

The attached supplemental information to the Feasibility Report Document dated March 2017 addresses questions from the May 25th Ouray County Courthouse Task Force Meeting and is summarized below.

1. **Ground Up Building Analysis:** A preliminary analysis of land acquisition and the building a ground-up new facility on a parcel is included in this document. This included the analysis of 4 available and potential sites with the conclusion of one parcel at 2001 Main Street just north of Loretta Court. In consideration of a new vacant site there is cost included above and beyond the current Courthouse Plan for Land Acquisition, Legal, Planning and Re- Zoning Approvals, Utility and Site infrastructure, and increasing, a doubling of the Design and Engineering fees to account for the increase in scope of a ground-up project.
2. **Wright Opera House Comparison:** This is a narrative and explanation of some of the significant physical and scope variances between the projects accounting for the budget differences.
3. **Project Life and Growth:** This document depicts the growth accounted for in the Programming Phase of the Feasibility Study in reference to County Population Historically documented departmental growth. The growth within the program is a 25-30 year projection and fits within the current Feasibility plan without future expansion. The site will accommodate a Future expansion of approximately 25%, although is not indicated due to current projections although can be programmed into the project. The life of the project is projected to be 50 years for the utility upgrade consideration and 100 years regarding the physical constructions.
4. **Architectural and Engineering Fees for the Current Feasibility Plans in two phases:**
Interim development to provide updated costs quickly for the Task Force: 50 % Design Development Level Documents and Specifications: \$265,000. Long-term: provide a cost for developing further architectural detail, construction documents: 100% Construction Documents \$386,000.

In addition to the attached information, the construction company of FCI will be pricing the proposed project in early July for a confirmation of current cost considerations. FCI has additional insight to construction in Ouray based on the recent school district project.

The current effort for restoration beginning in 2015 follows a series of subsequent reports and analysis dating as far back as 1995. These reports included many of the same issues found today and included evaluation of drainage, testing of the brick masonry and mortar, exterior paint and window paint, asbestos analysis and other evaluations of many of the alterations which have occurred over time.



1 - Site and New Build Cost Projections

Ouray County Courthouse Feasibility

DESCRIPTION	COST	
Site Acquisition/ Land Use Process		
Land Cost:	\$ 550,000	Based on preliminary assessment of 4 potential lots in Ouray
Rezoning, Survey, Legal:	\$ 120,000	
Subtotal	\$ 670,000	\$ 670,000
Building Cost Projections		
Site Infrastructure Cost: Site Clearing Utilities: Gas Water Elec. Sewer	\$ 180,000	
Site Development Improvements Cost Parking, Drainage, Landscaping Etc.	\$ 1,300,000	
Building Cost 14,000 SF at \$525.00/SF	\$ 7,350,000	
Subtotal	\$ 8,830,000,	\$ 8,830,000
Architectural and Engineering Costs Site Civil, Arch, Structural, MEP,	\$ 1,100,000	\$ 1,100,000
Total		\$ 10,600,000

NOTE: With this proposal of new construction on a vacant site which is not zoned for the projected use of Courthouse and County official, there is considerable additional cost over and above the current plan for the Courthouse Restorations.

DIFFERENCES BETWEEN OURAY COUNTY COURTHOUSE & WRIGHT OPERA HOUSE

Notable differences between Wright Opera House (WOH) Scope vs. Ouray County Courthouse (OCC):

- The OCC Site is roughly 4 times larger than that of the WOH site
- The Ouray County Courthouse and Annex building is roughly 2.5 times larger than the Wright Opera House building
 - Departments housed within the OCC: Treasurer, County Assessor, Court Clerk, Judge, County Administration, Facilities Manager, Sheriff Department, EMS, IT/AV, H.R., Elections, Clerk and Recorder
 - The Treasurer, County Assessor, Sheriff Department and Courts interact with the public daily
- The OCC interfaces with the public on a daily basis as part of their business operations, whereas the WOH is utilized less often for events. The OCC is the House of the People for essential services on behalf of the entire Ouray County population.
- Much of the necessary restoration work on the OCC pertains to the site as a whole. Restoration of the building alone will be for naught if the existing drainage, foundation, grading, and landscaping issues are not addressed concurrently. Extensive site work greatly impacts the scope of the restoration of the Ouray County Courthouse, and is not a factor in the Wright Opera House as that building largely makes up the whole of its significantly smaller site.

Requirements of the Ouray County Court House Project**1. Considerable Site Work**

- Drainage
- Sidewalks
- Retaining Walls
- Electrical Transformer
- Energy Generator
- Sewer
- Exterior Decks and Stoops
- ADA Site Compliance
- Landscaping
- Parking

2. Roofing

- Existing Courthouse
- Annex Building

3. Basement Work

- Water proofing
- Recapturing the Moat for Daylighting

4. Public Service Facility Requirements

- Proper Ventilation and heating for code compliance
- Houses County Staff 5 days a week
 - Public service interface on a daily basis with Courts, Treasurer, Sheriff Department and Assessor
- Life Safety/Code Compliance/ IT- AV/Data/ Sprinkler System

5. Courtroom Facility

- Requires Functional chamber to meet current court standards. Colorado Statute 13-3-108 requires all County Governments provide necessary court space including all utility costs. The County is not reimbursed by the State for any of these expenses.

6. Additional Considerations

- Ouray County Courthouse project includes an addition of 1,659 SF
- Project includes the repurposing of the annex and an expansion of 1,548 SF

PROJECT LIFE & FUTURE EMPLOYMENT GROWTH

Note: Based on an evaluation of past growth, and incorporating anticipated population growth over the next 25-30 years, the feasibility study has accounted for a 20% increase in departmental growth in building programming.

Courtroom

Courtroom + Judge's Office	2,192 SF
Total Staff Existing	1 (Judge)
Anticipated Growth	None

Court Clerk

Area	288 SF
Total Staff Existing	3
Anticipated Growth	1 person

Sheriff

Space Area	1,225 SF
Total Staff Existing	7
Anticipated Growth	1 person

County Assessor

Space Area	559 SF
Total Staff Existing	4
Anticipated Growth	1 person

County Administration

Space Area	648 SF
Total Staff Existing	4
Anticipated Growth	1 person

Treasurer

Space Area	506 SF
Total Staff Existing	3
Anticipated Growth	1 person

Facility Maintenance

Space Area	235 SF
Total Staff Existing	2
Anticipated Growth	None

County Clerk and Recorder

Space Area	972 SF
Total Staff Existing	5
Anticipated Growth	1 person

Elections

Space Area	735 SF
Total Staff Existing	1
Anticipated Growth	1 person

EMS

Space Area	Relocated off-site
Total Staff Existing	5
Anticipated Growth	2 (Courthouse Annex)

