

## Project Update

**Project Name:**

**RHHS – Routt County Health & Human Services Building**

**Meeting Date:**

Tuesday, January 10, 2023

**Location:**

BCC Hearing Room & Online

**Purpose:**

**RHHS Project Update to BCC**



The purpose of this update is to report on the status of the above project.

### Summary

The project is currently in the construction phase.

1. Recent Project Successes:
  - a. Construction:
    - i. Elevator work is complete
    - ii. Drywall is complete
    - iii. Prime/paint on level 2 has advanced significantly
    - iv. Ceiling grid installation has advanced significantly
    - v. Wall and floor tile is near complete
    - vi. Casework is complete
    - vii. Interior glazing is complete
2. Current Project Risks/Challenges:
  - a. Weather:
    - i. Given the continued heavy winter weather, added weather protection costs are being anticipated in the budget outlook below
  - b. Supply chain and deliveries:
    - i. Mechanical equipment – RTU delivery is anticipated for early-February
    - ii. IT Equipment – switches on order; delivery TBD
  - c. Scope-Specific Risks:
    - i. Interior finishes – Vinyl tile, carpet, ceiling tile
    - ii. Test & Balance and Commissioning of Mechanical Systems
    - iii. Owner Move-in

Current Budget	\$14,100,000.00
Initial Budget	\$9,828,147.00
Budget Changes	\$4,271,853.00
- Adjustments (4)	\$4,271,853.00
- Transfers (100)	\$0.00

Committed Cost	\$13,372,310.20
Contracts, POs, Expenses	\$1,518,553.20
- Contracts (10)	\$913,132.16
- Contract POs (0)	\$0.00
- Purchase Orders (23)	\$502,083.49
- Expenses (1)	\$103,337.55
Change Orders (10)	\$11,841,552.00
Pending Changes	\$12,205.00
- Pending Change Orders (0)	\$0.00
- Pending Change Proposals (3)	\$12,205.00

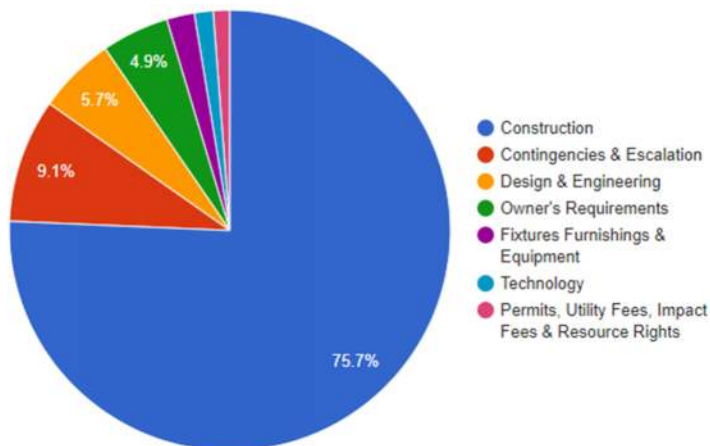
Incurred Costs	\$10,354,354.91
- Pay Apps (87)	\$9,981,498.14
- Gross Retainage	\$576,806.00
- Retainage Paid	\$0.00
- Invoices (24)	\$269,519.22
- Expenses (1)	\$103,337.55

Projected to Complete	\$569,703.45
- Unapproved Contracts (0)	\$0.00
- Unapproved Change Proposals (36)	\$365,488.00
- Unapproved Purchase Orders (0)	\$0.00
- Unapproved Expenses (0)	\$0.00
- Manual Projection	\$204,215.45
Unapproved Pay Apps (4)	\$20,707.20
Unapproved Invoices (0)	\$0.00
Projected (Over)/Under	\$157,986.35
Balance To Finish	\$3,017,955.29

Completed 77 %

### Financial

1. Budget Summary:



2. Budget, Commitments & Projections:  
 (see this page and the next 2 pages)

Project Accounting	Budget				Commitments				Actual			
	A Initial Budget	B Budget Changes	C Current Budget A+B	D Contracts, POs, Expenses	E Change Orders	F Pending Changes	G Committed Cost D+E+F	H Projected To Complete	I Projected (Over)/Under C-(G+H)	J Incurred Costs	K Balance To Finish (G-J)	
▶ A Selbe House	\$0.00	\$159,228.70	\$159,228.70	\$159,228.70	\$0.00	\$0.00	\$159,228.70	\$0.00	\$0.00	\$159,028.70	\$200.00	
▶ B Design & Engineering	\$558,000.00	(\$391.00)	\$557,609.00	\$509,804.00	\$3,000.00	\$12,205.00	\$525,009.00	\$23,600.00	\$9,000.00	\$472,743.52	\$52,265.48	
▶ C Owner's Requirements	\$485,049.00	(\$108,211.15)	\$376,837.85	\$272,876.85	\$102,978.00	\$0.00	\$375,854.85	\$983.00	\$0.00	\$319,221.47	\$56,633.38	
▶ D Construction	\$7,436,900.00	\$4,709,526.00	\$12,146,426.00	\$27,364.00	\$11,735,574.00	\$0.00	\$11,762,938.00	\$383,488.00	\$0.00	\$9,177,622.00	\$2,585,316.00	
▶ E Permits, Utility Fees, Impact Fees & Resource Rights	\$119,730.00	\$31,252.03	\$150,982.03	\$121,012.03	\$0.00	\$0.00	\$121,012.03	\$29,970.00	\$0.00	\$121,012.03	\$0.00	
▶ F Fixtures Furnishings & Equipment	\$200,000.00	\$111,248.91	\$311,248.91	\$231,248.91	\$0.00	\$0.00	\$231,248.91	\$80,000.00	\$0.00	\$1,389.64	\$29,859.27	
▶ G Technology	\$135,000.00	\$113,681.16	\$248,681.16	\$197,018.71	\$0.00	\$0.00	\$197,018.71	\$51,662.45	\$0.00	\$103,337.55	\$93,681.16	
▶ H Contingencies & Escalation	\$893,468.00	(\$744,481.65)	\$148,986.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$148,986.35	\$0.00	\$0.00	
▶ I Project Funds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
J New Category	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total	\$9,828,147.00	\$4,271,853.00	\$14,100,000.00	\$1,518,553.20	\$11,841,552.00	\$12,205.00	\$13,372,310.20	\$569,703.45	\$157,986.35	\$10,354,354.91	\$3,017,955.29	

a. Budget:

Project Accounting		Budget		
		A Initial Budget	B Budget Changes	C Current Budget A+B
▶ A	Selbe House	\$0.00	\$159,228.70	\$159,228.70
▶ B	Design & Engineering	\$558,000.00	(\$391.00)	\$557,609.00
▶ C	Owner's Requirements	\$485,049.00	(\$108,211.15)	\$376,837.85
▶ D	Construction	\$7,436,900.00	\$4,709,526.00	\$12,146,426.00
▶ E	Permits, Utility Fees, Impact Fees & Resource Rights	\$119,730.00	\$31,252.03	\$150,982.03
▶ F	Fixtures Furnishings & Equipment	\$200,000.00	\$111,248.91	\$311,248.91
▶ G	Technology	\$135,000.00	\$113,681.16	\$248,681.16
▶ H	Contingencies & Escalation	\$893,468.00	(\$744,481.65)	\$148,986.35
▶ I	Project Funds	\$0.00	\$0.00	\$0.00
J	New Category	\$0.00	\$0.00	\$0.00
	<b>Total</b>	<b>\$9,828,147.00</b>	<b>\$4,271,853.00</b>	<b>\$14,100,000.00</b>

b. Commitments (Contracts, POs, etc.):

Project Accounting		Commitments			
		D Contracts, POs, Expenses	E Change Orders	F Pending Changes	G Committed Cost D+E+F
▶ A	Selbe House	\$159,228.70	\$0.00	\$0.00	\$159,228.70
▶ B	Design & Engineering	\$509,804.00	\$3,000.00	\$12,205.00	\$525,009.00
▶ C	Owner's Requirements	\$272,876.85	\$102,978.00	\$0.00	\$375,854.85
▶ D	Construction	\$27,364.00	\$11,735,574.00	\$0.00	\$11,762,938.00
▶ E	Permits, Utility Fees, Impact Fees & Resource Rights	\$121,012.03	\$0.00	\$0.00	\$121,012.03
▶ F	Fixtures Furnishings & Equipment	\$231,248.91	\$0.00	\$0.00	\$231,248.91
▶ G	Technology	\$197,018.71	\$0.00	\$0.00	\$197,018.71
▶ H	Contingencies & Escalation	\$0.00	\$0.00	\$0.00	\$0.00
▶ I	Project Funds	\$0.00	\$0.00	\$0.00	\$0.00
J	New Category	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total</b>	<b>\$1,518,553.20</b>	<b>\$11,841,552.00</b>	<b>\$12,205.00</b>	<b>\$13,372,310.20</b>

c. Projections & Actuals:

Project Accounting		Actual			
		H Projected To Complete	I Projected (Over)/Under C-(G+H)	J Incurred Costs	K Balance To Finish (G-J)
▶ A	Selbe House	\$0.00	\$0.00	\$159,028.70	\$200.00
▶ B	Design & Engineering	\$23,600.00	\$9,000.00	\$472,743.52	\$52,265.48
▶ C	Owner's Requirements	\$983.00	\$0.00	\$319,221.47	\$56,633.38
▶ D	Construction	\$383,488.00	\$0.00	\$9,177,622.00	\$2,585,316.00
▶ E	Permits, Utility Fees, Impact Fees & Resource Rights	\$29,970.00	\$0.00	\$121,012.03	\$0.00
▶ F	Fixtures Furnishings & Equipment	\$80,000.00	\$0.00	\$1,389.64	\$229,859.27
▶ G	Technology	\$51,662.45	\$0.00	\$103,337.55	\$93,681.16
▶ H	Contingencies & Escalation	\$0.00	\$148,986.35	\$0.00	\$0.00
▶ I	Project Funds	\$0.00	\$0.00	\$0.00	\$0.00
J	New Category	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total</b>	<b>\$569,703.45</b>	<b>\$157,986.35</b>	<b>\$10,354,354.91</b>	<b>\$3,017,955.29</b>

3. Contingency Update:
- a. Current Owner Contingency/Projected Remaining \$ 157,986
  - b. Current Contractor Contingency \$ 294,648
  - c. TOTAL Current Contingency \$ 452,634 3.9% of current construction contract amount
4. Budget Considerations:
- a. Proactive management of risks/challenges, including those identified in the Summary on page 1
  - b. Integration of owner-provided artwork into the facility – \$80,000 budgeted for artwork

**Schedule**

Current Milestones:

- 1. Construction (on-going) present thru early-March (some landscaping likely to occur in Q2)
- 2. County Move-in Q2 2023
- 3. Grand Opening Q2/Q3 2023

**Next Steps**

- 1. Construction Activities:
  - a. Continue drywall finishing
  - b. Continue wall texture & prime/paint
  - c. Continue MEP trim
  - d. Continue various finishes (ceilings, wall coverings, etc.)
  - e. Install restroom accessories
  - f. Continue door installation
  - g. Complete window frames and glass installation
  - h. Continue metal siding, parapet caps
  - i. Exterior stair installation
  - j. Continue site work & complete trash enclosure
- 2. Other:
  - a. Security – LINX to continue work in Annex and Courthouse Building; coordination and installation at the HHS Building to continue
  - b. AV – rough-ins are complete; LINX still to install AV equipment
  - c. Owner-Provided Artwork – coordination is on-going



Project Photos



