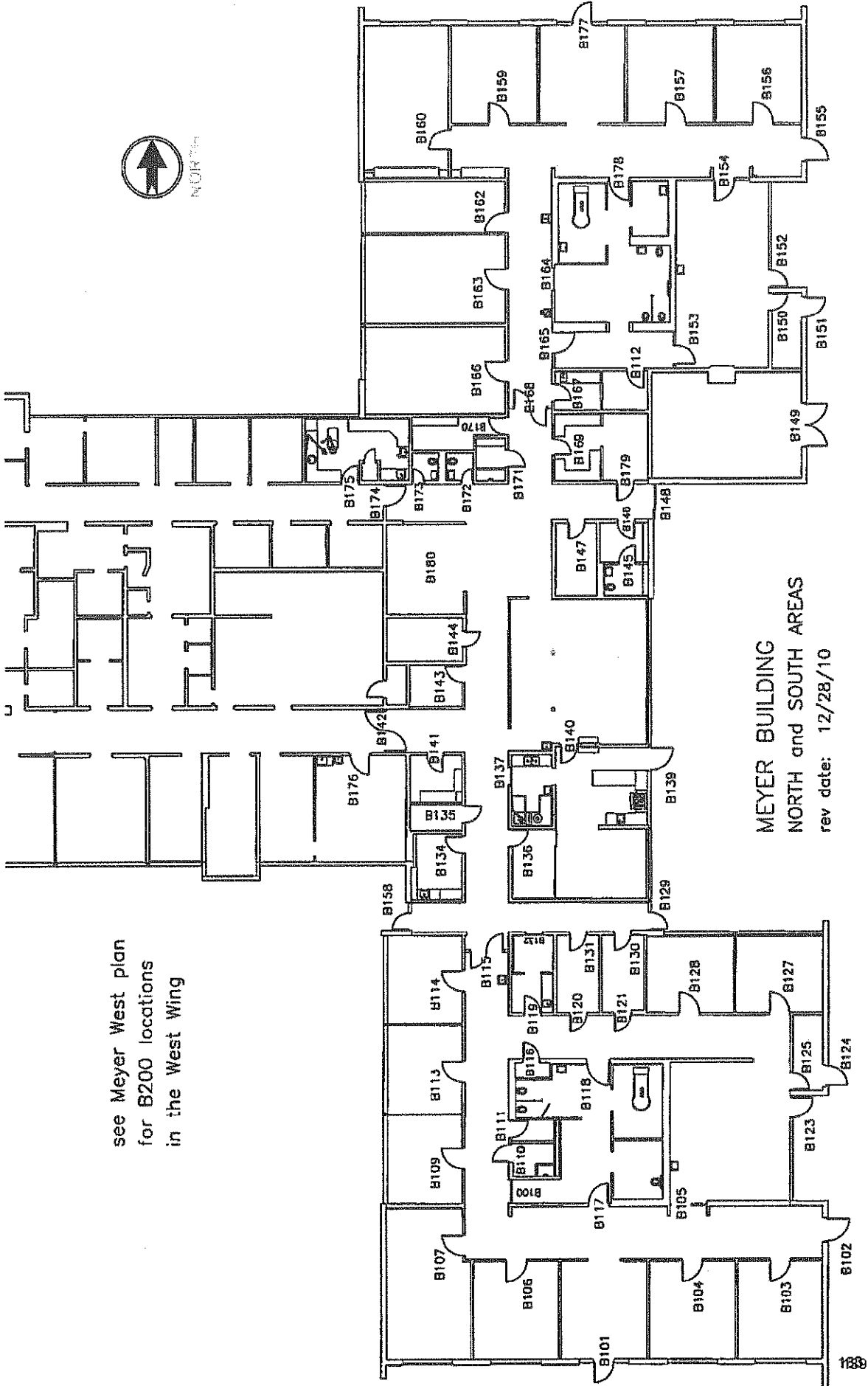


MEYER



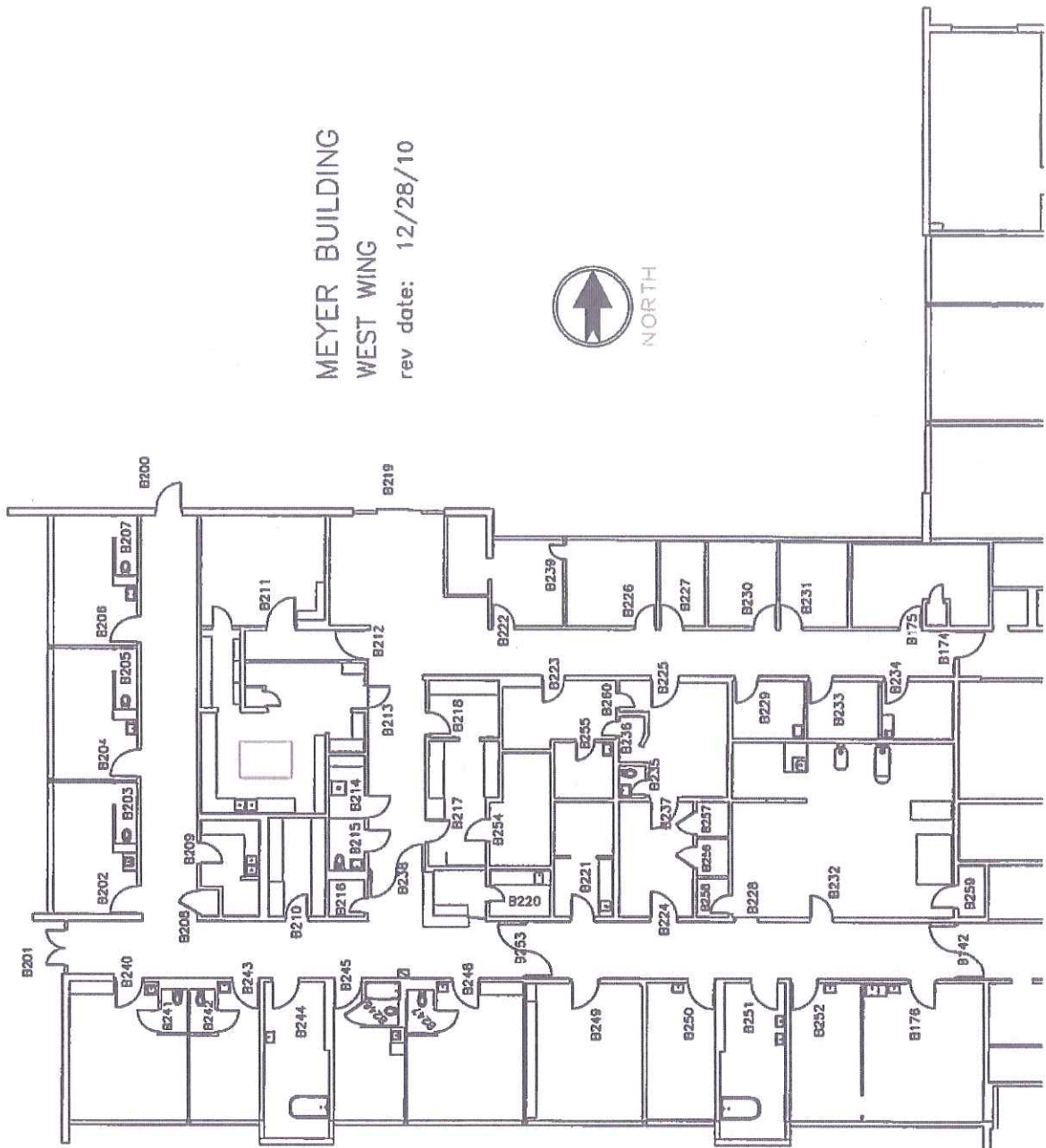
see Meyer West plan  
for B200 locations  
in the West Wing



MEYER BUILDING  
NORTH and SOUTH AREAS  
rev date: 12/28/10

MEYER BUILDING  
WEST WING

rev date: 12/28/10



see Meyer North/South  
plan for B100 locations  
in the north and south  
wings

## ARCHITECTURAL

### **A. GENERAL DESCRIPTION**

Building ID: WRC011

Building Name: Meyer

Building use: Housing

**General Building Description:** The Meyer Health Center building is a single story 27,843 square foot brick masonry building with single pane windows, built in 1958. The Meyer building is one of three buildings on campus that continues to house clients. The clients are Intermediate Care Facility (ICF) type clients. The building was not originally designed for its current use or client type.

#### **CDHS past building audits indicate:**

**Building and flooring:** The building slab has experienced settling in the past, however, mud jacking was performed and has solved the settling issue. There is cracking in the terrazzo floor due to the slab settlement. The carpet is worn and is in need of replacement, moreover, 40% of the flooring is asbestos tile which is cracking. Portions of the exterior stucco areas also need to be replaced. Vermiculite building insulation is suspected to have been installed between brick courses. Metal wall panels are installed at some exterior wall locations and have no insulation value.

**Interior:** The interior glazed brick walls have significant amounts of joint cracking due to the slab settling, as well as from clients hitting carts into the walls. All casework is obsolete, it no longer fits the needs of the nursing staff, and the wooden handrails require constant maintenance. 60% of the ceilings are plaster ceilings and glued acoustic tiles, which are damaged by roof leaks and are sagging or loose. 40% of the ceilings are 2x4 dropped ceiling and need minor repair.

**Doors and windows:** The wood doors and door frames are severely damaged throughout building. The windows are single pane, obsolete and several are inoperable. There are two newly remodeled safe rooms that have 3/8" Lexan over the original window assembly, which make the windows inoperable. Moreover, the window sill heights exceed the standard, which is one of several reasons why a new program appropriate building is necessary.

### **B. OBSERVATIONS**

Conditions assessed on April 18, 2014, and April 19, 2014.

#### **EXTERIOR**

**Hardscapes:** Much of the hardscape around the building has been replaced in the last ten years and is in good condition.

**Skin:** The building shell is a combination of brick and mortar, stucco and metal panel/window wall system. The brick and mortar is in good condition, there is no noticeable brick or mortar deterioration. The metal wall panels have no insulation value. The stucco is cracked and is in need of replacement

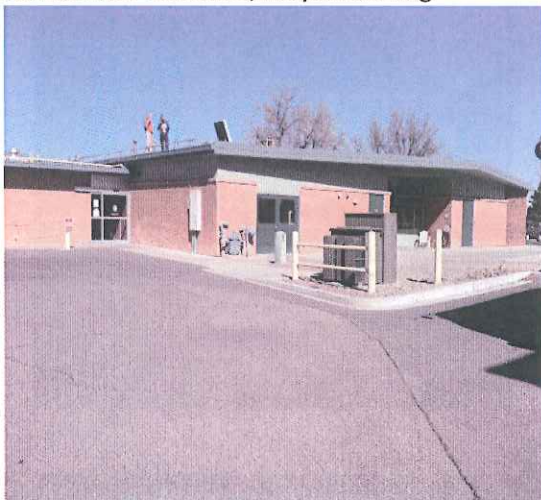
**Windows:** The windows are obsolete single pane windows and require replacement.

**Exterior/Entry:** The doors are a combination of hollow metal, glass and automatic doors, all of which are functional. The door frames are hollow metal and are in good condition despite a few dents and chips. The metal doors, aluminum/steel thresholds and closers are in good condition. The glass doors are in good condition and all automatic doors are well maintained and functional. The hardware is brushed aluminum paddle, the handles and panic hardware are functional. For code compliance, see Meyer Building Code section.

**Gutter and downspouts:** They have been well maintained and appear to be in good condition.

**Paint:** All of the painted surfaces are in good condition.

Typical exterior condition, Meyer Building





**INTERIOR**

**Ceilings:** 60% of the ceilings are plaster ceilings and glued acoustic tiles, they are damaged by roof leaks and are either sagging or loose. 40% of ceilings are 2x4 dropped ceiling and need minor repair.

Typical ceiling condition, Meyer Building



Typical ceiling condition, Meyer Building (Continued)



**Flooring:** The flooring in the Meyer building is a combination of Terrazzo flooring, asbestos tile and carpet. The Terrazzo flooring has cracks due to previous slab settlement. The carpet is only in a few offices and is worn and in need of replacement. 40% of the flooring is asbestos tile, which is cracking and will require abatement and encapsulation or replacement.

Typical floor condition, Meyer Building



**Wall Finishes:** 80% of the wall finishes throughout the building are glazed concrete block. Some bathrooms have ceramic tile while others have painted gypboard. The glazed concrete block is in good condition except where there is cracking due to previous slab settlement. The ceramic tile in specific bathrooms is in good condition. The painted gypboard is also in good condition. The entire building could use a well-designed wall protection system.

Typical wall condition, Meyer Building

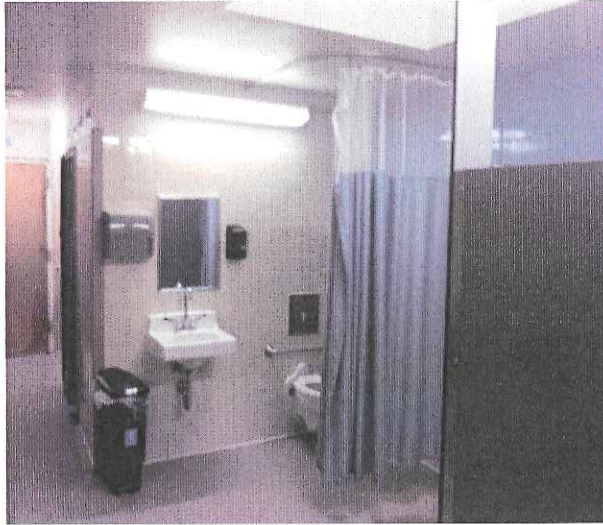




**Casework and countertops:** The casework and countertops throughout the building are obsolete and do not meet the needs of the nursing staff.

**Bathrooms:** There are a number of various bathroom types in the building. Some are designated for staff, some for clients and others are bathrooms for specific client needs.

Typical Bathroom condition, Meyer Building



**Interior Doors:** There is a mix of wood and metal doors with hollow metal frames, all of which are functional. The wood and metal doors are in good condition with some dents and chips. The hollow metal frames are in good condition with some damage as would be expected for current use. The double metal security doors between the building wings have chips and dents but have been well maintained and seem appropriate for their location and use. The hardware is brushed aluminum finish, the paddle levers and panic hardware is in good condition.

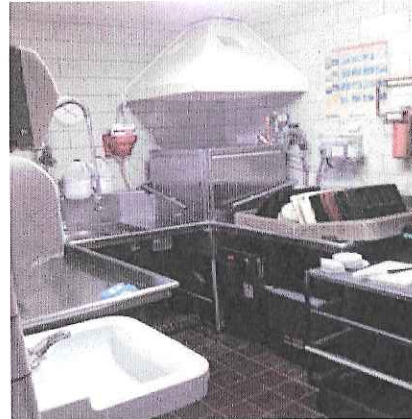


Typical door conditions, Meyer Building



**Kitchen:** The kitchen has commercial equipment, stainless steel shelves, counters, sinks, quarry tile floor, glazed block walls and vinyl ceiling, all of which is in good condition.

Typical kitchen condition, Meyer Building



### **C. SUMMARY AND RECOMMENDATIONS**

The Meyer building is one of three buildings that is still being utilized to house clients. Staff and medical personnel also occupy the building. Structurally the building is in good condition, functionally the building has been modified, fixtures and equipment have been added and customized to meet the demands of the Intermediate Care Facility (ICF) clients. The finishes are durable and the building has been well maintained. However, it was built in 1958 and is dated. The building layout and size is inefficient for its current use and occupancy. The windows are single pane and not energy efficient and should be replaced. Floor finishes include asbestos tile which should be abated and encapsulated or replaced, moreover, multiple ceiling types exist and should be replaced.

#### **Exterior**

**Skin:** Replace all exterior stucco.

**Windows:** Replace 100% of the windows, quantity of 64, and lower all window sills in the dorm rooms, quantity of 35.

#### **Interior**

**Ceilings:** Provide a new 2x4 drop down ceiling at all hard lid and glued tile ceilings, 60% of total ceiling area (16,118 square feet). Provide new 2x4 light fixtures in the associated ceiling, quantity of 161. Repair 20% of existing 2x4 drop down ceilings (2,500 square feet).

**Flooring:** Abate and encapsulate or replace all flooring containing asbestos, 40% of the total floor area (10,745 square feet).

**Bathrooms:** Provide ADA compliant bathrooms as needed, see the Meyer Building Code section.

**Doors:** Replace two automatic doors and a double glass door at the southeast corner of the building.

**Cabinetry:** Replace all cabinetry and countertops with plastic laminate cabinets and hard surface countertops.

**ADA and Code requirements:**

See the Meyer Building Code section for details.



## A. ROOFING OVERVIEW

### General description:

**Existing Roofing – Deck 1:** The roofing system at this location has been installed over a gypsum fill deck. The decking has a slope of about 1" per foot (1/12) set in a simple gable configuration. Drainage occurs with water being collected at the eave edges with gutters. A heavy underlayment felt has been mechanically attached to the decking with tube-lock nails. This felt is then covered with a layer of 1.25" thick isocyanurate foam insulation. The foam insulation has a 0.5" thick perlite board covering it. An asphalt Built-Up Roof (BUR) membrane has been set over the insulation system. The roofing has an asphalt flood coat and aggregate surfacing. The insulation system has a thermal value of R-9. The roofing covers an area of 7,180 sf.

**Existing Roof System Decks 2, 3 5 & 7:** These roofs have also been installed over gypsum decking. Here though the decks are virtually flat. An underlayment felt and a base layer of 1.5" thick isocyanurate foam cover the decking. This foam insulation has a tapered isocyanurate foam insulation installed over it with 0.25/12 slope. The foam insulation is then covered with a layer of .5" thick perlite board and an asphalt BUR membrane. The roofing is surfaced with an asphalt flood coat and aggregate. Drainage is accomplished by perimeter gutters. The roof insulation has an average thermal value of R-20. These roofs cover an area of 11,500 sf.

**Existing Roof System Decks 4 & 6:** The roofing found on these two decks has been installed over gypsum fill decking with a slope of 1/12. The deck is covered with an underlayment felt and a layer of 3" thick isocyanurate foam insulation. The foam has a layer of 0.5" thick perlite insulation over it. This insulation system has a thermal value of about R-20. The insulation is covered with a gravel surfaced asphalt BUR membrane. Drainage is accomplished by collecting water at the eave edges with gutters. The roofing covers an area of 12,070 sf.

Information and documents provided from CDHS such as past building audits, capital requests, etc. indicate:

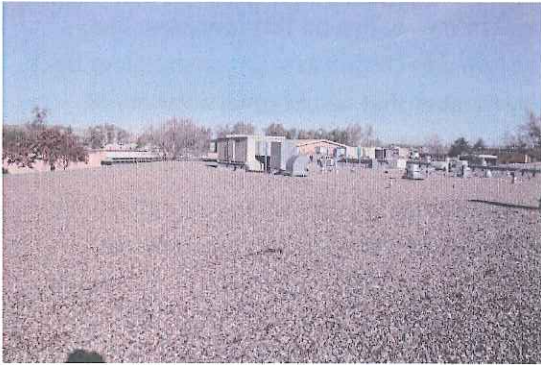
- The roof information plan obtained from Owner indicates that the roofing system at Deck 1 was installed in 1988. Therefore at the time of the audit the roof is 26 years old.
- The roofing information provided by the Owner indicates that the roofing at Decks 2 through 7 is now 7 years old as it was installed in 2007.

Conditions assessed on 4/18/14 and 4/19

### Deck 1

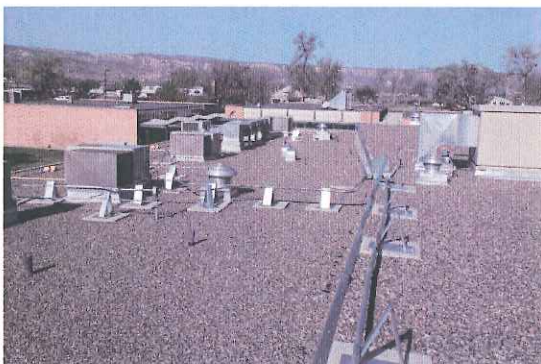
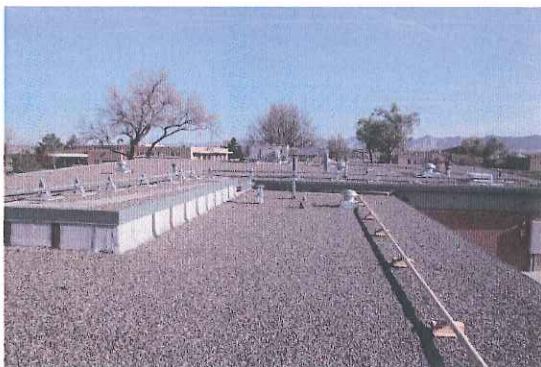
- Roof Membrane: The roofing system on this deck area is in excellent condition for its age. No repairs are required on this roofing at this time.
- Roof Flashings: The roof flashings were replaced in 2007 when the adjacent roofing was replaced. Some of the roof cement three course corners are cracking, but the flashings remain watertight and do not require repair at this time.

- Roofing Sheet Metal: The roofing sheet metal flashings were found to be in good condition. No gutter repair or sheet metal flashing repair is needed.
- Service Life: The asphalt BUR system appears to be performing as expected. This roofing system has a remaining service life of 7 to 10 years.
- Photos: The photos that follow provide an overview of the roof and its flashings.



### Decks 2 Through 7

- Roof Membrane: The roofing systems here are newer than that found at Deck 1 and they were found to be in excellent condition. No items requiring repair were noted.
- Roof Flashings: The roof flashings again were in great shape. No repairs are needed on these flashings at this time.
- Roofing Sheet Metal: The roofing sheet metal flashings and gutter system were found to be in good condition. No repairs are needed on these items at this time.
- Service Life: These asphalt BUR systems appear to be performing as expected. These roofs have a remaining service life of 20 to 25 years.
- Photos: The photos that follow provide an overview of some of the roof areas.



**Summary:**

The roofs on this building are in very good condition for their ages. The systems all have substantial remaining service lives. We did not find any items that would require repair over the next five years.

**Roofing Systems Order of Magnitude Costs**

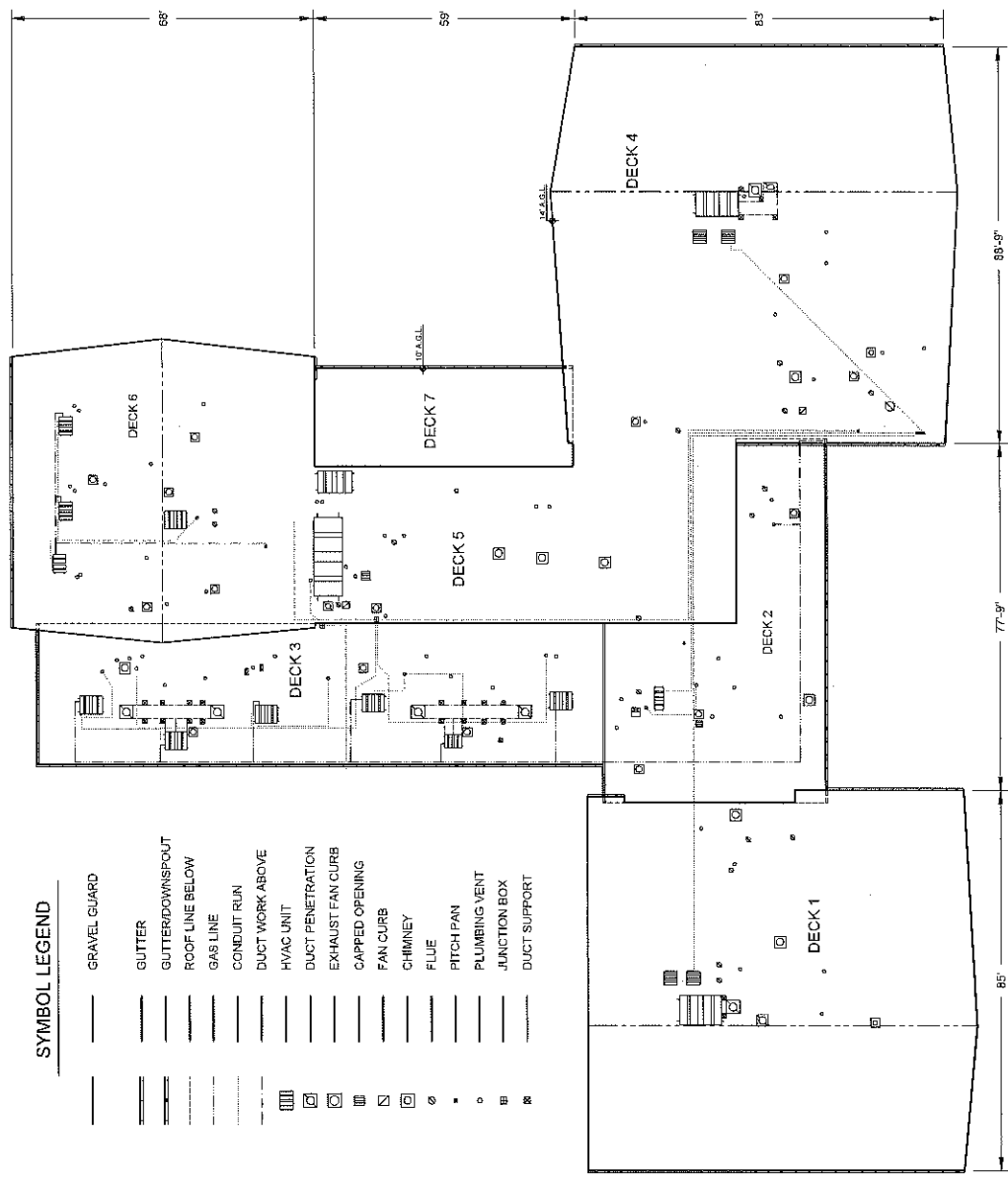
**Deck 1:** Cost estimates were generated for the replacement of the roofing on this roof area. The estimate is based on R-30 asphalt Built-Up Roofing. This system was chosen as it has an excellent track record on campus and it provides a conservative budgetary number that would cover a variety of roofing systems. The cost for replacing this roofing with such a system comes to \$84,300.

**Decks 2 - 7:** A cost estimate was also generated for replacing this roofing. The same roof system was used as a basis here as was used on Deck 1. Here the estimated roof replacement cost comes to \$280,000.



**SYMBOL LEGEND**

- GRVEL GUARD
- GUTTER
- GUTTER/DOWNSPOUT
- ROOF LINE BELOW
- GAS LINE
- CONDUIT RUN
- DUCT WORK ABOVE
- HVAC UNIT
- DUCT PENETRATION
- EXHAUST FAN CURB
- CAPPED OPENING
- FAN CURB
- CHIMNEY
- FLUE
- PITCH PAN
- PLUMBING VENT
- JUNCTION BOX
- DUCT SUPPORT



**EXISTING ROOF SYSTEM - DECK 1**  
 GYPSUM FILL DECK  
 UNDERLAYMENT FELT  
 1.25" ISO. FOAM INSUL. BD.  
 0.5" PERLITE BD.  
 ASPHALT BUR MEMBRANE  
 ASPHALT FLOOD COAT  
 GRAVEL SURFACING

**EXISTING ROOF SYSTEM - DECKS 2, 3, 5 & 7**  
 GYPSUM FILL DECK  
 UNDERLAYMENT FELT  
 1.25" ISO. FOAM INSUL. BD.  
 TAPERED ISO. FOAM INSUL. (.25/12)  
 0.5" PERLITE BD.  
 ASPHALT BUR MEMBRANE  
 ASPHALT FLOOD COAT  
 GRAVEL SURFACING

**EXISTING ROOF SYSTEM - DECKS 4 & 6**  
 GYPSUM FILL DECK  
 UNDERLAYMENT FELT  
 3.0" ISO. FOAM INSUL. BD.  
 0.5" PERLITE BD.  
 ASPHALT BUR MEMBRANE  
 ASPHALT FLOOD COAT  
 GRAVEL SURFACING

CAMPUS AT GRAND JUNCTION  
 SCALE: 1" = 40'-0"

**MEYER BUILDING**

ROOFTECH CONSULTANTS, INC.  
 04/29/14 DRAWN BY: RDS

**ASPHALT BUR COST ESTIMATE  
MEYER BUILDING  
DECK 1  
CAMPUS AT GRAND JUNCTION  
R-30 INSULATION OPTION  
4/29/2014**

<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>LABOR UNIT</u>	<u>MATERIAL UNIT</u>	<u>TOTAL</u>
MOBILIZATION	EA	1	\$750.00	\$0.00	\$750
DEMOLITION	SQ	72	\$50.00	\$5.00	\$3,953
2" ISO. FOAM INSUL.	SQ	72	\$35.00	\$140.00	\$12,577
3" ISO. FOAM INSUL.	SQ	72	\$35.00	\$210.00	\$17,608
TAPERED ISO. FOAM	SQ	0	\$70.00	\$210.00	\$0
1/2" WOOD FIBER BD.	SQ	72	\$35.00	\$35.00	\$5,031
INSUL. ADHESIVES	SQ	72	\$0.00	\$30.00	\$2,156
FIBERGLASS FELTS	ROLLS	57	\$60.00	\$30.00	\$5,175
ASPHALT	CARTONS	144	\$0.00	\$40.00	\$5,750
GRAVEL	YDS	14	\$50.00	\$15.00	\$934
BASE/EDGE FLASHING	LF	341	\$5.00	\$5.00	\$3,410
COPING/COUNTERFLASH	LF	341	\$5.00	\$5.00	\$3,410
HVAC FLASHINGS	EA	1	\$150.00	\$150.00	\$300
SMALL CURB FLASHINGS	EA	7	\$50.00	\$50.00	\$700
GUTTER	LF	170	\$10.00	\$10.00	\$3,400
DOWNSPOUTS	LF	80	\$10.00	\$10.00	\$1,600
SMALL FLASHING	EA	10	\$50.00	\$15.00	\$650
<b>TOTAL</b>					<b>\$67,404</b>
<b>BONDS/INSURANCE</b>					<b>\$2,359</b>
<b>OVERHEAD &amp; PROFIT</b>	<b>25.00%</b>				<b>\$16,851</b>
<b>GRAND TOTAL</b>					<b><u>\$84,291</u></b>
<b>PRICE PER SQUARE =</b>					<b><u>\$1.173</u></b>

**ASPHALT BUR COST ESTIMATE  
MEYER BUILDING  
DECKS 2-7  
GRAND JUNCTION REGIONAL CENTER  
R-30 INSULATION OPTION  
4/29/2014**

<u>DESCRIPTION</u>	<u>UNIT</u>	<u>QUANTITY</u>	<u>LABOR UNIT</u>	<u>MATERIAL UNIT</u>	<u>TOTAL</u>
MOBILIZATION	EA	1	\$1,500.00	\$0.00	\$1,500
DEMOLITION	SQ	236	\$50.00	\$5.00	\$12,960
2" ISO. FOAM INSUL.	SQ	236	\$35.00	\$140.00	\$41,235
2" ISO. FOAM INSUL.	SQ	236	\$35.00	\$210.00	\$57,729
TAPERED ISO. FOAM	SQ	51	\$70.00	\$210.00	\$14,325
1/2" WOOD FIBER BD.	SQ	236	\$35.00	\$35.00	\$16,494
INSUL. ADHESIVES	SQ	236	\$0.00	\$30.00	\$7,069
FIBERGLASS FELTS	ROLLS	189	\$60.00	\$30.00	\$16,965
ASPHALT	CARTONS	471	\$0.00	\$40.00	\$18,850
GRAVEL	YDS	47	\$50.00	\$15.00	\$3,063
BASE/EDGE FLASHING	LF	341	\$5.00	\$5.00	\$3,410
COPING/COUNTERFLASH	LF	341	\$5.00	\$5.00	\$3,410
SKYLIGHTS	EA	0	\$100.00	\$50.00	\$0
HVAC FLASHINGS	EA	14	\$150.00	\$150.00	\$4,200
SMALL CURB FLASHINGS	EA	35	\$50.00	\$50.00	\$3,500
SCUPPERS	EA	0	\$100.00	\$150.00	\$0
GUTTER	LF	438	\$10.00	\$10.00	\$8,760
DOWNSPOUTS	LF	200	\$10.00	\$10.00	\$4,000
ROOF DRAINS	EA	1	\$100.00	\$50.00	\$150
SMALL FLASHING	EA	94	\$50.00	\$15.00	\$6,110
<b>TOTAL</b>					<b>\$223,731</b>
<b>BONDS/INSURANCE</b>					<b>\$7,831</b>
<b>OVERHEAD &amp; PROFIT</b>	<b>25.00%</b>				<b>\$55,933</b>
<b>GRAND TOTAL</b>					<b><u>\$279,700</u></b>
<b>PRICE PER SQUARE =</b>			<b><u>\$1,187</u></b>		



## MECHANICAL

### **General description:**

#### HVAC Systems

The heating system consists of a steam-to-hot water heat exchanger served by the central campus steam system. The steam is supplied to the heat exchanger located in the main mechanical room on the east side of the building.

The building has five rooftop units, gas fired heat and DX cooling, installed in approximately 1999, that provide heating and cooling to the building. The units distribute heating and cooling air to the building through a ducted supply air system.

Exhaust fans provide exhaust for areas such as restrooms.

The heating water is circulated to hot water baseboard heating units and cabinet unit heaters.

Temperature Controls are direct digital control (DDC) for the main areas. Pneumatic controls remain for perimeter heating units.

#### Plumbing Water

The building plumbing water supplies restrooms lavatories, sinks, and showers/bathtubs.

Hot water is provided by a steam-water shell and tube heat exchanger. It is estimated that the water heater (RECO) was installed in July 1995.

The piping is a combination of copper and galvanized steel.

#### Plumbing Sewer

The buildings sanitary sewer serves restrooms, sinks, and showers/bathtubs.  
The sanitary sewer piping is cast iron.

#### Fire Protection

The building is equipped with a wet pipe fire sprinkler system.

#### **Information in reports from CDHS (2011):**

The steam to hot water heat exchanger is in "average" condition.

Equipment and piping in mechanical room is in good condition but piping in building has leak issues especially when the system is allowed to cool down.

The rooftop air handling units were replaced in 1999.

The exhaust fans well beyond the expected life of these types of fans. These small units have been replaced on an as needed basis.

DDC controls are for main areas and are generally in good shape (installed in 1999). Some remaining pneumatic valves for perimeter heating control are obsolete and require replacement with DDC controls.

Plumbing fixtures are a mixture of old and new. Old fixtures require replacement. New fixtures, such as toilets (2007), are in generally good shape.

Extensive galvanized water piping is in poor condition and valves are generally in poor condition. Some sanitary piping has been replaced (kitchen in Oct 2003).

Waste under slab is in poor condition and the vent pipe is considered obsolete.

The Oxygen system is considered obsolete.

The Dental Air and Vacuum systems are in use.

Domestic heating water has new circulation pump, expansion tank, controls (2007), and heat exchanger.

The domestic hot water recirculation lines are in poor condition and have high maintenance requirements.

Fire Protection System assessment report notes that heads need replacement and piping needs repairs. Discussions with facilities staff noted that system has generally been upgraded and repaired.

**Conditions assessed at site visit (4/18/14 and 4/19/14):**

Residents units and entry areas have baseboard heat. The steam-to-hot water heat exchanger that provides heating water to these units appears to be in poor condition. The steam condensate return pump is functional and appears to be in adequate condition. The heating water and steam piping insulation in the mechanical room is in poor condition.

Heating and cooling is provided by a ducted system from rooftop HVAC units.

Domestic water lines are questionable but have not had extensive problems. Recirculation lines are in bad shape and have had numerous leaks.

The building water entry backflow preventer appears to be in good condition.

Sections of the galvanized water pipe have been replaced.  
The shower room was upgraded recently.

Photos:



Photo 1 – Typical Rooftop HVAC Unit.



Photo 2 – Steam Condensate return pump



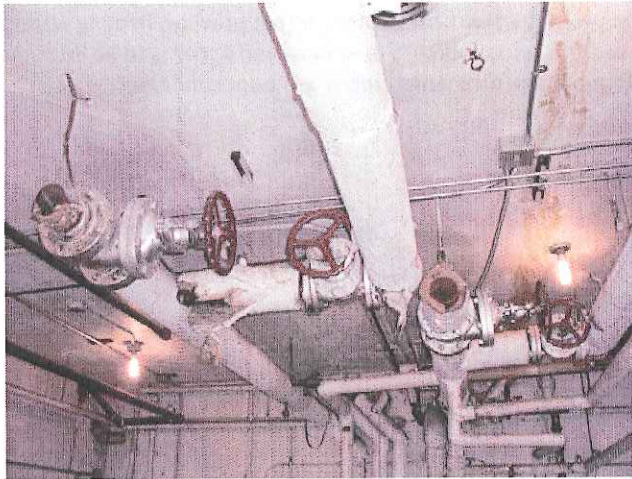


Photo 3 – Mechanical room piping insulation – typical

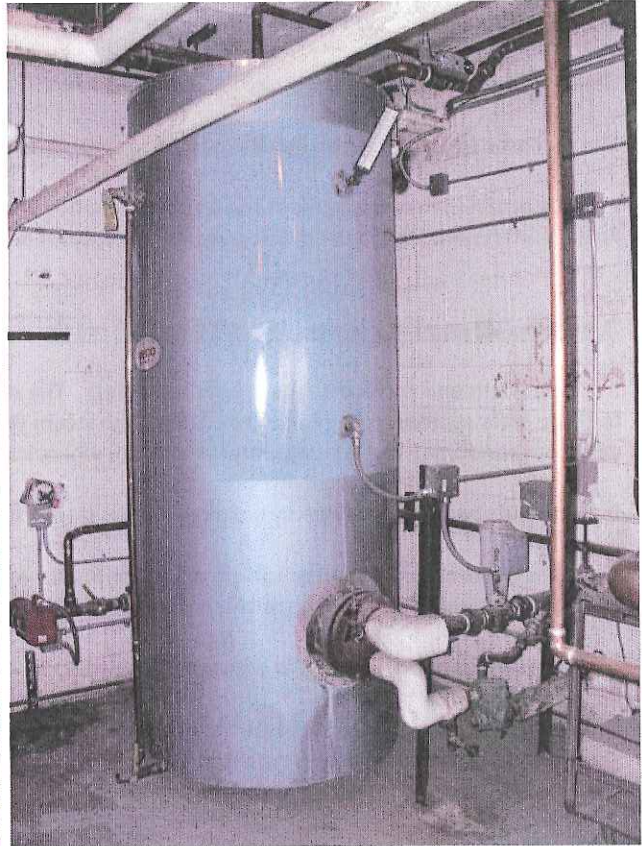


Photo 4 – Domestic water heater

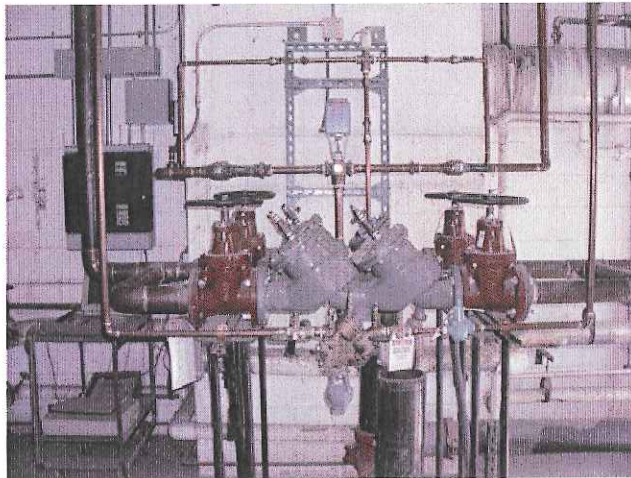


Photo 5 – Backflow preventer.



Photo 6 – Steam-to-Water Heat Exchanger for building heating water.



Photo 7 – Steam piping entry with insulation.



Photo 8 – Entry vestibule baseboard heating unit.



## Summary:

### HVAC

- Replace heat exchanger with new unit.
- Replace condensate return unit with new unit so that the steam equipment in the mechanical room is up to date and coordinated in capacity.
- Repair and/or replace insulation as needed within mechanical room.
- Replace rooftop units with new units as they are at their estimated service life of 15 years.
- Replace remaining pneumatic valves for perimeter heating units. Install DDC controls and tie into a campus automation system.
- Provide duct cleaning of duct work from the rooftop HVAC units.

### Plumbing Water

- Replace hot water recirculation system through out building.
- Replace remaining galvanized water piping with copper.
- Replace the water heater.
- Recommend replacing fixtures with make/models consistent throughout to standardize parts inventory for the campus and installing individual temperature limiting devices at the lavatories and hand sinks to provide 110°F max. water. Replace fixture shut-off valves.

### Plumbing Sewer

- Recommend replacing fixtures with make/models consistent throughout to standardize parts inventory for the campus.
- Provide camera investigation of existing waste lines and replace sections which have deteriorated.

### Fire Protection

- Provide limited replacement of components.

## **ELECTRICAL**

### **General description:**

#### **Electrical Service**

The electrical service was new in 1990. The main disconnect switch has a broken handle which would necessitate a new panel to remedy. Based on an expected electrical equipment life of 30 years, this gear has 6 years of life left.

#### **Electrical Distribution**

The electrical distribution is from 1958 and is well past its expected service life of 30 years. The main distribution panel is obsolete and overloaded. Disconnects have been tapped directly off of main bus for air handler units, which is in violation of current electrical codes. Some panelboards are obsolete and need to be replaced.

#### **Branch Circuits**

Many circuits are overloaded and are not grounded. The electrical system is not designed for the medical equipment used today. In 2007 circuit breakers had failures resulting in a fire.

#### **Lighting**

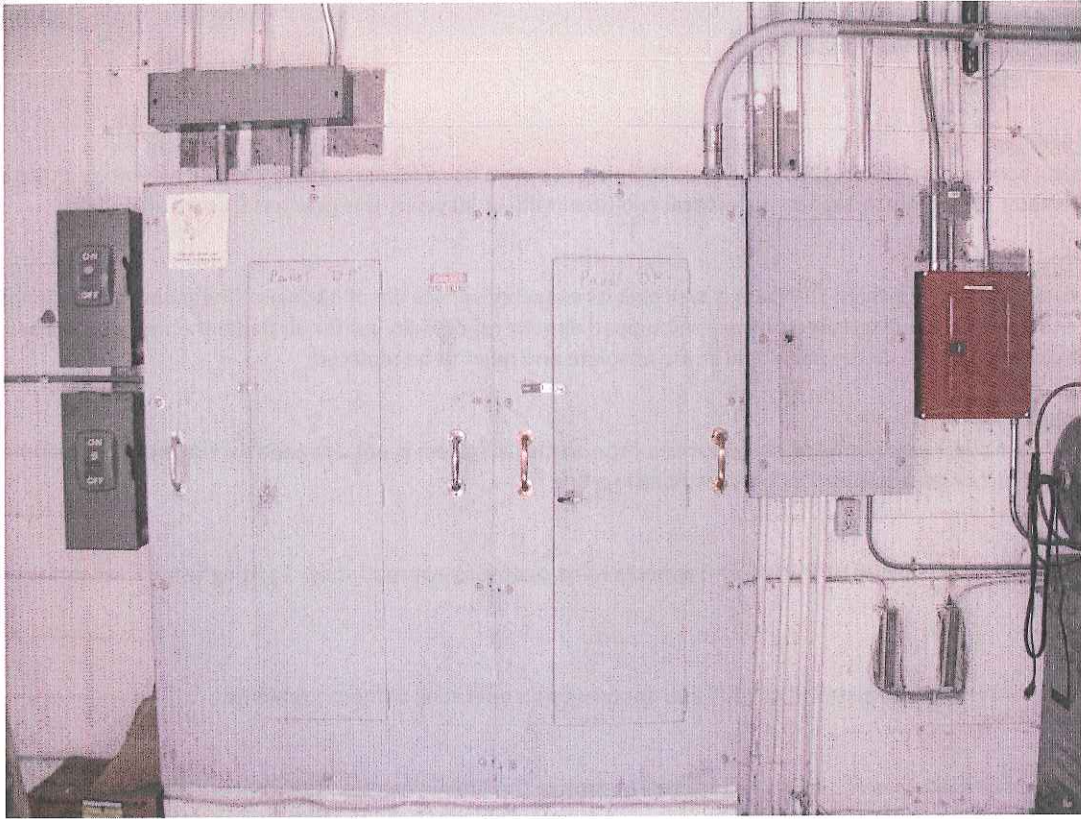
The lighting system was upgraded in 2007 and appears to be operating appropriately. Lighting control sensors were also added in 2007.

#### **Fire Alarm**

A new fire alarm system was installed in 2005 and appears to be operating without problems.

#### **Summary:**

The electrical service equipment should be replaced to resolve the broken handle. The electrical distribution equipment is well past its service life, is not large enough to serve the electrical needs of the building, is in violation of code, and should be replaced. The lighting and fire alarm systems appear to be adequate.



## Summary:

### HVAC

- Replace evaporative cooling units as they are estimated to be past their expected service life.
- Replace the two DX rooftop cooling units as they are estimated to be past their expected service life.
- Replace remaining pneumatic valves for perimeter heating units. Install DDC controls and tie into a campus automation system.
- Provide duct cleaning of duct work from the main air handling unit, the two rooftop units on the south wing and the evaporative cooling units.

### Plumbing Water

- Replace hot water recirculation system throughout building.
- Replace remaining galvanized water piping with copper.
- Recommend replacing fixtures with make/models consistent throughout to standardize parts inventory for the campus and installing individual temperature limiting devices at the lavatories and hand sinks to provide 110°F max. water. Replace fixture shut-off valves.

### Plumbing Sewer

- Recommend replacing fixtures with make/models consistent throughout to standardize parts inventory for the campus.
- Provide camera investigation of existing waste lines and replace galvanized sections and cast iron sections which have deteriorated



**COLORADO DEPARTMENT OF HUMAN SERVICES  
CAMPUS AT GRAND JUNCTION  
FACILITIES ASSESSMENT**

RLB Rider Levett Bucknall

**ORDER OF MAGNITUDE COSTS FOR FACILITY IMPROVEMENTS**

BUTLER	Unit	Quantity	Rate	Cost
<b>Architectural Improvements</b>				
Allowance to repair or repalce concrete walks	ls	1	\$ 25,000.00	\$ 25,000
Remove existing window and install new	sf	980	\$ 60.00	\$ 58,800
Caulk window exterior	ea	27	\$ 200.00	\$ 5,400
Patch and repair window surround interior	ea	27	\$ 700.00	\$ 18,900
Allowance for repairs to window wall system	ls	1	\$ 10,000.00	\$ 10,000
Replace trellis	sf	5,312	\$ 15.00	\$ 79,680
Remove VAT tile	sf	6,568	\$ 5.00	\$ 32,840
Install new vinyl tile	sf	6,568	\$ 3.00	\$ 19,704
<b>Total Architectural Improvements</b>				<b>\$ 250,324</b>
<b>Mechanical Improvements</b>				
Refer to Cator, Ruma and Associates report				\$ 83,850
Architectural & Structural work to support services improvements			10%	\$ 8,385
<b>Total Mechanical Improvements</b>				<b>\$ 92,235</b>
<b>Electrical Improvements</b>				
Refer to Cator, Ruma and Associates report				\$ 89,928
Architectural & Structural work to support services improvements			10%	\$ 8,993
<b>Total Electrical Improvements</b>				<b>\$ 98,921</b>
<b>Roof Improvements</b>				
Refer to RoofTeck Consultants report				\$ 176,799
<b>Total Roof Improvements</b>				<b>\$ 176,799</b>
<b>Code Improvements</b>				
Construct new accessible restroom	ea	3.0	\$ 20,000.00	\$ 60,000
Install exit door	ea	1.0	\$ 2,500.00	\$ 2,500
Install egress lighting	ea	18.0	\$ 450.00	\$ 8,100
Provide landings to access doors	ea	24.0	\$ 1,200.00	\$ 28,800
Provide Breakroom sink and counter	ea	3.0	\$ 6,000.00	\$ 18,000
<b>Total Code Improvements</b>				<b>\$ 117,400</b>

COLORADO DEPARTMENT OF HUMAN SERVICES  
 CAMPUS AT GRAND JUNCTION  
 FACILITIES ASSESSMENT

RLB | Rider Levett Bucknall

ORDER OF MAGNITUDE COSTS FOR FACILITY IMPROVEMENTS

<b>BUTLER</b>			
Architectural Improvements		\$	250,324
Mechanical Improvements		\$	92,235
Electrical Improvements		\$	98,921
Roof Improvements		\$	176,799
Code Improvements		\$	117,400
<b>Subtotal</b>		<b>\$</b>	<b>735,679</b>
Main Contractor General Conditions & Requirements	10%	\$	73,568
Main Contractor Bonds & Insurances	2%	\$	16,185
Main Contractor Overhead & Profit	5%	\$	41,272
Design & Estimating Contingency	10%	\$	86,670
Construction Phase Contingency	5%	\$	47,669
<b>Subtotal Estimated Construction Costs</b>		<b>\$</b>	<b>1,001,042</b>
Design & Engineering Fees (including reimbursables)	12%	\$	120,125
Permit & Plan Review Fees	2%	\$	22,423
Testing & Commissioning	3%	\$	34,308
<b>Subtotal Estimated Design &amp; Construction Costs</b>		<b>\$</b>	<b>1,177,898</b>
Allowance for Cost Escalation (two years)	5%	\$	58,895
Owner's Overall Project Contingency	5%	\$	61,840
<b>Total Estimated Improvement Costs</b>		<b>\$</b>	<b>1,298,633</b>