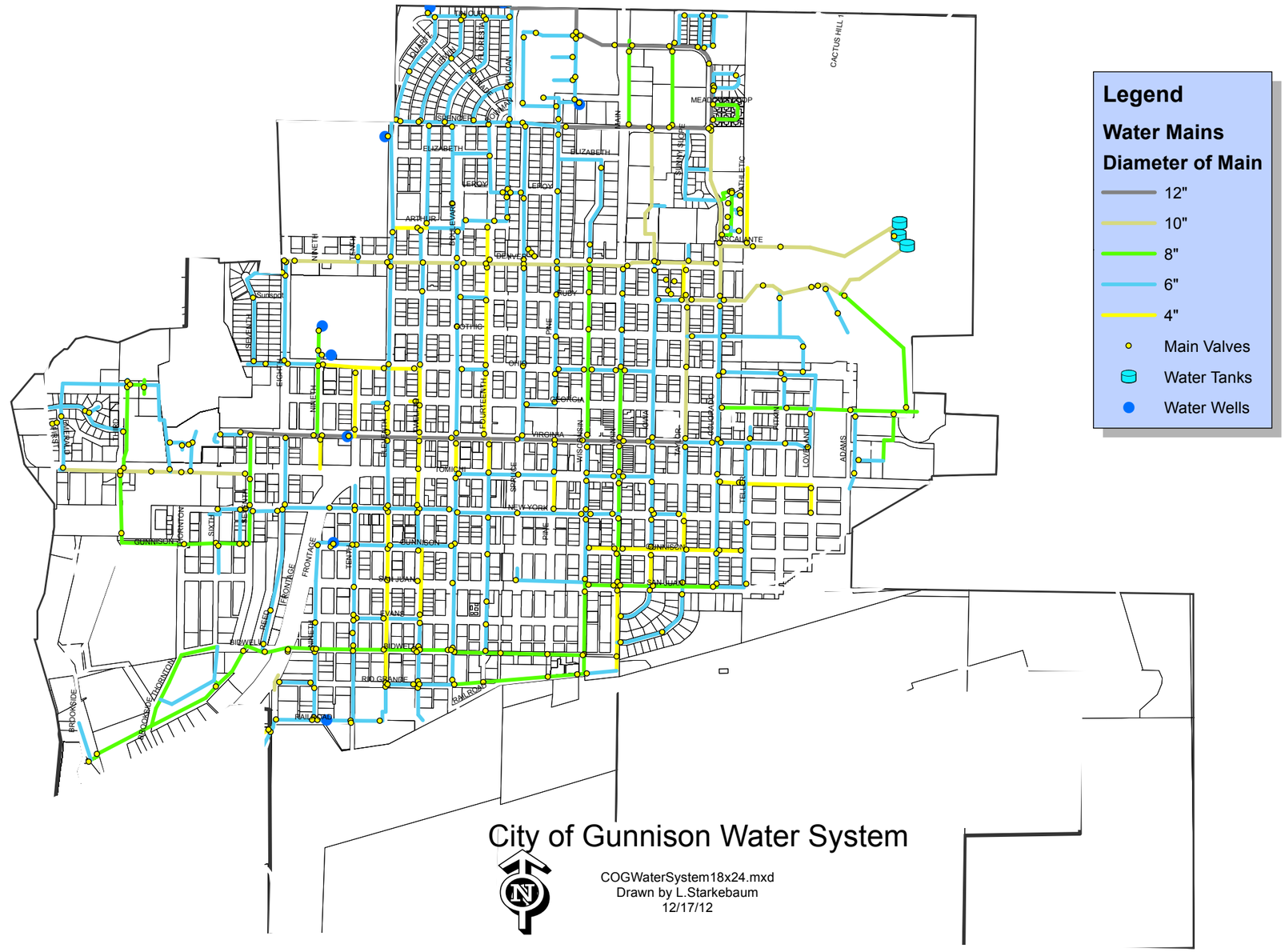
Recommendations

As part of the renovation, we recommend the folliwng:

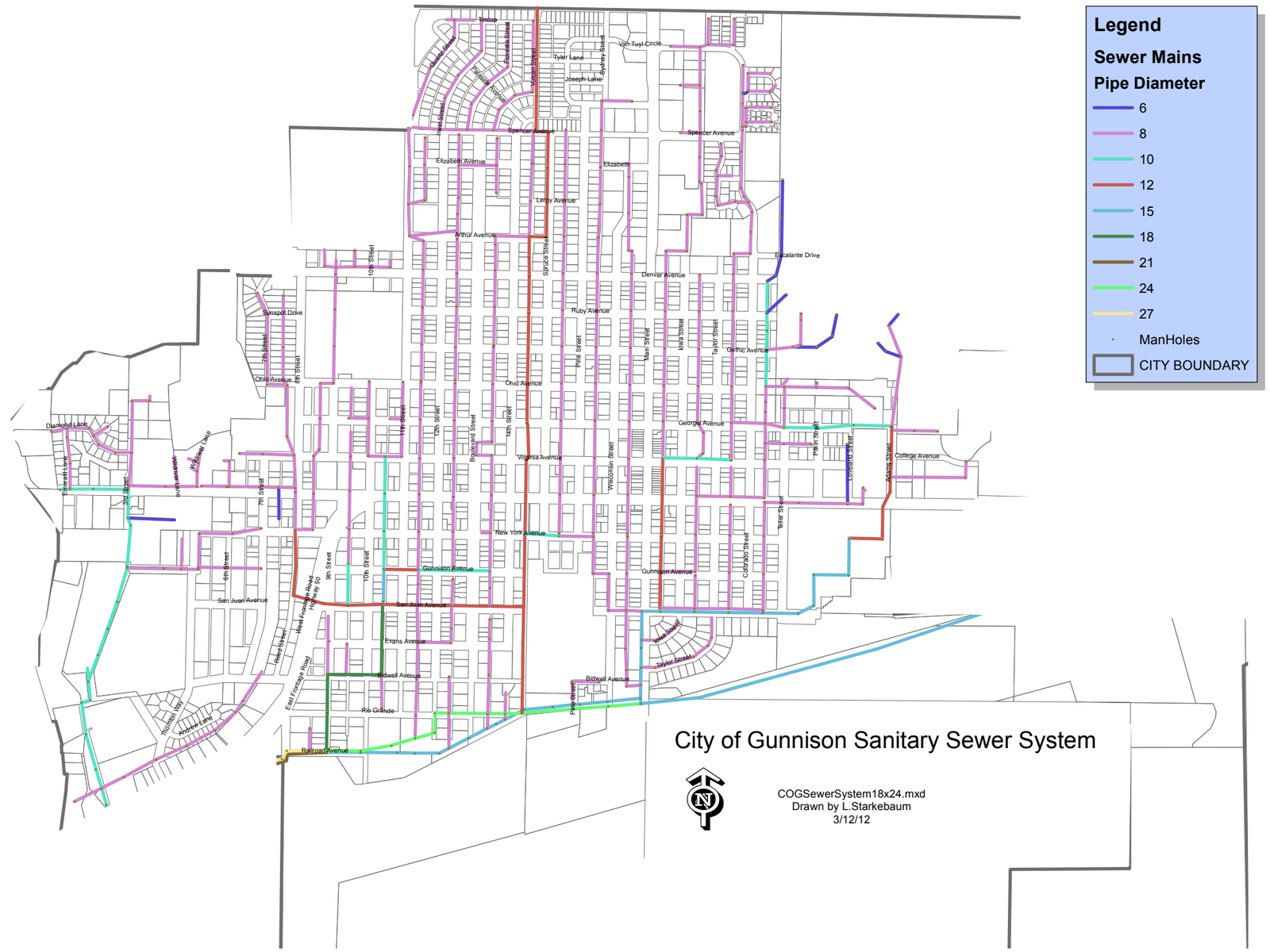
1. Reuse the electrical existing distribution (MDP, Generator, and ATS)
2. Reuse the existing electrical panels and branch circuiting to the extent possible.
3. Reuse the existing communications service entrance and existing devices where existing spaces remain largely intact.
4. Upgrade the lighting to modern fixtures, utilizing indirect/direct fixtures in most spaces. Reuse the existing 2x4 fixtures in service and storage spaces.
5. Upgrade the fire alarm system to a more modern, addressable system. Provide new wiring and devices.
6. The following security improvements should be considered:
    a. Upgrade to IP-based cameras, which are becoming more commonplace in government buildings because of the ease of access to these buildings. Camera recording provides evidence when the unexpected occurs (such as theft, vandalism and altercations). Cameras should be considered in major corridors, in public corridors that access courtrooms, in the courtrooms, at transaction window locations such as County Clerks Reception, at the main entry, exterior of exit doors, and around the perimeter of the building.
    b. Many courthouses are minimizing risk by providing single point of entry with a security checkpoint, forcing visitors and sometimes staff to be verified and security cleared. This approach would need to consider disruption to operations for staff and the impact of heavy traffic days such as occur during jury selection.
    c. Install a card access system to separate public from County Government Departments. This is common in recent courthouses to control and record entries through doors, including all perimeter doors of the building. Another consideration is the securing of stairwells that exit to the exterior. If the decision is made to add a security checkpoint, the stairwells may need card access for controlling entry on to floors and monitoring the exterior exit door. This prevents someone from going through a security checkpoint, into the stairwell and allowing an accomplice in to the building. If a card access system has been provided for the recently completed jail, expanding that system for this and other County buildings is recommended because it would provide a single system for security control throughout the County. If there are networks in place between the County buildings, a single system can be easily accommodated.
    d. Looking forward to the County's future, there are many security systems on the market that can integrate both the video and card access for a seamless security system.
    e. Finally, duress alarms should be provided in the Courtrooms at the Judge's Bench and Clerk Reporters desk, in all department reception areas, at all transaction windows and at the main lobby security checkpoint. This system can also be monitored by a card access system.

DENVER 7600 E. Orchard Road, Suite 250-S • Greenwood Village, CO 80111 • 303.796.6000 • fax 303.796.6099 **www.mkkeng.com**

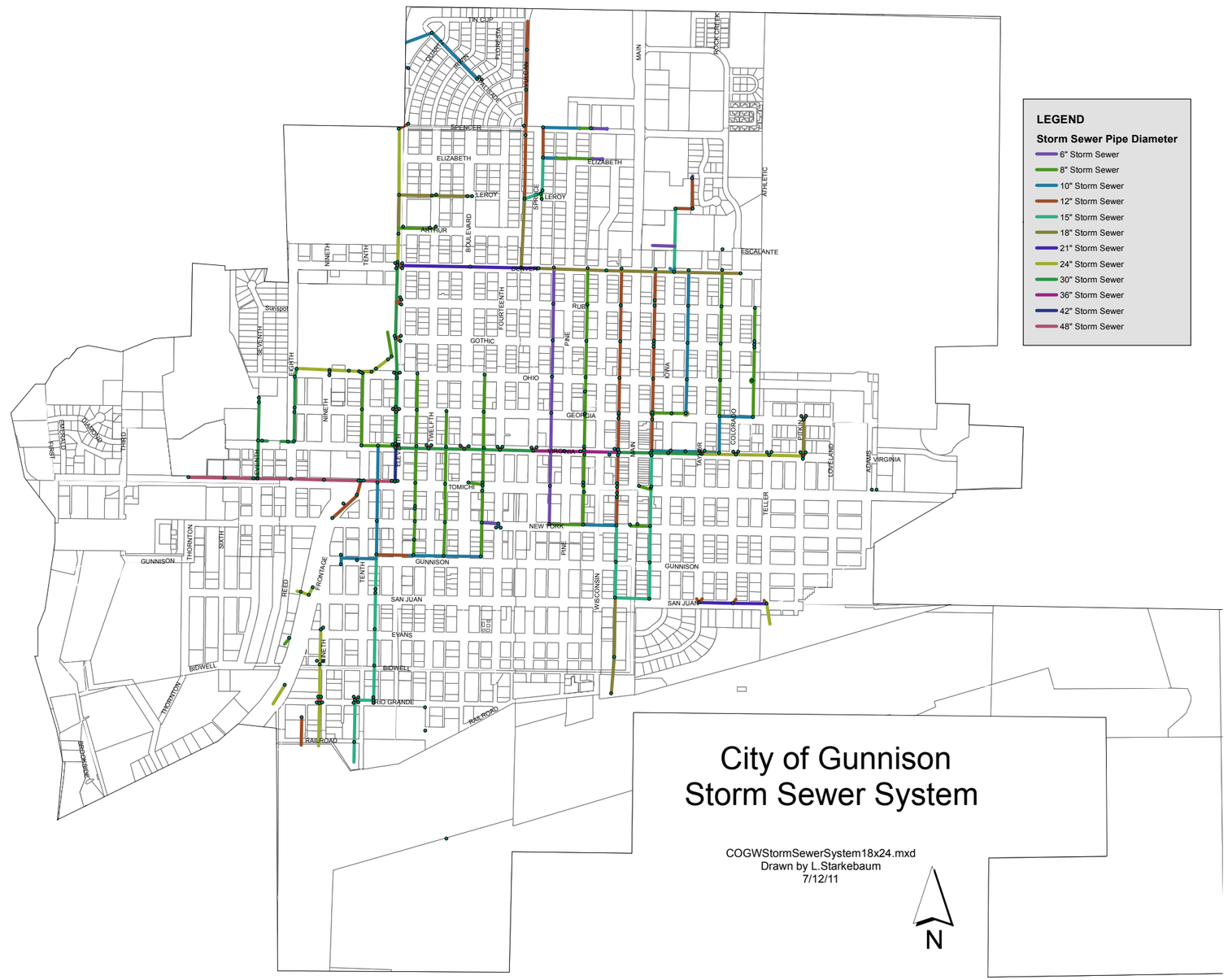
City of Gunnison Water System



City of Gunnison Sanitary Sewer System



City of Gunnison Storm Sewer System



Full Cost Estimate: Option 3

AMICK-BJORKLUND GROUP, LLC

Project: Gunnison County Courthouse
Description: Option 3 - Renovation of existing with new addition

Date: 3/22/13
Owner: Gunnison County
Architect: Roth Sheppard/Humphries Poli
Gross SF: 41,240

Systems Summary				TOTAL COST	COST PER SF	
02 EXISTING CONDITIONS				$150,583	$3.65	
03 CONCRETE				$302,627	$7.34	
04 MASONRY				$172,306	$4.18	
05 STEEL				$498,836	$12.10	
06 CARPENTRY				$92,557	$2.24	
07 THERMAL & MOISTURE PROTECTION				$402,508	$9.76	
08 DOORS & WINDOWS				$616,992	$14.96	
09 FINISHES				$1,914,257	$46.42	
10 SPECIALTIES				$16,500	$0.40	
11 EQUIPMENT				$320,000	$7.76	
12 FURNISHINGS				$0	$0.00	
13 SPECIAL CONSTRUCTION				$0	$0.00	
14 CONVEYING SYSTEMS				$84,000	$2.04	
21 FIRE SUPPRESSION				$142,884	$3.46	
22 HVAC				$1,227,061	$29.75	
23 PLUMBING				$480,458	$11.65	
26 ELECTRICAL				$837,286	$20.30	
28 ELECTRONIC SAFETY & SECURITY				$278,810	$6.76	
31 EARTHWORK				$74,024	$1.79	
32 EXTERIOR IMPROVEMENTS				$194,978	$4.73	
33 UTILITIES				$51,500	$1.25	
SUBTOTAL BUILDING COSTS				**$7,858,167**	**$190.55**	
GENERAL CONDITIONS	12.0%		$7,858,167	$942,980	$22.87	
SAFETY ALLOWANCE	1.0%		$7,858,167	$78,582	$1.91	
RENTAL EQUIPMENT ALLOWANCE	0.5%		$7,858,167	$39,291	$0.95	
FINAL CLEAN	41,240	GSF	$0.25	$10,310	$0.25	
PHASING CONSTRUCTION ALLOWANCE		GSF	$1.25	$0	$0.00	Excluded
WEATHER PROTECTION, ALLOWANCE	41,240	GSF	$2.75	$113,410	$2.75	
BUILDING PERMIT and Plan Review	7,858.17	M$	$6.50	$51,078	$1.24	
USE TAX City of (0.00% x 50% valuation)				$0	$0.00	
INSURANCE, General Liability	8,643.98	M$	$6.63	$57,310	$1.39	
INSURANCE, Builders Risk	8,913,989	$	$0.00012	$8,557	$0.21	
DEVELOPMENT FEES, Assessments, Etc.		LS		$0	$0.00	Excluded
ESCALATION COSTS	1.0%		$7,858,167	$78,582	$1.91	
CONSTRUCTION FEE	5.0%		$9,238,266	$461,913	$11.20	
BOND, Payment and Performance Bond	1.0%		$9,700,179	$97,002	$2.35	
PRECONSTRUCTION SERVICES	0.25%		$9,797,181	$24,493	$0.59	
CONTINGENCY, Construction	10.0%		$7,858,167	$785,817	$19.05	
TOTAL CONSTRUCTION COST	**41,240**	**SF**		**$10,607,490**	**$257.21**	

Page 1 of 1

EXISTING CONDITIONS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
DEMOLITION:						
- Site	75,571	SF	$0.25	$18,893	$0.46	
- Basement	8,600	SF	$3.00	$25,800	$0.63	
- Level 1 - Renovate Space	13,027	EA	$1.00	$13,027	$0.32	
- Level 1 - Demolish Entire Structure	4,067	SF	$3.00	$12,201	$0.30	
- Level 2 - Renovate Space	13,027	SF	$1.00	$13,027	$0.32	
- Level 2 - Demolish Entire Structure	3,983	LF	$3.00	$11,949	$0.29	
- Demo Existing Roofing	6,420	SF	$1.50	$8,130	$0.20	35% of existing
- Shoring For Demolition, Structure and Roofing	1	LS	$40,000.00	$40,000	$0.97	Allowance
SURVEYING:						
Site, Utility, & Building Surveying	75,571	SF SITE	$0.10	$7,557	$0.18	
TOTAL EXISTING CONDITIONS				**$150,583**	**$3.65**	

CONCRETE	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
SITE CONCRETE						
- 6" Conc Pavement		SF	$4.25	$0	$0.00	
- City Crosspan		SF	$4.50	$0	$0.00	
- Conc Sidewalk - 4" Grey	11,525	SF	$3.25	$37,456	$0.91	
- Conc Sidewalk - 4" Patterned	5,120	SF	$6.00	$30,720	$0.74	
- Handicap Ramps	7	EA	$1,100.00	$7,700	$0.19	
- Curb & Gutter	1,975	LF	$14.00	$27,650	$0.67	
- Conc Valley Pan	260	SF	$5.00	$1,300	$0.03	
- Site Footings & Foundation Walls	79	CY	$500.00	$39,558	$0.96	
- Handicap Ramps Into The Building	30	CY	$400.00	$11,829	$0.29	
- Misc. Site Concrete Pads		SF	$6.00	$0	$0.00	
- Stairs	90	LF	$75.00	$6,750	$0.16	
DEEP FOUNDATIONS:						
- Drilled Piers, 18" Dia, Avg depth = 30'		LF PIER	$36.00	$0	$0.00	
- Drilled Piers, 24" Dia, Avg depth = 30'		LF PIER	$48.00	$0	$0.00	
- Drilled Piers, 30" Dia, Avg depth = 30'		LF PIER	$60.00	$0	$0.00	
- Drilled Piers, 36" Dia, Avg depth = 30'		LF PIER	$92.00	$0	$0.00	
- Pier Caps, 3'x3'x2'		EACH	$400.00	$0	$0.00	
FOOTINGS:						
- Continuous Footing	94	CY	$320.00	$30,128	$0.73	
- Tie Into Existing Foundation	237	LF	$15.00	$3,555	$0.09	
- Pad Footing	16	CY	$400.00	$5,924	$0.14	
FOUNDATION WALLS:						
- Foundation Walls, Up to 4' High, 8" Thick	2,272	SF	$18.00	$40,896	$0.99	
- Foundation Walls, Up to 4' High, 8" Thick, Tied Into Existing		SF	$16.00	$0	$0.00	
- Foundation Walls, 4'-8' High, 10" Thick		SF	$19.50	$0	$0.00	
- Foundation Walls, 8'-24' High, 8" Thick		SF	$22.00	$0	$0.00	
- Pilasters	28	EA	$250.00	$7,100	$0.17	
- Wall Bracing During Backfill		SF	$2.00	$0	$0.00	
SLAB ON GRADE:						
- 4" Concrete W/WWF (6X6, W1.4 X W1.4)	7,424	SF	$3.25	$24,128	$0.59	
- 6" Concrete W/WWF (6X6, W2.1 X W2.1)		SF	$4.50	$0	$0.00	
- 4" Concrete Curb		SF	$4.25	$0	$0.00	
CORE WALLS:						
- Precast Concrete, 10" Walls		SF	$21.00	$0	$0.00	
- Cast-In-Place Concrete, 8" Walls		SF	$19.50	$0	$0.00	
CONCRETE STRUCTURE:						
- C.I.P., 12" Mild Reinforced		SF	$18.00	$0	$0.00	
- C.I.P. Concrete Columns		LF	$100.00	$0	$0.00	
- C.I.P., 8" PT		SF	$17.50	$0	$0.00	
CONCRETE SLAB TOPPING:						
- Topping Slab 4"	7,424	SF	$3.25	$24,128	$0.59	
- Mech Pad, 6"	600	SF	$4.00	$2,400	$0.06	
STAIRS:						
- Metal Pan, Concrete Infill	352	SF	$4.00	$1,408	$0.03	
TOTAL CONCRETE				**$302,627**	**$7.34**	

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Full Cost Estimate: Option 3

MASONRY	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
EXTERIOR SKIN:						
- Brick Veneer	5,841	SF	$20.00	$116,816	$2.83	
- CMU Veneer		SF	$11.00	$0	$0.00	
- Glazed CMU Veneer		SF	$21.00	$0	$0.00	
- Precast Window Sills		LF	$35.00	$0	$0.00	
- Precast Cap At Planters	267	LF	$70.00	$18,690	$0.45	
CORE WALLS:						
- 8" CMU	3,200	SF	$11.50	$36,800	$0.89	Allowance
- 12" CMU		SF	$12.00	$0	$0.00	
- Colored CMU		SF	$1.00	$0	$0.00	
- Split Face		SF	$0.50	$0	$0.00	
SITE WALLS:						
- 8" Colored, CMU Screen Walls		SF	$12.00	$0	$0.00	
- Precast Cap @ Screen Wall		LF	$35.00	$0	$0.00	
TOTAL MASONRY				$172,306	$4.18	

STEEL	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
STRUCTURAL FRAME:						
- Structural Steel, Composite System (Tons Of Steel)		TON	$2,435.00	$0	$0.00	
- Structural Steel, Frame (Tons Of Steel)	11,046	SF	$22.00	$243,056	$5.89	
- Steel Bar Joists (Tons Of Steel)		TON	$2,125.00	$0	$0.00	
- Steel Decking, 2" - 18 ga. (2VLI) Composite Steel Deck		SF	$2.10	$0	$0.00	
- Steel Decking, 1" - 26 ga. (1.0C) Painted Floor Deck		SF	$1.25	$0	$0.00	
- Steel Decking, 1.5" - 22 ga. (1.5B) Roof Deck		SF	$1.50	$0	$0.00	
- Structural Upgrades	1	LS	$50,000.00	$50,000	$1.21	
- Steel Decking, 3" - 18 ga. (3.0B) Roof Deck		SF	$2.85	$0	$0.00	
FRAME FIREPROOFING:						
- Cementitious		SF	$1.65	$0	$0.00	
STAIRS:						
- Metal Pan, Concrete Infill	4	EA FLT	$4,500.00	$18,000	$0.44	1 Stair to roof
- Decorative Interior Stairs		EA FLT	$10,000.00	$0	$0.00	
MISCELLANEOUS METALS:						
- Misc. Metals	49,840	GSF	$0.50	$24,920	$0.60	
- Handrail - Stairs		LF	$165.00	$0	$0.00	
- Handicap Guardrails At Building	111	LF	$80.00	$8,880	$0.22	
- Site Stairs		EA FLT	$1,500.00	$0	$0.00	
- Decorative Staircases	2	EA	$40,000.00	$80,000	$1.94	
- Pipe Bollards	4	EA	$350.00	$1,400	$0.03	
- Decorative Canopy	1	LS	$20,000.00	$20,000	$0.48	Allowance
- Balcony	130	LF	$200.00	$26,000	$0.63	
EXPANSION JOINTS:						
- Horizontal	474	LF	$50.00	$23,700	$0.57	
- Vertical	96	LF	$30.00	$2,880	$0.07	
TOTAL STEEL				$498,836	$12.10	

CARPENTRY	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
STRUCTURAL FRAME:						
- Wood Floors	13,196	SF	$3.25	$42,887	$1.04	50% Of existing floors
- Wood Roof (Trusses)	3,800	SF	$3.50	$13,300	$0.32	
ROOF BLOCKING:						
- Wood, Parapet Cap	325	LF	$4.50	$1,463	$0.04	
- Parapet Wall Sheathing, 1/2" plywood	650	SF	$3.25	$2,113	$0.05	
- Roof Decking, 1/2" Plywood Sheathing	10,091	SF	$3.25	$32,795	$0.80	35% Of Existing & Addition
CARPENTRY:						
- Blocking & Backing		LF	$3.50	$0	$0.00	
- Telephone Board, 4'x8'		EA	$125.00	$0	$0.00	
FINISH CARPENTRY:						
- Reception Desk		LF	$300.00	$0	$0.00	
- Upper Cabinets		LF	$125.00	$0	$0.00	
- Lower Cabinets		LF	$175.00	$0	$0.00	
- Wood Paneling	-	LF	$20.00	$0	$0.00	
TOTAL CARPENTRY				$92,557	$2.24	

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THERMAL & MOISTURE PROTECTION	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
EXTERIOR SKIN:						
- Stucco, Repair Existing	15,268	SF	$2.50	$38,170	$0.93	Allowance
- Stucco	558	SF	$8.50	$4,743	$0.12	
- Metal Siding		SF	$12.00	$0	$0.00	
- Metal Composite Panel Siding		SF	$32.00	$0	$0.00	
ROOFING:						
- EPDM Memb., 60 Mil, Ballasted, R=30 Polyiso.		SF ROOF	$5.00	$0	$0.00	
- EPDM Memb., 60 Mil. Mech. Attached, R=30 Polyiso		SF ROOF	$8.00	$0	$0.00	
- EPDM Memb., 60 Mil. Fully Adhered, R=30 Polyiso, White	3,775	SF ROOF	$8.50	$32,088	$0.78	Breezeway Only
- Asphalt Shingles, 3-Tab		SF ROOF	$1.50	$0	$0.00	
- Repair To Existing Roof. See Standing Seam Metal Roof		LS	$15,000.00	$0	$0.00	Allowance
- Standing Seam Metal Roof	20,156	SF ROOF	$10.00	$201,560	$4.89	
ROOFING ACCESSORIES:						
- Roof Hatch	2	EA	$1,000.00	$2,000	$0.05	
- Roof Pavers, 24"x24"	20	EA	$10.00	$200	$0.00	
FLASHING & SHEETMETAL						
- Parapet Cap Flashing	325	LF	$10.00	$3,250	$0.08	
- Metal Fascia Panels	1,010	SF	$25.00	$25,250	$0.61	
- Metal Soffit Panels	2,020	SF	$12.00	$24,240	$0.59	
- Scuppers	6	EA	$200.00	$1,200	$0.03	
- Gutters	525	LF	$8.00	$4,200	$0.10	
- Downspouts	456	LF	$8.00	$3,648	$0.09	
- Snow Guards	525	LF	$10.00	$5,250	$0.13	
BUILDING INSULATION:						
- Thermal Wall Batts, R13		SF	$0.75	$0	$0.00	
- Thermal Wall Batts, R19	12,250	SF	$1.00	$12,250	$0.30	
- 2" Polyiso. Wall Cavity Insulation	5,841	SF	$2.00	$11,682	$0.28	
- Building Wrap	12,250	SF	$0.65	$7,963	$0.19	
- Roof Batts, R38		SF	$2.00	$0	$0.00	
- Firestopping	14,848	GSF	$0.25	$3,712	$0.09	
FOUNDATION INSULATION:						
- 2" EPS, 24" Vertical	2,272	SF	$1.75	$3,976	$0.10	
- Vapor Barrier (Under Slab-On-Grade)		SF	$0.50	$0	$0.00	
FOUNDATION WATERPROOFING:						
- Membrane Systems W/Drainage Board		SF	$3.50	$0	$0.00	
- Damproofing	2,272	SF	$0.50	$1,136	$0.03	
CAULKING & SEALANTS:						
- Caulking	31,982	GSF SKIN	$0.50	$15,991	$0.39	
TOTAL THERMAL & MOISTURE PROTECTION				$402,508	$9.76	

DOORS & WINDOWS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
DOORS & HARDWARE:						
- HM Frame & HM Door, Single		EA	$375.00	$0	$0.00	
- HM Frame & HM Door, Pair		EA	$675.00	$0	$0.00	
- HM Frame & SC Wood Door, Single		EA	$375.00	$0	$0.00	
- HM Frame & SC Wood Door, Pair		EA	$675.00	$0	$0.00	
- HM Frames @ Interior Lights		EA	$175.00	$0	$0.00	
- Finish Hardware, Allowance		EA	$250.00	$0	$0.00	
INTERIOR GLAZING:						
- Restroom Mirrors		SF	$10.00	$0	$0.00	
- Sidelights, Windows		SF	$10.00	$0	$0.00	
- Firelite Glass		SF	$250.00	$0	$0.00	
STOREFRONT AND WINDOWS:						
- Storefront, Center Glazed System W/1" Low E Glass	2,503	SF	$35.00	$87,612	$2.12	30% of new exterior skin
- Storefront, Interior W/1/4" Glass		SF	$25.00	$0	$0.00	
- Vinyl Manufactured Windows		SF	$15.00	$0	$0.00	
- Aluminum Entrance Doors, 3'X7'	8	EACH	$1,500.00	$12,000	$0.29	
- ADA Operators	4	EACH	$2,400.00	$9,600	$0.23	
CURTAINWALL SYSTEM:						
- Curtainwall, Exterior System W/1" Low E Glass At Breezeway	7,812	SF	$65.00	$507,780	$12.31	
- Curtainwall, Interior System W/1/4" Glass		SF	$50.00	$0	$0.00	
- Exterior Sunshade (3' Deep)		LF	$300.00	$0	$0.00	
SPECIAL GLAZING SYSTEMS:						
- Kal Wall		SF	$50.00	$0	$0.00	
OVERHEAD DOORS:						
- Overhead Door, 16 GA, Insulated		SF DOOR	$45.00	$0	$0.00	
- Coiling Counter Door		SF DOOR	$25.00	$0	$0.00	
TOTAL DOORS & WINDOWS				$616,992	$14.96	

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FINISHES	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
STEEL STUDS & DRYWALL:						
- Perimeter Stud Framing, 6" 16 ga. W/Ext Gyp.	12,250	SF	$8.75	$107,188	$2.60	
- Shaft Wall		SF	$7.50	$0	$0.00	
- Interior DW Partition To Deck At Exist Ext Skin In Breezeway	-	SF	$4.75	$0	$0.00	
- Interior DW Partition To Deck		SF	$4.75	$0	$0.00	
- Interior DW Partition Under Grid		SF	$4.25	$0	$0.00	
- Sound Batt Insulation		SF	$0.50	$0	$0.00	
- Cement Board		SF	$3.00	$0	$0.00	
- Fur-Out Concrete/CMU Walls		SF	$2.50	$0	$0.00	
- Fur-Out Interior Columns		SF	$2.50	$0	$0.00	
- DW Soffits		SF	$5.00	$0	$0.00	
- DW Ceilings		SF	$4.00	$0	$0.00	
EXTERIOR SOFFIT:						
- Soffit Framing & Sheathing		SF	$8.00	$0	$0.00	
CEILINGS:						
- Suspended Acoustical Lay-In, 2x2		SF	$2.50	$0	$0.00	
- Suspended Acoustical Lay-In, 2x4		SF	$2.00	$0	$0.00	
- Specialty Lay-In Ceiling		SF	$5.00	$0	$0.00	
WALL FINISHES:						
- Ceramic Tile, Full Ht.		SF	$9.50	$0	$0.00	
- Ceramic Tile, 4' Wainscot		SF	$9.50	$0	$0.00	
- Vinyl Wall Covering		SF	$3.00	$0	$0.00	
- FRP		SF	$3.25	$0	$0.00	
FLOORING:						
- VCT		SF	$2.50	$0	$0.00	
- Sheet Vinyl		SF	$4.50	$0	$0.00	
- Rubber Treads, Landings at Stairs		SF	$27.50	$0	$0.00	
- Carpeting		SY	$31.50	$0	$0.00	
- Carpeting , Tiles		SY	$31.25	$0	$0.00	
- Ceramic Tile		SF	$9.50	$0	$0.00	
- Stained Concrete		SF	$5.50	$0	$0.00	
- Isolation Membrane Under All Floors Except Carpet		SF	$2.00	$0	$0.00	
- Sealed Concrete		SF	$0.50	$0	$0.00	
BASE:						
- Vinyl or Rubber		LF	$1.50	$0	$0.00	
- Wood		LF	$5.00	$0	$0.00	
- Tile		LF	$9.50	$0	$0.00	
PAINTING:						
- Drywall		SF	$0.50	$0	$0.00	
- CMU		SF	$0.75	$0	$0.00	
- Drywall, Epoxy		SF	$0.70	$0	$0.00	
- Doors & Frames		EA	$150.00	$0	$0.00	
- Metals, Stairs	-	FLT	$500.00	$0	$0.00	
- Exterior Of Existing Courthouse Building	4,512	SF	$0.75	$3,384	$0.08	
- Miscellaneous Exterior		LS	$5,000.00	$0	$0.00	
TENANT IMPROVEMENTS:						
- Basement	8,600	SF	$10.00	$86,000	$2.09	
- Office And Meeting Rooms - County And District Attorney Wing	6,215	SF	$25.00	$155,375	$3.77	
- Glass Breezeway/Walkway	5,887	SF	$20.00	$117,740	$2.85	
- Courtrooms - District And County	2,956	SF	$100.00	$295,600	$7.17	
- District Hearing Room At County Commissioner's	2,844	SF	$100.00	$284,400	$6.90	
- Sheriff And Prisoner Holding Area, 1st And 2nd Floors	2,388	SF	$35.00	$83,580	$2.03	
- Courts - Judge Chambers And Support	15,741	SF	$30.00	$472,230	$11.45	
- Restrooms	2,551	SF	$40.00	$102,040	$2.47	
- Sally Port	329	SF	$40.00	$13,160	$0.32	
- Morgue Areas	629	SF	$40.00	$25,160	$0.61	
- Lobby And Museum	1,684	SF	$100.00	$168,400	$4.08	
-		SF	$0.00	$0	$0.00	
TOTAL FINISHES				$1,914,257	$46.42	

SPECIALTIES	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
MISC SPECIALTIES:						
- Toilet Partitions, Metal, Floor Mounted		EA STALL	$550.00	$0	$0.00	
- Urinal Screens, Metal		EA STALL	$125.00	$0	$0.00	
- Lockers, Metal - 2 Tiered		EA	$225.00	$0	$0.00	
- Benches		LF	$45.00	$0	$0.00	
- Bath Accessories		EA WC	$450.00	$0	$0.00	
- Shower Room Accessories		EA	$550.00	$0	$0.00	
- Fire Extinguishers & Cabinets	6	EA	$250.00	$1,500	$0.04	
- Marker Boards, Tack Boards		EA	$250.00	$0	$0.00	
- Postal Equipment		EA	$1,600.00	$0	$0.00	
- Operable Partitions		SF	$32.00	$0	$0.00	
- Corner Guards		EA	$60.00	$0	$0.00	
- Flag Pole	2	EA	$2,500.00	$5,000	$0.12	
- Knox Box		EA	$750.00	$0	$0.00	
- Misc Specialties		EA	$0.00	$0	$0.00	
SIGNAGE:						
- Interior Building Signage	1	AL	$10,000.00	$10,000	$0.24	
- Directory Board		EA	$1,200.00	$0	$0.00	
- Building Signage		LS	$1,500.00	$0	$0.00	
RAISED ACCESS FLOORING						
- 24" X 24"		SF	$8.50	$0	$0.00	
TOTAL SPECIALTIES				$16,500	$0.40	

EQUIPMENT	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
EQUIPMENT:						
- Commercial Kitchen Equipment		AL	$0.00	$0	$0.00	
- County Commissioner, Hearing And Courtroom Technology	4	AL	$80,000.00	$320,000	$7.76	
- Athletic Equipment		LS	$0.00	$0	$0.00	
- Laboratory Equipment		LS	$0.00	$0	$0.00	
- Parking Equipment		EA	$0.00	$0	$0.00	
LOADING DOCK EQUIPMENT:						
- Dock Shelters		EACH	$0.00	$0	$0.00	
- Dock Levelers		EACH	$0.00	$0	$0.00	
- Dock Bumpers		SET	$0.00	$0	$0.00	
TOTAL EQUIPMENT				$320,000	$7.76	

FURNISHINGS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
WINDOW COVERING:						
- Draperies & Curtains		SF	$5.00	$0	$0.00	
- Horizontal Mini Blinds		SF	$2.50	$0	$0.00	
ENTRANCE MAT:						
- Entry Vestibule		SF	$40.00	$0	$0.00	
FURNITURE (FF&E)		ALLOW	$0.00	$0	$0.00	
TOTAL FURNISHINGS				$0	$0.00	

SPECIAL CONSTRUCTION	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
SWIMMING POOL, HOT TUB:		EA	$0.00	$0	$0.00	
WATER FOUNTAIN:		AL	$0.00	$0	$0.00	
SOLAR PANELS:		LS	$0.00	$0	$0.00	
TOTAL SPECIAL CONSTRUCTION				$0	$0.00	

Full Cost Estimate: Option 3

CONVEYING SYSTEMS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
ESCALATORS:		EA	$0.00	$0	$0.00	
ELEVATORS:						
Traction		EA STOP	$25,000.00	$0	$0.00	
Hydraulic	4	EA STOP	$18,500.00	$74,000	$1.79	Breezeway & office addition
Cab Finish	2	AL	$5,000.00	$10,000	$0.24	
TRASH OR LINEN CHUTES:		LF	$0.00	$0	$0.00	
PNEUMATIC TUBE SYSTEMS:		SF	$0.00	$0	$0.00	
TOTAL CONVEYING SYSTEMS				$84,000	$2.04	

FIRE SUPPRESSION	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
FIRE PROTECTION:						
- Wet-Pipe System, NFPA 13 - Existing	34,663	GSF	$3.00	$103,989	$2.52	
- Wet-Pipe System, NFPA 13 - New	14,848	GSF	$2.25	$33,408	$0.81	
- Dry-Pipe System	329	GSF	$3.00	$987	$0.02	
- Centering Sprinkler Heads in Tiles		GSF	$0.00	$0	$0.00	
- Fire Pump		EA	$0.00	$0	$0.00	
- Standpipes		LF	$0.00	$0	$0.00	
- Underground to 5' out	1	LS	$4,500.00	$4,500	$0.11	
TOTAL FIRE SUPPRESSION				$142,884	$3.46	

HVAC	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
H.V.A.C. SYSTEMS:		GSF	$20.00	$0	$0.00	
- Heating Water Equipment	49,840	LS	$1.35	$67,284	$1.63	
- Terminal Equipment	49,840	LS	$0.40	$19,936	$0.48	
- Heating Water Piping	49,840	LS	$5.25	$261,660	$6.34	
- Sheetmetal	49,840	LS	$6.40	$318,976	$7.73	
- Air Handling Equipment	49,840	LS	$2.85	$142,044	$3.44	
- Airside Systems	49,840	LS	$4.81	$239,730	$5.81	
Insulation	49,840	LS	$1.19	$59,310	$1.44	
- Test & Balance	49,840	LS	$0.24	$11,962	$0.29	
- Temperature Controls	49,840	LS	$2.13	$106,159	$2.57	
- Engineering		LS	$0.00	$0	$0.00	
TOTAL HVAC				$1,227,061	$29.75	

PLUMBING	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
PLUMBING SYSTEMS:		GSF	$4.00	$0	$0.00	
- Plumbing Fixtures	49,840	LS	$2.02	$100,677	$2.44	
- Plumbing Rough	49,840	LS	$4.98	$248,203	$6.02	
- Roof Drains	49,840	LS	$2.04	$101,674	$2.47	
- Equipment	49,840	LS	$0.46	$23,923	$0.58	
- Gas Piping	49,840	LS	$0.12	$5,981	$0.15	
- Snow Melt		LS	$0.00	$0	$0.00	
- Engineering		GSF	$0.00	$0	$0.00	
TOTAL PLUMBING				$480,458	$11.65	

ELECTRICAL	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
ELECTRICAL SYSTEM:		GSF	$0.00	$0	$0.00	
- Service and Distribution	49,840	GSF	$7.65	$381,145	$9.24	
- Light Fixture Allowance	49,840	ALLOW	$6.11	$304,487	$7.38	
- Lighting Controls	49,840	GSF	$1.29	$64,480	$1.56	
- CATV/Phone/Data Conduit	49,840	GSF	$0.63	$31,524	$0.76	
- Security System Conduit	49,840	GSF	$0.26	$12,896	$0.31	
- Site Lighting	49,840	LS	$0.00	$0	$0.00	
- Light Pole Bases	2	EA	$600.00	$1,200	$0.03	
- Mechanical Connections	49,840	LS	$0.62	$30,807	$0.75	
- Site Conduit	49,840	LF	$0.00	$0	$0.00	
- Special Systems		ALLOW	$0.00	$0	$0.00	
- Lightning Protection	49,840	ALLOW	$0.00	$0	$0.00	Excluded
- Emergency Generator		EA	$112,661.00	$0	$0.00	Re-use existing
- Temporary Power	49,840	GSF	$0.22	$10,747	$0.26	
TOTAL ELECTRICAL				$837,286	$20.30	

ELECTRONIC SAFETY & SECURITY	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
ELECTRONIC SAFETY & SECURITY:		GSF	$0.00	$0	$0.00	
- Fire Detection System	49,840	GSF	$1.25	$62,300	$1.51	
- Security System Wiring & Equipment	41,240	GSF	$2.25	$92,790	$2.25	
- Phone/Data Wiring	41,240	GSF	$3.00	$123,720	$3.00	
- Special Systems		ALLOW	$0.00	$0	$0.00	
TOTAL ELECTRONIC SAFETY & SECURITY				$278,810	$6.76	

EARTHWORK	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
SITE EARTHWORK:						
- Site Access Roads		SF Road	$2.00	$0	$0.00	
- Erosion Control/Storm Water Mgt.	75,571	SF SITE	$0.15	$11,336	$0.27	
- Clear and Grub. Strip Topsoil	75,571	SF SITE	$0.05	$3,779	$0.09	
- Site Cuts/Fills (Avg 2' Over Entire Site)		CY	$2.50	$0	$0.00	
- 4' Overexcavation Under S.O.G.		CY	$2.75	$0	$0.00	
- Moisture Treat & Replace On-Site Soils Under S.O.G.	-	CY	$2.00	$0	$0.00	
- Foundation Trenching	1,719	CY	$8.50	$14,613	$0.35	
- Basement Excavation		CY	$5.00	$0	$0.00	
- Hand Excavation		CY	$50.00	$0	$0.00	
- 6" Gravel Under Slab-On-Grade	227	TON	$19.50	$4,423	$0.11	
- Backfill Around Building	1,719	CY	$9.00	$15,472	$0.38	
- Export Excess Fill		CY	$6.00	$0	$0.00	
- Import/Compact Structural Fill		CY	$14.75	$0	$0.00	
- Finish Grading/Respread Topsoil	75,571	SF SITE	$0.23	$17,381	$0.42	
- Detention Pond Excavation		CY	$2.50	$0	$0.00	
FOUNDATION DRAINAGE SYSTEM:						
- Under-Slab Drainage System		SF	$2.00	$0	$0.00	
- Perimeter Foundation Drain	390	LF	$18.00	$7,020	$0.17	New construction only
DEWATERING:						
- Foundation Trench		LS	$2,500.00	$0	$0.00	
- Caissons		LF	$2.00	$0	$0.00	
SHORING:						
- Cantilevered Wood Lagging System		SF	$35.00	$0	$0.00	
TOTAL EARTHWORK				$74,024	$1.79	

Full Cost Estimate: Option 3

EXTERIOR IMPROVEMENTS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
ASPHALT PAVING:						
- Drive Lanes, 7" Full Depth W/Scarification		SY	$26.25	$0	$0.00	
- Parking Areas, 5" Full Depth W/Scarification	2,086	SY	$18.75	$39,104	$0.95	
- Patching	219	SY	$35.00	$7,673	$0.19	
- Striping	39	EA CAR	$5.50	$215	$0.01	
- Parking Bumper	39	EA	$50.00	$1,950	$0.05	
LANDSCAPING:						
- Landscaping	28,782	SF	$3.50	$100,737	$2.44	
- Irrigation		SF	$0.50	$0	$0.00	
- Brick Pavers		SF	$7.00	$0	$0.00	
- Tree Grates, 6'x6'		EA	$1,200.00	$0	$0.00	
SITE SIGNAGE:						
- Monument Signs	1	AL	$15,000.00	$15,000	$0.36	
- Traffic Signs	8	AL	$250.00	$2,000	$0.05	
SITE AMENITIES:						
- Metal Guard Rails, Painted		LF	$115.00	$0	$0.00	
- Retaining Walls, Block, Max H=4'		SF	$16.00	$0	$0.00	
- Light Bollards	20	EA	$500.00	$10,000	$0.24	
- Trash Enclosure	1	AL	$10,000.00	$10,000	$0.24	
- Chain Link Fence		LF	$23.00	$0	$0.00	
- Bench/Table	1	EA	$1,500.00	$1,500	$0.04	
- Trash Receptacle	4	EA	$1,200.00	$4,800	$0.12	
- Bike Racks	2	EA	$1,000.00	$2,000	$0.05	
TOTAL EXTERIOR IMPROVEMENTS				$194,978	$4.73	

UTILITIES	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
SITE UTILITIES:						
- Water Main, 8" PVC	100	LF	$45.00	$4,500	$0.11	
- Fire line, 6" DIP (From Main To Building)	100	LF	$75.00	$7,500	$0.18	
- Domestic Water, 2" Copper	100	LF	$75.00	$7,500	$0.18	
- 2" Meter Pit		EA	$4,500.00	$0	$0.00	
- Hydrants 6"		EA	$4,100.00	$0	$0.00	
- Sanitary Sewer, 6" PVC	100	LF	$44.00	$4,400	$0.11	
- Manholes		EA	$3,600.00	$0	$0.00	
- Connections at Street	3	EA	$3,600.00	$10,800	$0.26	
- Storm Drain, 8" PVC		LF	$24.00	$0	$0.00	
- Storm Drain, 24" DIP	150	LS	$42.00	$6,300	$0.15	
- Inlets	3	LS	$3,500.00	$10,500	$0.25	
- Haul Off Spoils		CY	$6.00	$0	$0.00	
- Rip Rap @ Detention Area		CY	$21.00	$0	$0.00	
TOTAL UTILITIES				$51,500	$1.25	

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Full Cost Estimate: Option 4

AMICK-BJORKLUND GROUP, LLC

Project: Gunnison County Courthouse - Option 4
Description: New steel framed building

Date: 3/22/13
Owner: Gunnison County
Architect: Roth Sheppard/Humphries Poli
Gross SF: 38,400

Systems Summary				TOTAL COST	COST PER SF	
02 EXISTING CONDITIONS				$59,678	$1.55	
03 CONCRETE				$902,451	$23.50	
04 MASONRY				$442,786	$11.53	
05 STEEL				$752,401	$19.59	
06 CARPENTRY				$17,349	$0.45	
07 THERMAL & MOISTURE PROTECTION				$375,906	$9.79	
08 DOORS & WINDOWS				$272,231	$7.09	
09 FINISHES				$1,941,658	$50.56	
10 SPECIALTIES				$17,250	$0.45	
11 EQUIPMENT				$325,000	$8.46	
12 FURNISHINGS				$0	$0.00	
13 SPECIAL CONSTRUCTION				$0	$0.00	
14 CONVEYING SYSTEMS				$242,000	$6.30	
21 FIRE SUPPRESSION				$141,278	$3.68	
22 HVAC				$1,616,472	$42.10	
23 PLUMBING				$479,908	$12.50	
26 ELECTRICAL				$966,345	$25.17	
28 ELECTRONIC SAFETY & SECURITY				$272,080	$7.09	
31 EARTHWORK				$198,789	$5.18	
32 EXTERIOR IMPROVEMENTS				$199,227	$5.19	
33 UTILITIES				$51,500	$1.34	
SUBTOTAL BUILDING COSTS				**$9,274,308**	**$241.52**	
GENERAL CONDITIONS	12.0%		$9,274,308	$1,112,917	$28.98	
SAFETY ALLOWANCE	1.0%		$9,274,308	$92,743	$2.42	
RENTAL EQUIPMENT ALLOWANCE	0.5%		$9,274,308	$46,372	$1.21	
FINAL CLEAN	38,400	GSF	$0.25	$9,600	$0.25	
PHASING CONSTRUCTION, ALLOWANCE		GSF	$2.75	$0	$0.00	Excluded
WEATHER PROTECTION, ALLOWANCE	38,400	GSF	$2.75	$105,600	$2.75	
BUILDING PERMIT and Plan Review	9,274.31	M$	$6.50	$60,283	$1.57	
USE TAX City of (0.00% x 50% valuation)				$0	$0.00	
INSURANCE, General Liability	10,201.74	M$	$6.63	$67,638	$1.76	
INSURANCE, Builders Risk	10,520,403	$	$0.00012	$15,149	$0.39	
DEVELOPMENT FEES, Assessments, Etc.		LS		$0	$0.00	Excluded
ESCALATION COSTS	1.0%		$9,274,308	$92,743	$2.42	
CONSTRUCTION FEE	5.0%		$10,877,352	$543,868	$14.16	
BOND, Payment and Performance Bond	1.0%		$11,421,220	$114,212	$2.97	
PRECONSTRUCTION SERVICES	0.25%		$11,535,432	$28,839	$0.75	
CONTINGENCY, Construction	8.0%		$9,274,308	$741,945	$19.32	
TOTAL CONSTRUCTION COST	**38,400**	**SF**		**$12,306,215**	**$320.47**	

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EXISTING CONDITIONS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
DEMOLITION:						
- Asphalt Pavement		SF	$0.60	$0	$0.00	
- Concrete Sidewalk/Paving		SF	$0.90	$0	$0.00	
- Trees - Demo		EA	$350.00	$0	$0.00	
- Building Demolition	17,110	SF	$3.00	$51,330	$1.34	
- Select Interior Demolition		SF	$1.50	$0	$0.00	
- Shoring For Demolition		LF	$20.00	$0	$0.00	
SURVEYING:						
Site, Utility, & Building Surveying	69,667	SF SITE	$0.12	$8,348	$0.22	
TOTAL EXISTING CONDITIONS				**$59,678**	**$1.55**	

CONCRETE	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
SITE CONCRETE: See Exterior Improvements						
- 6" Conc Pavement	1,200	SF	$4.50	$5,400	$0.14	Garage ramp
- City Crosspan	206	SF	$4.75	$979	$0.03	
- Conc Sidewalk - 4" Grey	11,525	SF	$3.25	$37,456	$0.98	
- Conc Sidewalk - 4" Patterned	5,120	SF	$6.00	$30,720	$0.80	
- Handicap Ramps	7	EA	$1,100.00	$7,700	$0.20	
- Curb & Gutter	1,975	LF	$14.00	$27,650	$0.72	
- Conc Valley Pan	260	SF	$5.00	$1,300	$0.03	
- Site Footings & Foundation Walls - Planters	79	CY	$500.00	$39,556	$1.03	
- Handicap Ramps Into the Building		CY	$400.00	$0	$0.00	
- Misc. Site Concrete Pads		SF	$6.00	$0	$0.00	
- Stairs	90	LF	$75.00	$6,750	$0.18	
DEEP FOUNDATIONS:						
- Drilled Piers, 18" Dia. Avg depth = 30'		LF PIER	$36.00	$0	$0.00	
- Drilled Piers, 24" Dia. Avg depth = 30'		LF PIER	$48.00	$0	$0.00	
- Drilled Piers, 30" Dia. Avg depth = 30'		LF PIER	$60.00	$0	$0.00	
- Drilled Piers, 36" Dia. Avg depth = 30'		LF PIER	$92.00	$0	$0.00	
- Pier Caps, 3'x3'x2'		EACH	$400.00	$0	$0.00	
FOOTINGS:						
- Continuous Footing	68	CY	$320.00	$21,616	$0.56	
- Continuous Footing - At Garage Ramp	24	CY	$320.00	$7,585	$0.20	
- Pad Footing	63	CY	$400.00	$25,309	$0.66	
FOUNDATION WALLS:						
- Foundation Walls, Up to 4' High, 8" Thick		SF	$16.00	$0	$0.00	
- Foundation Walls, 4'-8' High, 10" Thick		SF	$16.50	$0	$0.00	
- Foundation Walls, 8'-24' High, 8" Thick		SF	$17.00	$0	$0.00	
- Foundation Walls, 12'-24' High, 12" Thick	8,106	SF	$20.00	$162,120	$4.22	
- Garage Ramp Walls, 12'-24' High, 12" Thick	1,600	SF	$20.00	$32,000	$0.83	
- Pilasters	28	EA	$400.00	$11,200	$0.29	
- Wall Bracing During Backfill		SF	$2.00	$0	$0.00	
- Crane Rental		MO	$36,000.00	$0	$0.00	
SLAB ON GRADE:						
- 4" Concrete W/WWF (6X6, W1.4 X W1.4)		SF	$3.25	$0	$0.00	
- 6" Concrete W/WWF (6X6, W2.1 X W2.1)	17,110	SF	$4.50	$76,995	$2.01	
- 4" Concrete Curb		SF	$4.25	$0	$0.00	
- PT Slab-On-Grade		SF	$8.00	$0	$0.00	
CORE WALLS:						
- Precast Concrete, 10" Walls		SF	$21.00	$0	$0.00	
- Cast-In-Place Concrete, 8" Walls		SF	$19.50	$0	$0.00	
CONCRETE STRUCTURE:						
- C.I.P., 12" Mild Reinforced	17,110	SF	$18.00	$307,980	$8.02	
- C.I.P. Concrete Columns	396	LF	$100.00	$39,600	$1.03	
- C.I.P., 8" PT		SF	$17.50	$0	$0.00	
- Precast, Twin "Tee" Beams & Columns		SF	$12.00	$0	$0.00	
- Precast, Spandrel Panel W/Acid Etched Finish		SF	$32.00	$0	$0.00	
- Tilt-Up Concrete Panels		SF	$10.25	$0	$0.00	
CONCRETE SLAB TOPPING:						
- Topping Slab, 4"	17,110	SF	$3.25	$55,608	$1.45	
- Mech Pad, 6"		SF	$4.00	$0	$0.00	
STAIRS:						
- Metal Pan, Concrete Infill	1,232	SF	$4.00	$4,928	$0.13	
TOTAL CONCRETE				**$902,451**	**$23.50**	

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Full Cost Estimate: Option 4

MASONRY	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
EXTERIOR SKIN:						
- Brick Veneer	11,348	SF	$20.00	$226,968	$5.91	70% perimeter brick
- CMU Veneer		SF	$11.00	$0	$0.00	
- Rehabilitate Exterior Of Original Courthouse Building	4,224	SF	$15.00	$63,360	$1.65	
- Precast Window Sills		LF	$25.00	$0	$0.00	
- Precast Cap At Planters	267	LF	$70.00	$18,690	$0.49	
CORE WALLS:						
- 8" CMU	11,632	SF	$11.50	$133,768	$3.48	
- 12" CMU		SF	$12.00	$0	$0.00	
- Colored CMU		SF	$1.00	$0	$0.00	
- Split Face		SF	$0.50	$0	$0.00	
SITE WALLS:						
- 8" Colored, CMU Screen Walls		SF	$12.00	$0	$0.00	
- Precast Cap @ Screen Wall		LF	$35.00	$0	$0.00	
TOTAL MASONRY				**$442,786**	**$11.53**	

STEEL	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
STRUCTURAL FRAME:						
- Structural Steel, Composite System (Tons Of Steel)		TON	$3,835.00	$0	$0.00	
- Structural Steel, Frame (Tons Of Steel)	34,220	SF	$18.00	$615,960	$16.04	
- Steel Decking, 2" - 18 ga. (2VLI) Composite Steel Deck		SF	$2.10	$0	$0.00	
- Steel Decking, 1" - 26 ga. (1.0C) Painted Floor Deck		SF	$1.25	$0	$0.00	
- Steel Decking, 1.5" - 22 ga. (1.5B) Roof Deck		SF	$1.60	$0	$0.00	
- Structural Upgrades	1	LS	$20,000.50	$20,001	$0.52	
- Steel Decking, 3" - 18 ga. (3.0B) Roof Deck		SF	$2.65	$0	$0.00	
FRAME FIREPROOFING:						
- Cementitious		SF	$1.65	$0	$0.00	
STAIRS:						
- Metal Pan, Concrete Infill	14	EA FLT	$4,500.00	$63,000	$1.64	1 Stair to roof
- Decorative Interior Stairs		EA FLT	$10,000.00	$0	$0.00	
MISCELLANEOUS METALS:						
- Misc. Metals	57,200	GSF	$0.50	$28,600	$0.74	
- Handrail - Stairs		LF	$165.00	$0	$0.00	
- Guardrail		LF	$125.00	$0	$0.00	
- Site Stairs		EA FLT	$1,500.00	$0	$0.00	
- Roof Screening		LF	$150.00	$0	$0.00	
- Pipe Bollards	4	EA	$350.00	$1,400	$0.04	
- Decorative Canopy	1	LS	$20,000.00	$20,000	$0.52	Allowance
- Balcony		EA	$350.00	$0	$0.00	
EXPANSION JOINTS:						
- Horizontal	40	LF	$50.00	$2,000	$0.05	
- Vertical	48	LF	$30.00	$1,440	$0.04	
TOTAL STEEL				**$752,401**	**$19.59**	

CARPENTRY	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
STRUCTURAL FRAME:						
- Wood Floors	4,180	SF	$3.25	$13,585	$0.35	Existing Building
- Wood Roof (Trusses)		SF	$3.50	$0	$0.00	
ROOF BLOCKING:						
- Wood, Parapet Cap		LF	$4.50	$0	$0.00	
- Parapet Wall Sheathing, 1/2" plywood	1,158	SF	$3.25	$3,764	$0.10	
- Roof Decking, 1/2" Plywood Sheathing		SF	$3.25	$0	$0.00	
CARPENTRY:						
- Blocking & Backing		LF	$3.50	$0	$0.00	
- Telephone Board, 4'x8'		EA	$125.00	$0	$0.00	
FINISH CARPENTRY:						
- Reception Desk		LF	$300.00	$0	$0.00	
- Upper Cabinets		LF	$125.00	$0	$0.00	
- Lower Cabinets		LF	$175.00	$0	$0.00	
TOTAL CARPENTRY				**$17,349**	**$0.45**	

THERMAL & MOISTURE PROTECTION	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
EXTERIOR SKIN:						
- Stucco, Repair Exterior Of Original Courthouse	-	SF	$2.50	$0	$0.00	Take existing to masonry
- Stucco		SF	$12.00	$0	$0.00	
- Metal Composite Panel Siding	1,766	SF	$32.00	$56,512	$1.47	Clearstory
- Wood Siding		SF	$6.50	$0	$0.00	
ROOFING:						
- EPDM Memb., 60 Mil, Ballasted, R=30 Polyiso.		SF ROOF	$5.00	$0	$0.00	
- EPDM Memb., 60 Mil. Mech. Attached, R=30 Polyiso		SF ROOF	$6.00	$0	$0.00	
- EPDM Memb., 60 Mil. Fully Adhered, R=30 Polyiso, White	11,690	SF ROOF	$8.50	$99,365	$2.59	
- Asphalt Shingles, 3-Tab		SF ROOF	$1.50	$0	$0.00	
- Clay Or Concrete Tile		SF ROOF	$8.00	$0	$0.00	
- Standing Seam Metal Roof	6,820	SF ROOF	$10.00	$66,200	$1.78	
ROOFING ACCESSORIES:						
- Roof Hatch		EA	$1,000.00	$0	$0.00	
- Roof Pavers, 24"x24"		EA	$10.00	$0	$0.00	
FLASHING & SHEETMETAL						
- Parapet Cap Flashing	579	LF	$10.00	$5,790	$0.15	
- Metal Fascia Panels	612	SF	$25.00	$15,300	$0.40	
- Metal Soffit Panels	1,224	SF	$12.00	$14,688	$0.38	
- Scuppers	4	EA	$200.00	$800	$0.02	
- Gutters		LF	$9.00	$0	$0.00	
- Downspouts		LF	$9.00	$0	$0.00	
BUILDING INSULATION:						
- Thermal Wall Batts, R13		SF	$0.75	$0	$0.00	
- Thermal Wall Batts, R19	11,348	SF	$1.00	$11,348	$0.30	
- 2" Polyiso. Wall Cavity Insulation	11,348	SF	$2.00	$22,697	$0.59	
- Building Wrap	11,348	SF	$0.65	$7,376	$0.19	
- Roof Batts, R38	6,820	SF	$2.00	$13,640	$0.36	
- Firestopping	57,200	GSF	$0.25	$14,300	$0.37	
FOUNDATION INSULATION:						
- 2" EPS, 24" Vertical	2,316	SF	$1.75	$4,053	$0.11	
- Vapor Barrier (Under Slab-On-Grade)		SF	$0.50	$0	$0.00	
FOUNDATION WATERPROOFING:						
- Membrane Systems W/Drainage Board	8,106	SF	$3.50	$28,371	$0.74	
- Damproofing	2,316	SF	$0.50	$1,158	$0.03	
CAULKING & SEALANTS:						
- Caulking	24,615	GSF SKIN	$0.50	$12,308	$0.32	
TOTAL THERMAL & MOISTURE PROTECTION				**$375,906**	**$9.79**	

DOORS & WINDOWS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
DOORS & HARDWARE:						
- HM Frame & HM Door, Single		EA	$375.00	$0	$0.00	
- HM Frame & SC Wood Door, Single		EA	$375.00	$0	$0.00	
- Fire Doors, Pair		EA	$1,700.00	$0	$0.00	
- HM Frames @ Interior Lights		EA	$175.00	$0	$0.00	
- Finish Hardware, Allowance		EA	$250.00	$0	$0.00	
INTERIOR GLAZING:						
- Restroom Mirrors		SF	$10.00	$0	$0.00	
- Sidelights, Windows		SF	$10.00	$0	$0.00	
- Firelite Glass		SF	$250.00	$0	$0.00	
STOREFRONT AND WINDOWS:						
- Storefront, Center Glazed System W/1" Low E Glass	6,332	SF	$35.00	$221,606	$5.77	Includes clerestory
- Storefront, Interior W/1/4" Glass		SF	$25.00	$0	$0.00	
- Window Package For Historical Profile At Existing Building	945	SF	$35.00	$33,075	$0.86	
- Aluminum Entrance Doors, 3'X7'	4	EACH	$1,500.00	$6,000	$0.16	
- ADA Operators	2	EACH	$2,400.00	$4,800	$0.13	
CURTAINWALL SYSTEM:						
- Curtainwall, Exterior System W/1" Low E Glass		SF	$60.00	$0	$0.00	
- Curtainwall, Interior System W/1/4" Glass		SF	$50.00	$0	$0.00	
- Exterior Sunshade (3' Deep)		LF	$300.00	$0	$0.00	
- Interior Light Shelf		LF	$200.00	$0	$0.00	
SPECIAL GLAZING SYSTEMS:						
- Kal Wall		SF	$50.00	$0	$0.00	
OVERHEAD DOORS:						
- Overhead Door, 16 GA, Insulated	150	SF DOOR	$45.00	$6,750	$0.18	
- Coiling Counter Door		SF DOOR	$25.00	$0	$0.00	
TOTAL DOORS & WINDOWS				**$272,231**	**$7.09**	

Full Cost Estimate: Option 4

FINISHES	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
STEEL STUDS & DRYWALL:						
- Perimeter Stud Framing, 6" 16 ga. W/Ext Gyp.	19,446	SF	$8.75	$170,153	$4.43	
- Shaft Wall	1,120	SF	$7.50	$8,400	$0.22	
- Interior DW Partition To Deck		SF	$4.75	$0	$0.00	
- Interior DW Partition Under Grid		SF	$4.25	$0	$0.00	
- Sound Batt Insulation		SF	$0.50	$0	$0.00	
- Cement Board		SF	$3.00	$0	$0.00	
- Fur-Out Concrete/CMU Walls		SF	$2.50	$0	$0.00	
- Prefab Mtl Trusses		SF	$4.50	$0	$0.00	
- Fur-Out Interior Columns		SF	$2.50	$0	$0.00	
- DW Soffits		SF	$5.00	$0	$0.00	
- DW Ceilings		SF	$4.00	$0	$0.00	
EXTERIOR SOFFIT:						
- Soffit Framing & Sheathing		SF	$8.00	$0	$0.00	
CEILINGS:						
- Suspended Acoustical Lay-In, 2x2		SF	$2.50	$0	$0.00	
- Suspended Acoustical Lay-In, 2x4		SF	$2.00	$0	$0.00	
- Specialty Lay-In Ceiling		SF	$6.00	$0	$0.00	
WALL FINISHES:						
- Ceramic Tile, Full Ht.		SF	$9.50	$0	$0.00	
- Ceramic Tile, 4' Wainscot		SF	$9.50	$0	$0.00	
- Vinyl Wall Covering		SF	$3.00	$0	$0.00	
- FRP		SF	$3.25	$0	$0.00	
FLOORING:						
- VCT		SF	$2.50	$0	$0.00	
- Sheet Vinyl		SF	$4.50	$0	$0.00	
- Carpeting		SY	$31.50	$0	$0.00	
- Stained Concrete		SF	$5.50	$0	$0.00	
- Isolation Membrane Under All Floors Except Carpet		SF	$2.00	$0	$0.00	
- Sealed Concrete		SF	$0.50	$0	$0.00	
BASE:						
- Vinyl or Rubber		LF	$1.50	$0	$0.00	
- Wood		LF	$5.00	$0	$0.00	
- Tile		LF	$9.50	$0	$0.00	
PAINTING:						
- Drywall		SF	$0.50	$0	$0.00	
- CMU		SF	$0.75	$0	$0.00	
- Drywall, Epoxy		SF	$0.70	$0	$0.00	
- Doors & Frames		EA	$150.00	$0	$0.00	
- Metals, Stairs		FLT	$500.00	$0	$0.00	
- Exposed Structure		SF	$1.00	$0	$0.00	
- Exterior Of Existing Courthouse Building	-	LS	$5,000.00	$0	$0.00	
TENANT IMPROVEMENTS:						
- Basement - Parking/Garage	6,613	SF	$10.00	$66,130	$1.72	
- Basement - Storage/Mechanical	10,600	SF	$5.00	$53,000	$1.38	
- Basement - Occupied Space	1,588	SF	$15.00	$23,820	$0.62	
- Lobby And Security	4,180	SF	$100.00	$418,000	$10.89	
- Office And Meeting Rooms	20,417	SF	$25.00	$510,425	$13.29	
- Public Spaces	5,630	SF	$20.00	$112,600	$2.93	
- Holding Areas	550	SF	$35.00	$19,250	$0.50	
- Judge Chambers	1,200	SF	$30.00	$36,000	$0.94	
- Courtrooms	4,450	SF	$100.00	$445,000	$11.59	
- Restrooms	1,972	SF	$40.00	$78,880	$2.05	
TOTAL FINISHES				$1,941,658	$50.56	

SPECIALTIES	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
MISC SPECIALTIES:						
- Toilet Partitions, Metal, Floor Mounted		EA STALL	$550.00	$0	$0.00	
- Bath Accessories		EA WC	$450.00	$0	$0.00	
- Shower Room Accessories		EA	$550.00	$0	$0.00	
- Fire Extinguishers & Cabinets	6	EA	$250.00	$1,500	$0.04	
- Marker Boards, Tack Boards		EA	$250.00	$0	$0.00	
- Postal Equipment		EA	$1,600.00	$0	$0.00	
- Operable Partitions		SF	$32.00	$0	$0.00	
- Corner Guards		EA	$50.00	$0	$0.00	
- Flag Pole	2	EA	$2,500.00	$5,000	$0.13	
- Knox Box	1	EA	$750.00	$750	$0.02	
- Misc Specialties		EA	$0.00	$0	$0.00	
SIGNAGE:						
- Interior Building Signage	1	AL	$10,000.00	$10,000	$0.26	
- Directory Board		EA	$1,200.00	$0	$0.00	
- Building Signage		LS	$1,500.00	$0	$0.00	
TOTAL SPECIALTIES				$17,250	$0.45	

EQUIPMENT	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
EQUIPMENT:						
- Commercial Kitchen Equipment		AL	$0.00	$0	$0.00	
- County Commissioner, Hearing And Courtroom Technology	4	AL	$80,000.00	$320,000	$8.33	
- Athletic Equipment		LS	$0.00	$0	$0.00	
- Laboratory Equipment		LS	$0.00	$0	$0.00	
- Parking Equipment	1	EA	$5,000.00	$5,000	$0.13	
LOADING DOCK EQUIPMENT:						
- Dock Shelters		EACH	$0.00	$0	$0.00	
- Dock Levelers		EACH	$0.00	$0	$0.00	
- Dock Bumpers		SET	$0.00	$0	$0.00	
TOTAL EQUIPMENT				$325,000	$8.46	

FURNISHINGS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
WINDOW COVERING:						
- Draperies & Curtains		SF	$6.00	$0	$0.00	
- Horizontal Mini Blinds		SF	$2.60	$0	$0.00	
ENTRANCE MAT:						
- Entry Vestibule		SF	$40.00	$0	$0.00	
FURNITURE (FF&E)		ALLOW	$0.00	$0	$0.00	
TOTAL FURNISHINGS				$0	$0.00	

SPECIAL CONSTRUCTION	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
SWIMMING POOL, HOT TUB:		EA	$0.00	$0	$0.00	
WATER FOUNTAIN:		AL	$0.00	$0	$0.00	
SOLAR PANELS:		LS	$0.00	$0	$0.00	
TOTAL SPECIAL CONSTRUCTION				$0	$0.00	

CONVEYING SYSTEMS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
ESCALATORS:		EA	$0.00	$0	$0.00	
ELEVATORS:						
Traction	-	EA STOP	$22,000.00	$0	$0.00	
Hydraulic	12	EA STOP	$18,500.00	$222,000	$5.78	
Cab Finish	4	AL	$5,000.00	$20,000	$0.52	
TRASH OR LINEN CHUTES:		LF	$0.00	$0	$0.00	
PNEUMATIC TUBE SYSTEMS:		SF	$0.00	$0	$0.00	
TOTAL CONVEYING SYSTEMS				$242,000	$6.30	

FIRE SUPPRESSION	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
FIRE PROTECTION:						
- Wet-Pipe System, NFPA 13 - Existing	4,670	GSF	$3.00	$14,610	$0.38	
- Wet-Pipe System, NFPA 13 - New	46,430	GSF	$2.25	$104,468	$2.72	
- Dry-Pipe System - Parking	5,900	GSF	$3.00	$17,700	$0.46	
- Centering Sprinkler Heads in Tiles		GSF	$0.00	$0	$0.00	
- Fire Pump		EA	$0.00	$0	$0.00	
- Standpipes		LF	$0.00	$0	$0.00	
- Underground to 5' out	1	LS	$4,500.00	$4,500	$0.12	
TOTAL FIRE SUPPRESSION				$141,278	$3.68	

Full Cost Estimate: Option 4

HVAC	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
H.V.A.C. SYSTEMS:		GSF	$20.00	$0	$0.00	
- Heating Water Equipment	57,200	LS	$2.77	$158,444	$4.13	
- Terminal Equipment	57,200	LS	$0.45	$25,740	$0.67	
- Heating Water Piping	57,200	LS	$6.18	$353,496	$9.21	
- Sheetmetal	57,200	LS	$7.10	$406,120	$10.58	
- Air Handling Equipment	57,200	LS	$2.85	$163,020	$4.25	
- Airside Systems	57,200	LS	$5.31	$303,732	$7.91	
- Insulation	57,200	LS	$0.72	$41,184	$1.07	
- Test & Balance	57,200	LS	$0.15	$8,580	$0.22	
Temperature Controls	57,200	LS	$2.73	$156,156	$4.07	
- Engineering		GSF	$0.00	$0	$0.00	
TOTAL HVAC				**$1,815,472**	**$42.10**	

PLUMBING	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
PLUMBING SYSTEMS:		GSF	$0.00	$0	$0.00	
- Plumbing Fixtures	57,200	LS	$1.66	$94,952	$2.47	
- Plumbing Rough	57,200	LS	$4.00	$228,800	$5.96	
- Roof Drains	57,200	LS	$1.96	$112,112	$2.92	
- Equipment	57,200	LS	$0.56	$32,032	$0.83	
- Gas Piping	57,200	LS	$0.21	$12,012	$0.31	
- Snow Melt	-	LS	$0.00	$0	$0.00	
- Engineering	-	GSF	$0.00	$0	$0.00	
TOTAL PLUMBING				**$479,908**	**$12.50**	

ELECTRICAL	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
ELECTRICAL SYSTEM:		GSF	$0.00	$0	$0.00	
- Service and Distribution	57,200	GSF	$7.52	$429,926	$11.20	
- Light Fixture Allowance	57,200	ALLOW	$5.75	$328,910	$8.57	
- Lighting Controls	57,200	GSF	$1.65	$94,514	$2.46	
- CATV/Phone/Data Conduit	57,200	GSF	$0.58	$33,269	$0.87	
- Security System Conduit	57,200	GSF	$0.24	$13,610	$0.35	
- Site Lighting	57,200	LS	$0.00	$0	$0.00	
- Light Pole Bases	2	EA	$600.00	$1,200	$0.03	
- Mechanical Connections	57,200	LS	$0.90	$51,416	$1.34	
- Site Conduit	57,200	LF	$0.00	$0	$0.00	
- Special Systems		ALLOW	$0.00	$0	$0.00	
- Lightning Protection		ALLOW	$0.00	$0	$0.00	Excluded
- Emergency Generator		EA	$115,000.00	$0	$0.00	Re use existing
- Temp Power	57,200	GSF	$0.24	$13,500	$0.35	
TOTAL ELECTRICAL				**$966,345**	**$25.17**	

ELECTRONIC SAFETY & SECURITY	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
ELECTRONIC SAFETY & SECURITY:		GSF	$0.00	$0	$0.00	
- Fire Detection System	57,200	GSF	$1.40	$80,080	$2.09	
- Security System Wiring & Equipment	38,400	GSF	$2.00	$76,800	$2.00	
- Phone/Data Wiring	38,400	GSF	$3.00	$115,200	$3.00	
- Special Systems		ALLOW	$0.00	$0	$0.00	
TOTAL ELECTRONIC SAFETY & SECURITY				**$272,080**	**$7.09**	

EARTHWORK	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
SITE EARTHWORK:						
- Site Access Roads		SF Road	$2.00	$0	$0.00	
- Erosion Control/Storm Water Mgt.	69,667	SF SITE	$0.15	$10,435	$0.27	
- Clear and Grub, Strip Topsoil	69,667	SF SITE	$0.05	$3,478	$0.09	
- Site Cuts/Fills (Avg 2' Over Entire Site)	6,575	CY	$2.50	$16,438	$0.43	
- 4' Overexcavation Under S.O.G.	0	CY	$2.75	$1	$0.00	
- Moisture Treat & Replace On-Site Soils Under S.O.G.	0	CY	$2.00	$1	$0.00	
- Foundation Trenching		CY	$8.50	$0	$0.00	
- Basement Excavation	11,607	CY	$5.00	$58,035	$1.51	
- Hand Excavation		CY	$50.00	$0	$0.00	
- 6" Gravel Under Slab-On-Grade	587	TON	$19.50	$11,440	$0.30	
- Backfill Around Building	4,439	CY	$9.00	$39,951	$1.04	
- Export Excess Fill	7,166	CY	$6.00	$43,000	$1.12	
- Import/Compact Structural Fill		CY	$14.75	$0	$0.00	
- Finish Grading/Respread Topsoil	69,667	SF SITE	$0.23	$16,000	$0.42	
- Detention Pond Excavation		CY	$2.50	$0	$0.00	
FOUNDATION DRAINAGE SYSTEM:						
- Under-Slab Drainage System		SF	$2.00	$0	$0.00	
- Perimeter Foundation Drain		LF	$18.00	$0	$0.00	
DEWATERING:						
- Foundation Trench		LS	$2,500.00	$0	$0.00	
- Caissons		LF	$2.00	$0	$0.00	
SHORING:						
- Cantilevered Wood Lagging System		SF	$35.00	$0	$0.00	
TOTAL EARTHWORK				**$198,789**	**$5.18**	

EXTERIOR IMPROVEMENTS	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
ASPHALT PAVING:						
- Drive Lanes, 7" Full Depth W/Scarification		SY	$26.25	$0	$0.00	
- Parking Areas, 5" Full Depth W/Scarification	2,086	SY	$18.75	$39,104	$1.02	
- Patching	219	SY	$35.00	$7,673	$0.20	
- Striping	39	EA CAR	$5.50	$215	$0.01	
- Parking Bumper	39	EA	$50.00	$1,950	$0.05	
LANDSCAPING:						
- Landscaping	29,996	SF	$3.50	$104,986	$2.73	
- Trees		EA	$500.00	$0	$0.00	
- Plantings		EA	$25.00	$0	$0.00	
- Sod		EA	$0.30	$0	$0.00	
- Native Seed		EA	$0.07	$0	$0.00	
- Irrigation		SF	$0.50	$0	$0.00	
- Brick Pavers		SF	$7.00	$0	$0.00	
- Tree Grates, 5'x5'		EA	$1,200.00	$0	$0.00	
SITE SIGNAGE:						
- Monument Signs	1	AL	$15,000.00	$15,000	$0.39	
- Traffic Signs	8	AL	$250.00	$2,000	$0.05	
SITE AMENITIES:						
- Metal Guard Rails, Painted		LF	$115.00	$0	$0.00	
- Retaining Walls, Block, Max h=4'		SF	$15.00	$0	$0.00	
- Light Bollards	20	EA	$500.00	$10,000	$0.26	
- Trash Enclosure	1	AL	$10,000.00	$10,000	$0.26	
- Chain Link Fence		LF	$23.00	$0	$0.00	
- Bench/Table	1	EA	$1,500.00	$1,500	$0.04	
- Trash Receptacle	4	EA	$1,200.00	$4,800	$0.13	
- Bike Racks	2	EA	$1,000.00	$2,000	$0.05	
TOTAL EXTERIOR IMPROVEMENTS				**$199,227**	**$5.19**	

Full Cost Estimate: Option 4

UTILITIES	QTY	UNIT	UNIT COST	TOTAL COST	COST PER SF	NOTES
SITE UTILITIES:						
- Water Main, 8" PVC	100	LF	$45.00	$4,500	$0.12	
- Fire line, 6" DIP (From Main To Building)	100	LF	$75.00	$7,500	$0.20	
- Domestic Water, 2" Copper	100	LF	$75.00	$7,500	$0.20	
- 2" Meter Pit		EA	$4,500.00	$0	$0.00	
- Hydrants 6"		EA	$4,100.00	$0	$0.00	
- Sanitary Sewer, 6" PVC	100	LF	$44.00	$4,400	$0.11	
- Manholes		EA	$3,500.00	$0	$0.00	
- Connections at Street	3	EA	$3,600.00	$10,800	$0.28	
- Storm Drain, 8" PVC		LF	$24.00	$0	$0.00	
- Storm Drain, 24" DIP	150	LS	$42.00	$6,300	$0.16	
- Inlets	3	LS	$3,500.00	$10,500	$0.27	
- Haul Off Spoils		CY	$6.00	$0	$0.00	
- Rip Rap @ Detention Area		CY	$21.00	$0	$0.00	
TOTAL UTILITIES				$51,500	$1.34	

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