

Project Update

Project Name:

RHHS – Routt County Health & Human Services Building

Meeting Date:

Monday, November 7, 2022

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.

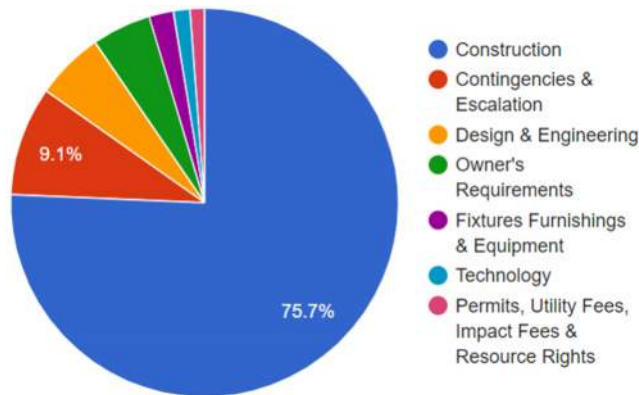
Summary

The project is currently in the construction phase.

1. Recent Project Successes:
 - a. Construction:
 - i. Asphalt in lot (1st lift) is complete
 - ii. Prep for patios has started
 - iii. Electrical wall rough is complete
 - iv. Elevator work near complete
 - v. Casework deliveries and installation have started
2. Current Project Risks/Challenges:
 - a. Weather
 - i. Impacts on exterior enclosures and site work
 - b. Supply chain and deliveries
 - i. Mechanical equipment – RTUs to be delivered in January
 - ii. IT Equipment
 - iii. AV Equipment
 - c. Scope-Specific Risks:
 - i. Site Work (water quality structure and final grading)
 - ii. Masonry (diminishing/low risk at this time)
 - iii. Additional winter protection

Financial

1. Budget Summary:



2. Budget, Commitments & Projections:

(see next 3 pages)

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 (88)	\$0.00
Committed Cost	\$13,253,767.65
Contracts, POs, Expenses	\$1,415,215.65
- Contracts (10)	\$913,132.16
- Contract POs (0)	\$0.00
- Purchase Orders (23)	\$502,083.49
- Expenses (0)	\$0.00
Change Orders (9)	\$11,838,552.00
Pending Changes	\$0.00
- Pending Change Orders (0)	\$0.00
- Pending Change Proposals (0)	\$0.00
Incurred Costs	\$8,442,704.04
- Pay Apps (81)	\$8,173,184.82
- Gross Retainage	\$576,806.00
- Retainage Paid	\$0.00
- Invoices (24)	\$269,519.22
- Expenses (0)	\$0.00
Projected to Complete	\$552,465.00
- Unapproved Contracts (0)	\$0.00
- Unapproved Change Proposals (40)	\$265,912.00
- Unapproved Purchase Orders (0)	\$0.00
- Unapproved Expenses (0)	\$0.00
- Manual Projection	\$286,553.00
Unapproved Pay Apps (0)	\$0.00
Unapproved Invoices (0)	\$0.00
Projected (Over)/Under	\$293,767.35
Balance To Finish	\$4,811,063.61
Completed	64 %

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	\$0.00	\$0.00	\$509,804.00	\$38,805.00	\$9,000.00	\$471,618.52	\$38,185.48		
▲ 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	\$299,902.15	\$75,952.70		
▲ D Construction	\$7,436,900.00	\$4,594,745.00	\$12,031,645.00	\$27,364.00	\$11,735,574.00	\$0.00	\$11,762,938.00	\$268,707.00	\$0.00	\$7,389,753.00	\$4,373,185.00		
▲ E Permits, Utility Fees, Impact Fees & Resource Rights	\$119,730.00	\$45,252.03	\$164,982.03	\$121,012.03	\$0.00	\$0.00	\$121,012.03	\$43,970.00	\$0.00	\$121,012.03	\$0.00		
▲ F Fixtures Furnishings & Equipment	\$200,000.00	\$31,248.91	\$231,248.91	\$231,248.91	\$0.00	\$0.00	\$231,248.91	\$0.00	\$0.00	\$1,389.64	\$229,859.27		
▲ G Technology	\$135,000.00	\$158,681.16	\$293,681.16	\$93,681.16	\$0.00	\$0.00	\$93,681.16	\$200,000.00	\$0.00	\$0.00	\$93,681.16		
▲ H Contingencies & Escalation	\$893,468.00	(\$608,700.65)	\$284,767.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$284,767.35	\$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	\$1,415,215.65	\$11,838,552.00	\$0.00	\$13,253,767.65	\$552,465.00	\$293,767.35	\$8,442,704.04	\$4,811,063.61		

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	\$4,594,745.00	\$12,031,645.00
▶ E	Permits, Utility Fees, Impact Fees & Resource Rights	\$119,730.00	\$45,252.03	\$164,982.03
▶ F	Fixtures Furnishings & Equipment	\$200,000.00	\$31,248.91	\$231,248.91
▶ G	Technology	\$135,000.00	\$158,681.16	\$293,681.16
▶ H	Contingencies & Escalation	\$893,468.00	(\$608,700.65)	\$284,767.35
▶ I	Project Funds	\$0.00	\$0.00	\$0.00
J	New Category	\$0.00	\$0.00	\$0.00
Total		\$9,828,147.00	\$4,271,853.00	\$14,100,000.00

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	\$0.00	\$0.00	\$509,804.00
▶ 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	\$93,681.16	\$0.00	\$0.00	\$93,681.16
▶ 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
Total		\$1,415,215.65	\$11,838,552.00	\$0.00	\$13,253,767.65

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	\$38,805.00	\$9,000.00	\$471,618.52	\$38,185.48
▶ C	Owner's Requirements	\$983.00	\$0.00	\$299,902.15	\$75,952.70
▶ D	Construction	\$268,707.00	\$0.00	\$7,389,753.00	\$4,373,185.00
▶ E	Permits, Utility Fees, Impact Fees & Resource Rights	\$43,970.00	\$0.00	\$121,012.03	\$0.00
▶ F	Fixtures Furnishings & Equipment	\$0.00	\$0.00	\$1,389.64	\$229,859.27
▶ G	Technology	\$200,000.00	\$0.00	\$0.00	\$93,681.16
▶ H	Contingencies & Escalation	\$0.00	\$284,767.35	\$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
	Total	\$552,465.00	\$293,767.35	\$8,442,704.04	\$4,811,063.61

3. Contingency Update:
 - a. Current Owner Contingency/Projected Remaining \$ 293,767
 - b. Current Contractor Contingency \$ 294,648
 - c. TOTAL Current Contingency \$ 588,415 5.0% 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

Schedule

Current Milestones:

- | | |
|----------------------------|---------------------------------------------------------------|
| 1. Construction (on-going) | present thru Q1 2023 (some landscaping likely to occur in Q2) |
| 2. County Move-in | Q1/Q2 2023 |
| 3. Grand Opening | Q2/Q3 2023 |

Next Steps

1. Construction Activities:
 - a. Continue drywall finishing
 - b. Continue wall texture & paint
 - c. Continue MEP trim
 - d. Complete elevator installation
 - e. Start various finishes (tile, etc.)
 - f. Continue ceiling installation
 - g. Continue casework
 - h. Continue masonry
 - i. Continue metal siding
 - j. Continue window frame and glass installation
 - k. Continue site work & utilities
 - l. Prep work for TCO

2. Other:
 - a. Security – LINX to continue work in Annex and Courthouse Building; coordination at HHS Building to continue
 - b. AV – LINX to continue start-up and enabling work
 - c. Owner-Provided Artwork – RFP responses received; Committee recommendations to BCC this month

Project Photos

