



# COLORADO DEPARTMENT OF HUMAN SERVICES CAMPUS AT GRAND JUNCTION BUILDING ASSESSMENT

12 Mar 2015

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(B)

# Campus at Grand Junction

## Assessment Team:

- **Architect- OZ Architecture, Inc.**
  - Steve Brooks, Principal
  - Bud Thompson, Project Manager
- **Civil Engineer- S.A. Miro**
  - Jason Carr, P.E.
- **Code- C-West Code Consultants, Inc.**
  - Gary Nickerson- President
- **Cost Estimator- Rider Levett Bucknall**
  - Peter Knowles
- **Mechanical & Electrical- Cator, Ruma & Associates**
  - Marc Valerius
- **Roof- RoofTech Consultants**
  - Ron Scott
- **Land & Lease Rates- Coldwell Banker Commercial Real Estate**
  - Dale Beede

# Campus at Grand Junction Site Map

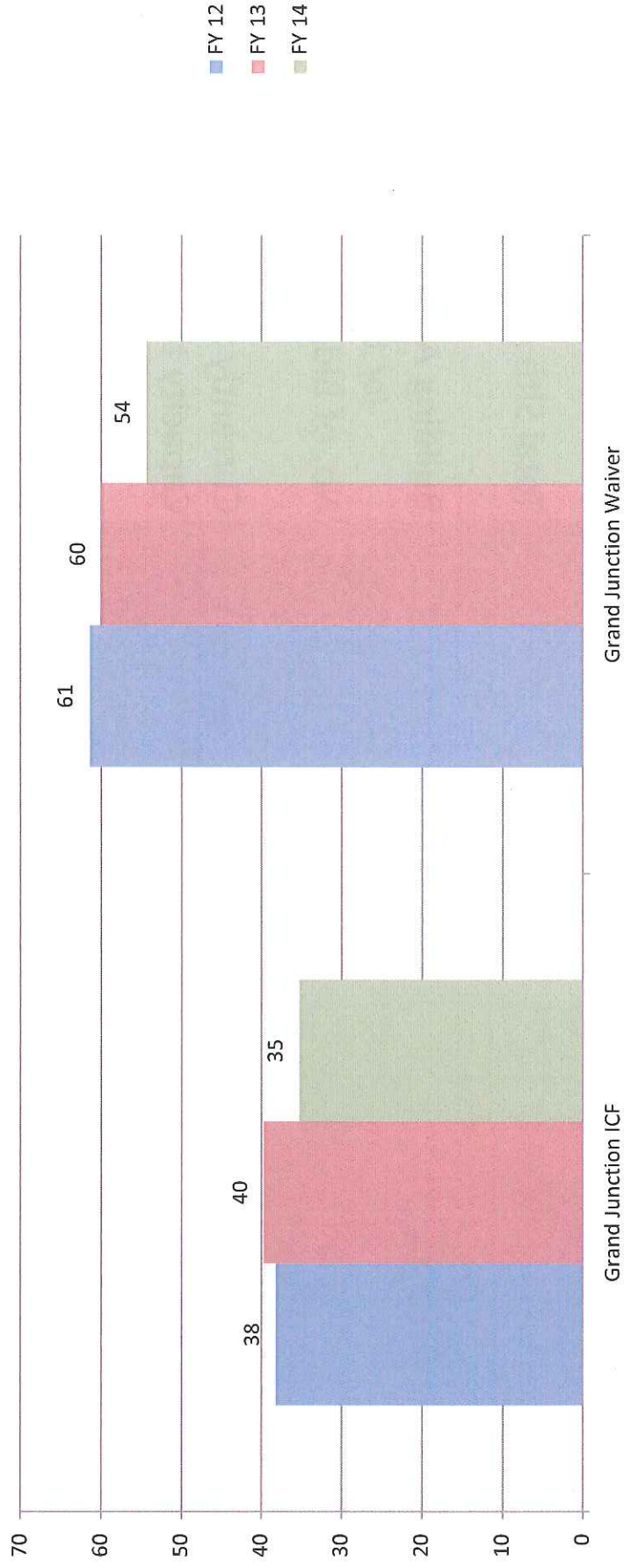


## Facility and Site Info

Total Site Area: 46 acres  
Building Area: 178,013 sf  
(of 14 bldgs assessed)  
No. of Bldgs Assessed: 14  
Currently Serves: 30 clients  
Capacity to Serve: 900 clients  
Total no. of Bldgs at GJC: 28  
Total Bldg Area: 233,000sf

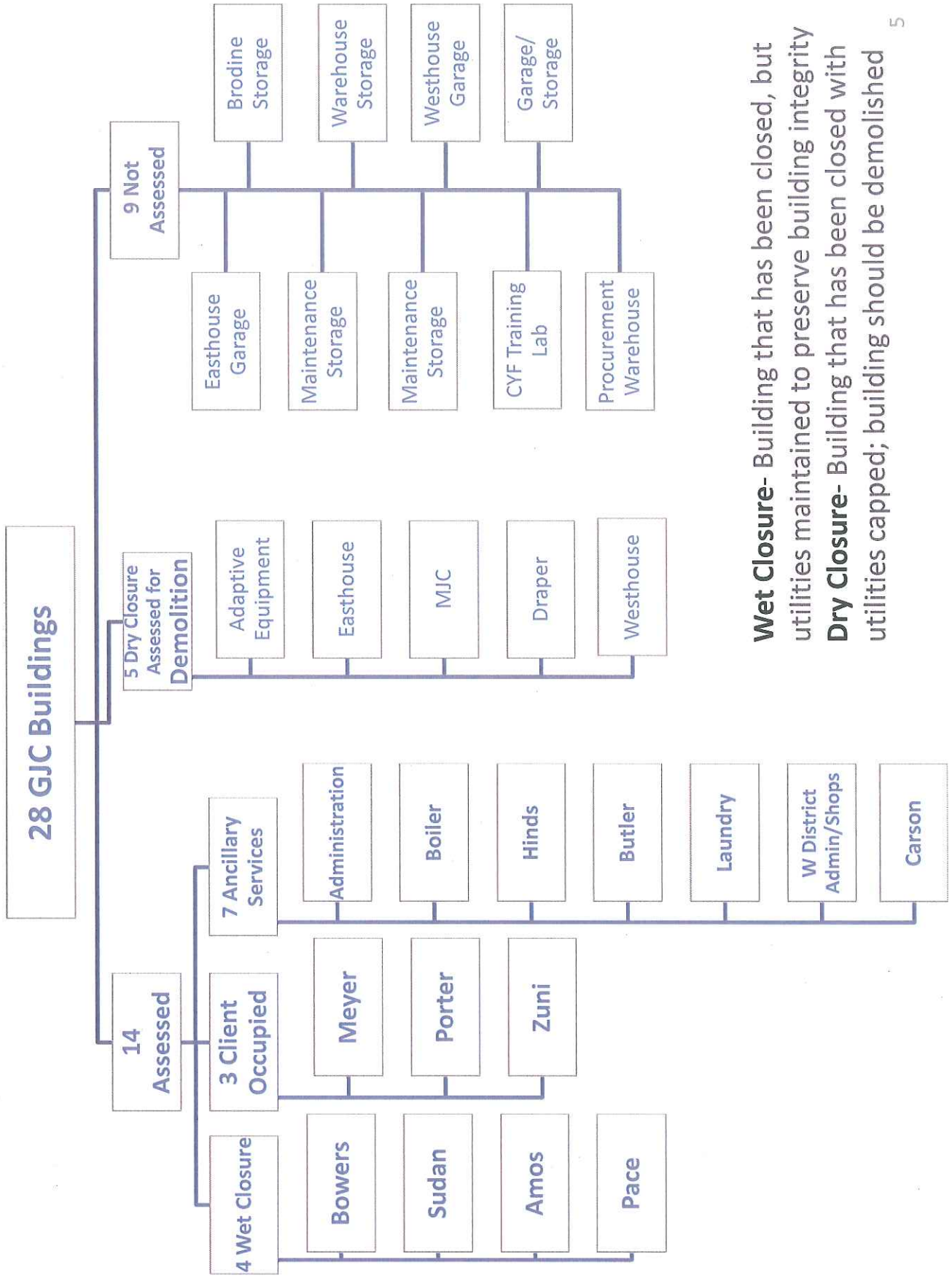
# Campus at Grand Junction

## Average Annual Census FY 12 - 14



Client census is decreasing: currently less than 30 on campus

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**Wet Closure-** Building that has been closed, but utilities maintained to preserve building integrity  
**Dry Closure-** Building that has been closed with utilities capped; building should be demolished

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## Buildings NOT Assessed

As stated in the Executive Summary of the CDHS GJC Building Assessment, “Of the **remaining fourteen buildings** not included in the assessment, **five had structural or life-safety deficiencies and should be demolished**; however, **show no direct safety concerns to clients or staff.**”

\* CDHS estimates demolition cost to range from \$436,000 to \$794,370. The higher number would assume that asbestos abatement would be needed in all buildings.

# Campus at Grand Junction

**The Campus at Grand Junction Assessment was broken out into two phases:**

**Phase I:** An assessment of the current conditions of the site and buildings, as well as an analysis of the renovations necessary to bring the facilities up to functional and life safety requirements for its continued use as an Intermediate Care Facility (ICF).

**Phase II:** A brief analysis of options available to continue current operations on campus, vacate campus, or downsize operations with possibilities to renovate, sell, or lease remaining space.

# Campus at Grand Junction

## Phase I: Facility Assessment

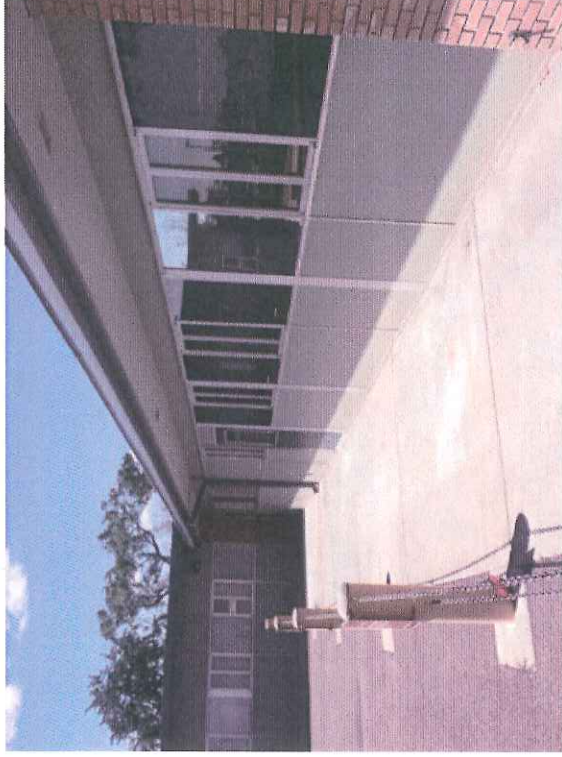
### Assessment of the Current Conditions of the Site and Buildings

- Review of Existing Documentation
- Site Visits by Each Specialist
- Interviews with Facilities Maintenance
- Photo Documentation
- Inspection Reports
- List of Deficiencies



# Campus at Grand Junction

## Phase I: Facility Assessment Example: Meyer



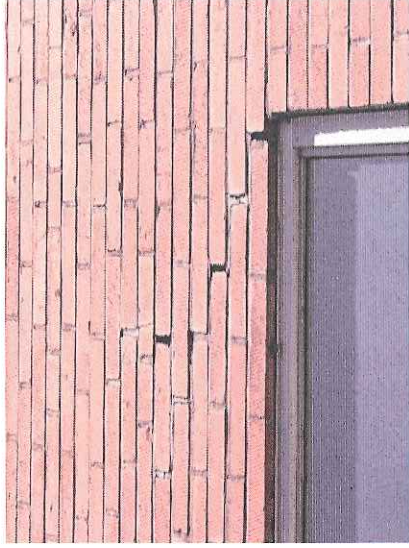
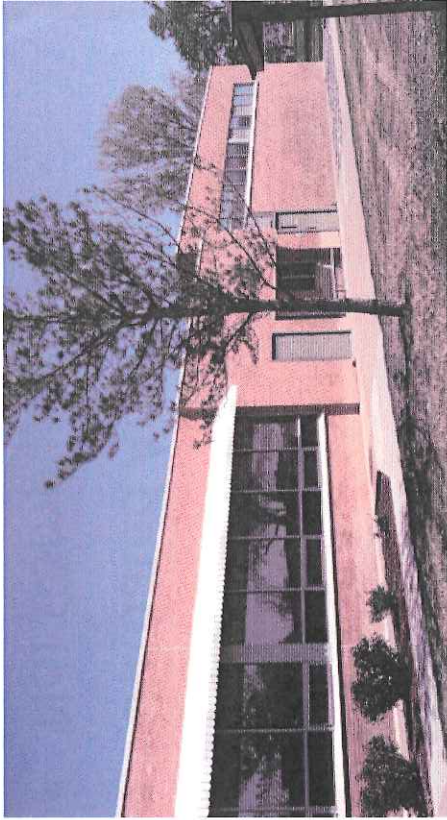
Occupied



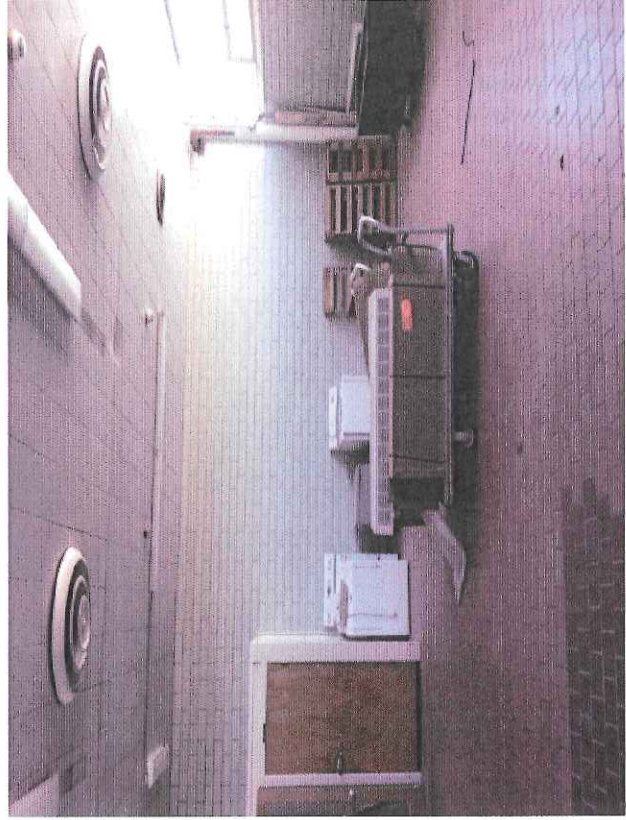
- Clean & Well Maintained
- Outdated Appearance
- Not Compliant with Current Codes, but nothing found grossly unsafe for occupancy

# Campus at Grand Junction

## Phase I: Facility Assessment Example: Bowers



Unoccupied  
Wet Closure



Code, Safety  
and Functional  
Deficiencies



# Campus at Grand Junction

## Phase I: Facility Assessment

Analysis of the renovations necessary to bring the facilities up to functional and life safety requirements for its continued use as an Intermediate Care Facility (ICF)

**The renovation of the existing campus and fourteen buildings to remediate the gross deficiencies could be expected to cost in the order of magnitude of over \$32 million**

**Operational costs were found to be very high, approximately \$1.45 million per year, in relation to the number of clients served.**

# Campus at Grand Junction

## Phase II: Facility Options

### **Identify Alternate Use Options** for the site and

Perform a quick “broad brush” analysis of those options.

- 1) Stay on campus to **maintain the current program through downsizing, with renovation of a few existing buildings or new construction**
- 2) Move off campus and **lease or sell** buildings and property.  
*(Vacating the campus requires moving residents into appropriate facilities off-site or the consideration of a new “build-to-suit” option)*

# Campus at Grand Junction

## Phase II: Facility Options

### **COST ASSUMPTIONS UTILIZED IN PHASE II OPTION ANALYSIS**

Estimated Renovation Costs per Square Foot = \$190  
(Current options do not include Central Plant)

Estimated New Construction Cost per SF = \$356

Estimated Site Infrastructure Imprvmt per Acre = \$300,000

*Based on Rider Levett Bucknall (RLB) cost estimates*

# Campus at Grand Junction

## Phase II: Facility Options- Stay on Campus

### **Option 1 Downsize Operations on Site**

Take central plant and vacant buildings offline  
Outsource laundry services, vacate building.

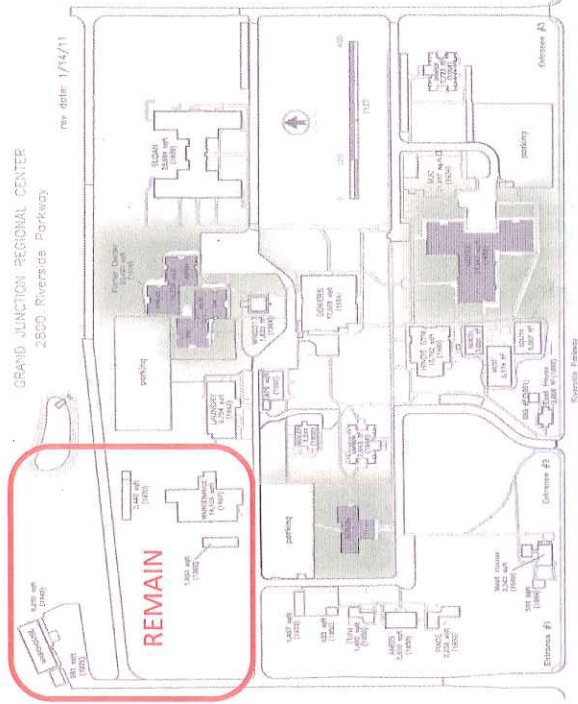
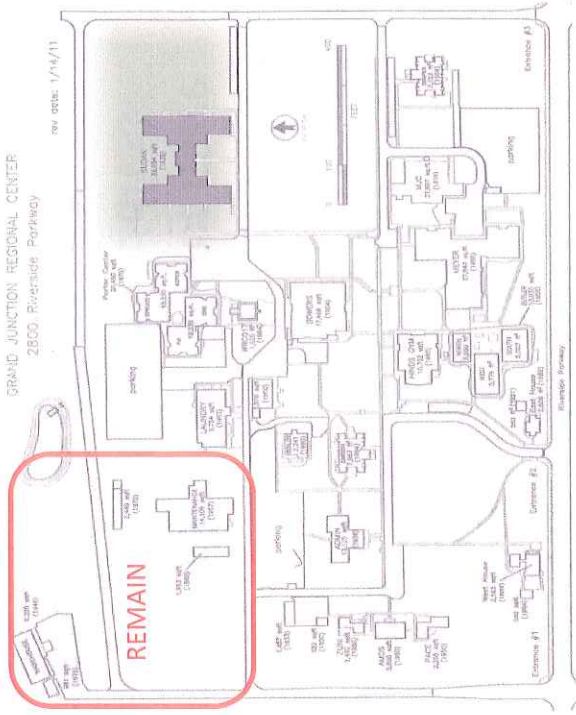
Streamline maintenance & facilities

**management. Consolidate clients & staff into 2  
or 3 buildings with either remodeled or new  
buildings.**

# Campus at Grand Junction

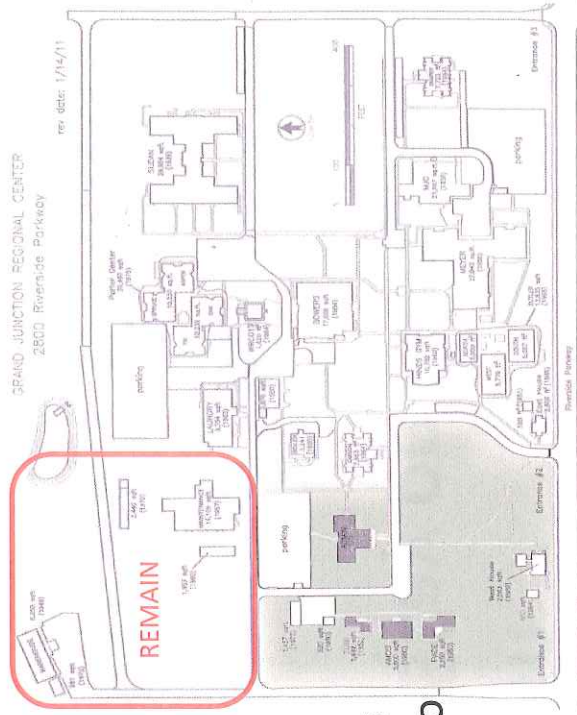
## Phase II: Facility Options- Stay on Campus

Consolidate into buildings  
at the northeast corner



Consolidate into preferred buildings  
throughout the site

Consolidate into buildings  
at the southwest corner to  
preserve the east portion  
for other uses



# Campus at Grand Junction

## Phase II: Facility Options- Stay on Campus

### **Option 1 Downsize Operations on Site**

#### **Renovate 30,000 sf of Building on 5 acres:**

The estimated cost = Approx \$5.7 million  
Site infrastructure improvements = \$1.5 million  
**Total renovation cost = Approx. \$7.2 million**

Renovation would allow the campus to function with a capacity for more clients, however, this cost figure **does not serve as a budget to address new programmatic requirements or contemporary design expectations for the needed quality of the facilities**



# Campus at Grand Junction

## Phase II: Facility Options- Stay on Campus

### **Option 1 Downsize Operations on Site**

#### **Construct New 30,000 sf Buildings on 5 acres:**

Estimated cost new buildings = \$10.7 million

Site infrastructure improvements = \$1.5 million

**Total new construction = Approx. \$12.2 million**

# Campus at Grand Junction

## Phase II: Facility Options- Stay on Campus

### **Option 1 Downsize Operations on Site**

#### **a. Sell Remaining Property:**

40 Acres at \$1 to \$3 per SF = \$1.7 million to \$5.2 million

# Campus at Grand Junction

## Phase II: Facility Options- Stay on Campus

### Option 1 Downsize Operations on Site

#### b. Renovate Remaining Buildings to Lease:

Estimated cost to renovate existing buildings for lease = approx. \$26.6 million

Lease Revenues for 140,000 SF at \$10 per SF = \$1.4 million per year

- \$6.00 net/SF/yr = 32 years payback  
with full occupancy
- 80% occupancy would be 40 years

## Campus at Grand Junction

### Phase II: Facility Options- Stay on Campus

#### Option 1 Downsize Operations on Site

**c. Sell Buildings and Property to a non-profit or profit:**

Sell Butler & Meyer buildings

- 10 Acres at \$3 per SF = Approx. \$1.3 million

Sell Remaining Land

- 30 Acres at \$1 per SF= Approx. \$1.3 million

# Campus at Grand Junction

## Phase II: Facility Options- Move off Campus

### Option 2 Decommission Operations on Site

#### a. Renovate Buildings to Lease Out:

178,013 sf Renovation = Approx \$33.8 million

Lease Revenues = Approx \$1.8 million yearly

- \$6.00 net/SF/yr = 32 years payback,  
with full occupancy
- 80% occupancy would be 40 years

# Campus at Grand Junction

## Phase II: Facility Options- Move off Campus

### **Option 2 Decommission Operations on Site**

#### **b. Sell the Property:**

Estimated sale price of land 46 acres=  
\$2.0 million to \$5.9 million

## **Campus at Grand Junction**

### **Phase II: Facility Options- Move off Campus**

#### **Option 2 Decommission Operations on Site**

##### **Sell the Property:**

Estimated sale price of land 46 acres=  
\$2.0 million to \$5.9 million

c. **Lease 30,000 sf Facility from Private Sector:**  
**\$600,000 annually @ \$20/sf**