

Public Works Director



Derrick A. Radke, P.E.

MEMORANDUM

July 6, 2022

To: County Council
Thomas C. Fisher, County Manager

From: Derrick Radke, PE - Summit County Public Works Director

Re: FJ Gillmor Subdivision, County Campus Facility, Review of Facility Program and Budget Development

Summit County engaged GSBS Architects in 2017 to complete a space needs analysis for all County owned facilities and to develop a capital facilities improvement plan. Based on that plan, the County identified several higher priority facilities which needed improvement in the near term to meet the needs of the Departments projected to 2040. The identified projects were for Public Works, Justice Center, and the Richins Building. The County Council then authorized a Bond to pay for these improvements in 2021. The original budget developed for these projects is shown in the table below:

Project	Rate	Estimated Sq Footage	Facilities Dept Priority	\$ (521,919) Estimated Cost
Hwy 40 Corridor Facility				
Sheriff Admin (staff, inmate, visitor safety & need)	1	10,000	1.2	\$ 3,323,000
Evidence storage	1	2,000	1.3	\$ 665,000
General office and touchdown space	1	2,000	2.0	\$ 665,000
Public hearing, conference space (Council mtgs & SO training)	1	3,500	2.0	\$ 1,163,000
Motor Vehicle	1	1,000	2.0	\$ 333,000
Central Senior Center	1	5,000	3.0	\$ 1,662,000
Childcare Center for County employees	1	3,000	3.0	\$ 997,000
Public Works Complex/Landfill				
Renovations, expand locker space (includes ADA improvements too)	2	5,500	1.1	\$ 1,381,000
Salt storage	3	2,500	1.1	\$ 628,000
Equipment storage	3	10,000	1.1	\$ 2,510,000
Shared Stormwater Decant Facility	3	2,250	1.1	\$ 565,000
Fuel and oil tank removal reinstall above ground (state mandate by year 2022)	3	1,600	1.1	\$ 402,000
Cell 2 Construction at 3 Mile Canyon (3-4 years out)	0			\$ 3,000,000
Scale house and scales replacement	2	1,000		\$ 251,000
Subsequent Remodels/Renovations				
County Attorney space	2	2,000	1.4	\$ 502,000
Public Defender meeting and interview space	2	3,000	1.4	\$ 753,000
Expand library (Richins)	2	10,000	2.2	\$ 2,510,000
General office, touchdown, meeting space (Richins)	2	2,000	2.2	\$ 502,000
Remodel existing Justice Center space	2	7,000	1.4	\$ 1,757,000
Annual cost estimate				\$ 23,569,000
Bonded Amount				\$ 17,910,000

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At the time Council decided on the Bond Amount to make the improvements, the portions for construction of Cell 3 at the Landfill, County and County Service Districts Employee Child Care, and Senior Center were taken out of consideration. The table presented to the Council for the 2021 budget is below:

Project:	Estimated Cost
Hwy 40 Corridor Facility	\$ 6,149,000
Sheriff Admin, office space, visitor safety	
Evidence storage	
General office, touchdown space	
Public hearing, conference space	
Motor vehicle	
Public Works Complex	5,737,000
Renovations, expand locker space, ADA improve	
Salt storage	
Equipment storage	
Stormwater decant facility	
Fuel & oil tank removal, reinstall	
Scale house & scales replacement	
Subsequent Remodels/Renovations	6,024,000
County Attorney space	
Public Defender meeting, interview space	
Expand library, meeting space (Richins)	
General office, touchdown space (Richins)	
Remodel existing Justice Center space	
Estimated Total Cost of Projects:	\$ 17,910,000

The Public Works Facility Improvements are under way and are currently within the budgeted amount (with a little cushion). This leave \$12.2M available from the bond proceeds for this facility. Approximately \$2.5M of these funds were set aside for the Richins Building.

Since the time the recommendation and budget was developed, several things have happened; 1) The Kimball Junction Area Plan was completed which has resulted in staff determining the envisioned improvements to the Richins Building should be delayed until more study has gone into how this facility should be utilized; 2) A detailed programing exercise has been completed with the Departments who would utilize space in the FJ Gillmor Campus Building which identified needs not contemplated in the initial study and which possibly under estimated some needs; and 3) there has been unprecedented inflation in the construction market. These factors caused some rethinking and further analysis of how this facility could/should be developed and funded.

During the programing process, the County Manager identified the priorities for the facility:

1. High Tech Convention/Exhibit Hall that can be used by the Council, Planning Commission, other County functions and even the public in a more secure environment
2. Sheriff Administration, inclusive of remodel of existing facility
3. Office Space for up to 3 Divisions and touchdown workspace for Council and other

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employees

4. County Attorney prosecution function, inclusive of reuse of Justice Center Space for Public Defender and Victim Advocate
5. Treasurer's Office vehicle licensing division.
6. Child Care space for County and special district employees (shelled space for development by lessee) added back into the program to help provide this vital need for County and Special Districts employees, or as space to expand services to this ever-growing area of the community
7. A facility that was programed and designed under the guidelines of the County's High Performance Building Standards

The detailed programing identified the specific needs of the users of this facility, mostly around the Sheriff's Department, the Convention Center needs, County Attorney and the desire to at least build a shell for future use as County and County service districts employee childcare. The increased sizes were primarily to ensure these spaces were viable well into the future (2040 design year). The table below shows these differences:

DEPARTMENT	Program Date	Study SF	Program SF	Difference
COUNTY SHERIFF	4/26/2022	10,000	20650	10,650
DMV REGISTRATION	4/26/2022	1,000	1410	410
COUNTY ATTORNEY	4/26/2022	2,000	4150	2,150
COUNTY SHARED SPACE (w/Exec	4/26/2022	2,000	8760	6,760
SHARED CONF/CONV SPACE	4/26/2022	3,500	14130	10,630
CHILD DAY CARE	10/14/2021	3,000	6730	3,730
JC REMODEL (Public Defender, JRI, Jail Admin, Evidence, Safety)	4/26/2022	12000	12000	0

Based on the cost estimates prepared by the Architectural design team, the following table summarizes the estimated costs for the facility based on the ideal programing:

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SUMMIT COUNTY CAMPUS BUILDING						
2022-04-27						
COUNTY FUNCTIONS						
DEPARTMENT	Program Date	TOTAL GROSS S.F.	ENVELOPE FACTOR	DEPARTMENT ENVELOPE	Estimated Cost/Sq Ft	Estimated Cost
COUNTY SHERIFF	4/26/2022	16,520	1.25	20650	\$ 368	\$ 7,599,200
DMV REGISTRATION	4/26/2022	1,130	1.25	1410	\$ 368	\$ 518,880
COUNTY ATTORNEY	4/26/2022	3,320	1.25	4150	\$ 368	\$ 1,527,200
COUNTY SHARED SPACE (w/Exec	4/26/2022	7,010	1.25	8760	\$ 368	\$ 3,223,680
SHARED CONF/CONV SPACE	4/26/2022	11,300	1.25	14130	\$ 368	\$ 5,199,840
CHILD DAY CARE	10/14/2021	5,380	1.25	6730	\$ 175	\$ 1,177,750
JC REMODEL (Public Def, Evidence, staff, inmate, visitor safety)	4/26/2022					\$ 2,492,950
Sub-Totals		44,660		55,830		\$ 21,739,500
SITE AREA		76,790			\$ 21	\$ 1,612,590
TOTAL CONSTRUCTION						\$ 23,352,090
Design Fees					5%	\$ 1,167,600
Owner's Rep & Special Inspections					2%	\$ 467,040
Contingency/Inflation					10%	\$ 2,335,210
TOTAL PROJECT ESTIMATE						\$ 27,321,940

As noted above, assuming Council agrees with the delay of improvements to the Richins Building, this would allow approximately \$2.5M to be added to the Justice Center/Campus Building project. Making this assumption would bring the remaining bond funds of \$12.2M. This leaves a shortfall of approximately \$15.15M.

The County Manager directed staff to review other possible funding sources to bridge the gap. Our Grants Coordinator applied for a grant that included the childcare center but was not successful. Matt Leavitt, Financial Officer has identified several sources from Fund Balances that can be used on this type of project. The next table summarizes these sources and our recommendation for their use towards this essential project:

SOUCE	Amount	Restricted Use (Y/N)	
American Rescue Plan (ARPA)	\$ 5,000,000	N	
Transient Room Tax (TRT)	\$ 2,500,000	Y	Convention/Exhibit Space
General Fund	\$ 1,504,900	N	Based on Space Use and the associated Fund Split
Municipal Services	\$ 5,580,800	N	Based on Space Use and the associated Fund Split
Assessing and Collecting	\$ 563,200	Y	County Attorney, DMV
TOTAL	\$ 15,149,000		

Mr. Leavitt reports that due to some growth in fund balances over the last few years that was not entirely expected, and the conservative spending by Departments, fund balances are above

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the maximums set by Executive Order and estimates that fund balances in these accounts will remain above the minimums after dedicating the amounts being recommended. Spending of Fund Balances is a one-time expense. This is a facility that will be significant for the community and the Departments that will use it to the benefit of the community for years to come. This project is worthy of the use of these resources. Staff recommends to the County Council they authorize the use of these resources for this project, including the \$2.5M which was initially dedicated to the Richins Building. Final/formal approval will be through the budget process.

If you have any questions before then, please contact me.

cc: file (C:\Users\DerrickR\Documents\MyDocs\Public Works\Projects 2021\Facilities Bond Projects\Gilmore Plan-Arch\cc-Program-Budget 7-6-22.doc)