



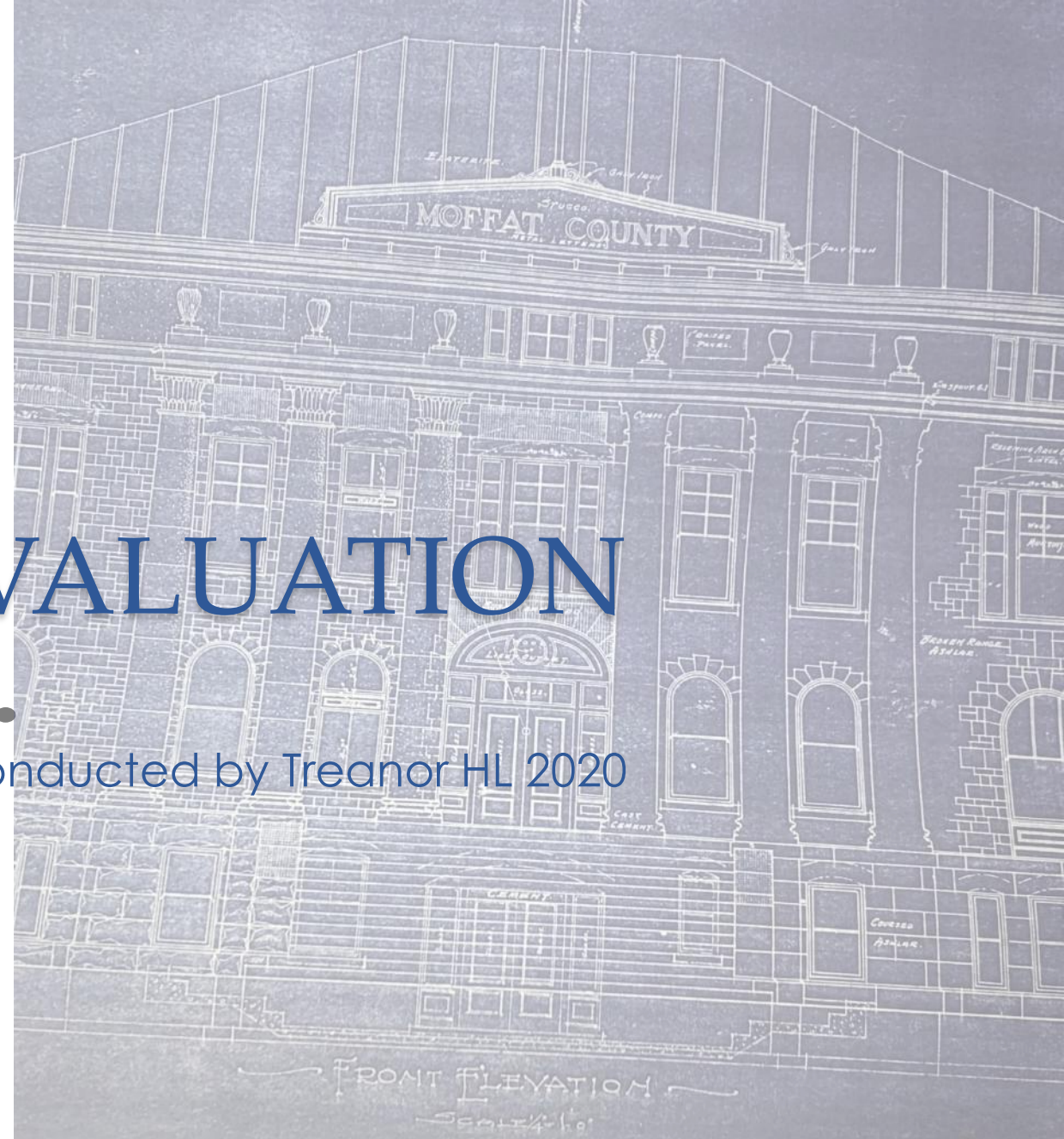
Moffat County, Colorado

Courthouse Project

FACILITY EVALUATION



Courthouse Feasibility Study conducted by Treanor HL 2020



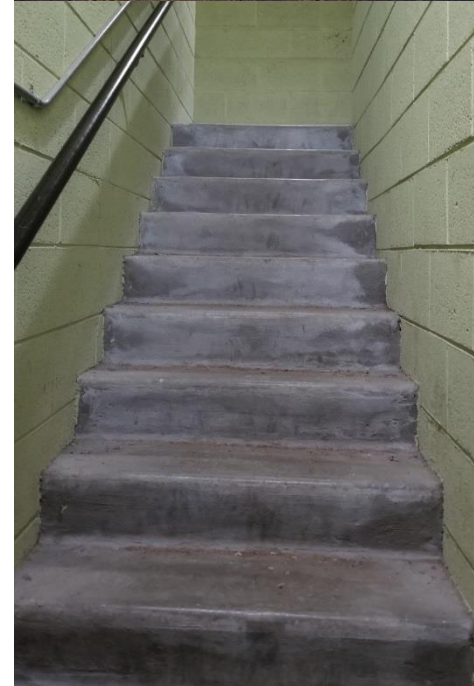
COURTHOUSE

- Original building built in **1917**
- Renovation and Addition in **1932** and **1962**
- Three story facility
- 50,865 GSF



COURTHOUSE

- Facility not compliant with current building codes or American with Disabilities Act
- No fire sprinkler system
- Substandard emergency egress from court floor
- Numerous problems with HVAC, electrical and plumbing
- Significant security issues with current facility
 - No enclosed delivery of in-custody persons
 - Undersized public screening
 - No separate circulation pathways for in-custody, public, and staff

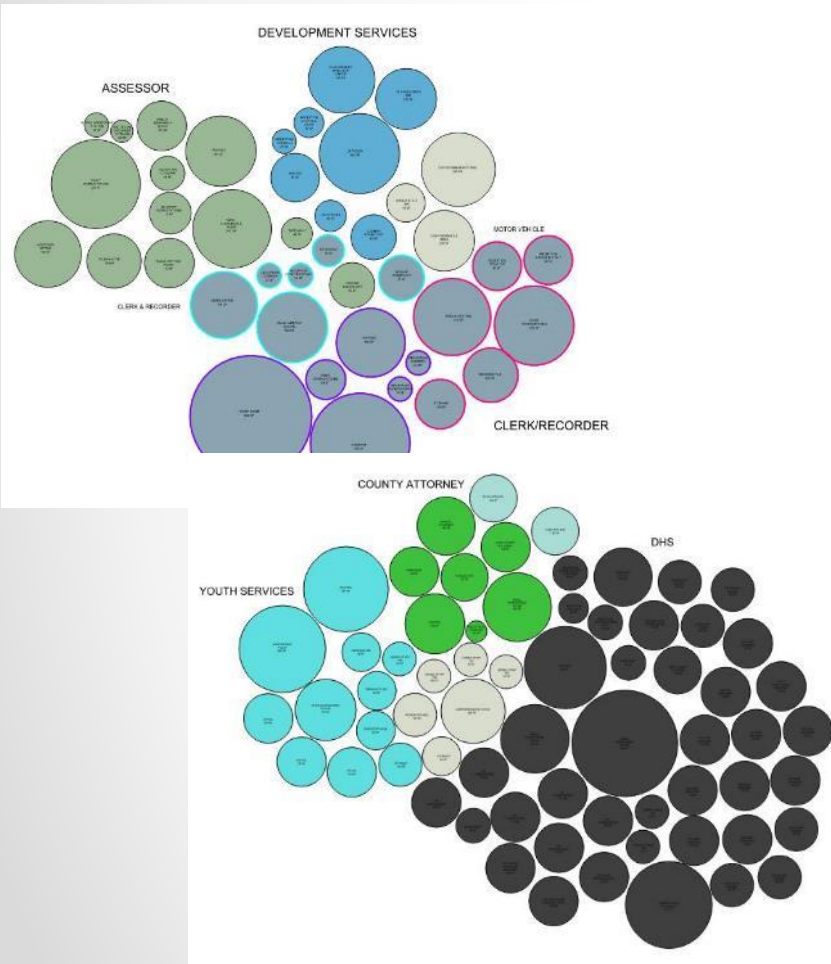


PROPOSED PROGRAM

Moffat County, Colorado
COURTHOUSE FEASIBILITY STUDY

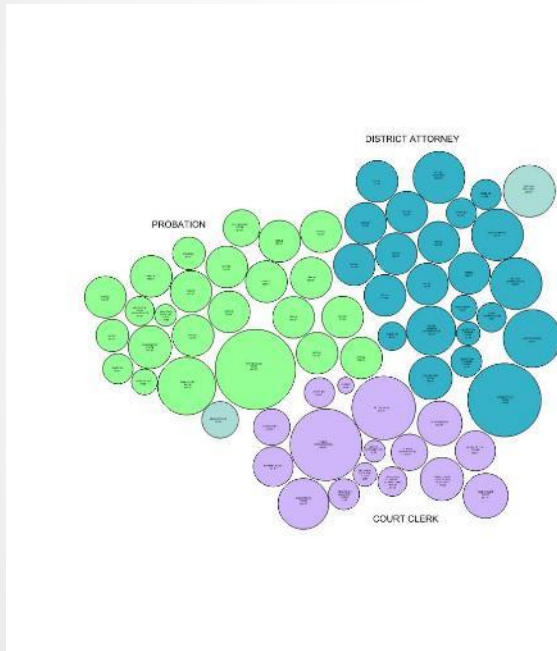


COUNTY DEPARTMENTS



Department	
Assessor	2,561
County Attorney	1,915
Clerk and Recorder	4,804
Coroner	280
Development Services	1,707
Human Services	8,128
Facilities	7,650
Finance	2,345
Human Resources	2,502
IT	927
Natural Resources / BOCC	3,075
Veterans Services	386
Weed and Pest	361
CSU Extension	5,286
Youth Services	2,391
Treasure	2,659
TOTAL DEPARTMENT GSF	<u>49,495</u>
Building Grossing Factor	10,129
TOTAL BUILDING GSF	59,625

14th JUDICIAL DISTRICT



Department	
District Attorney	4,745
Probation	3,976
Judicial Offices	2,614
Courtroom and Support Spaces	17,021
Court Clerk and Court Support	3,363
Building Support	5,447
TOTAL DEPARTMENT GSF	<u>37,165</u>
Building Grossing Factor	5,203
TOTAL BUILDING GSF	42,369

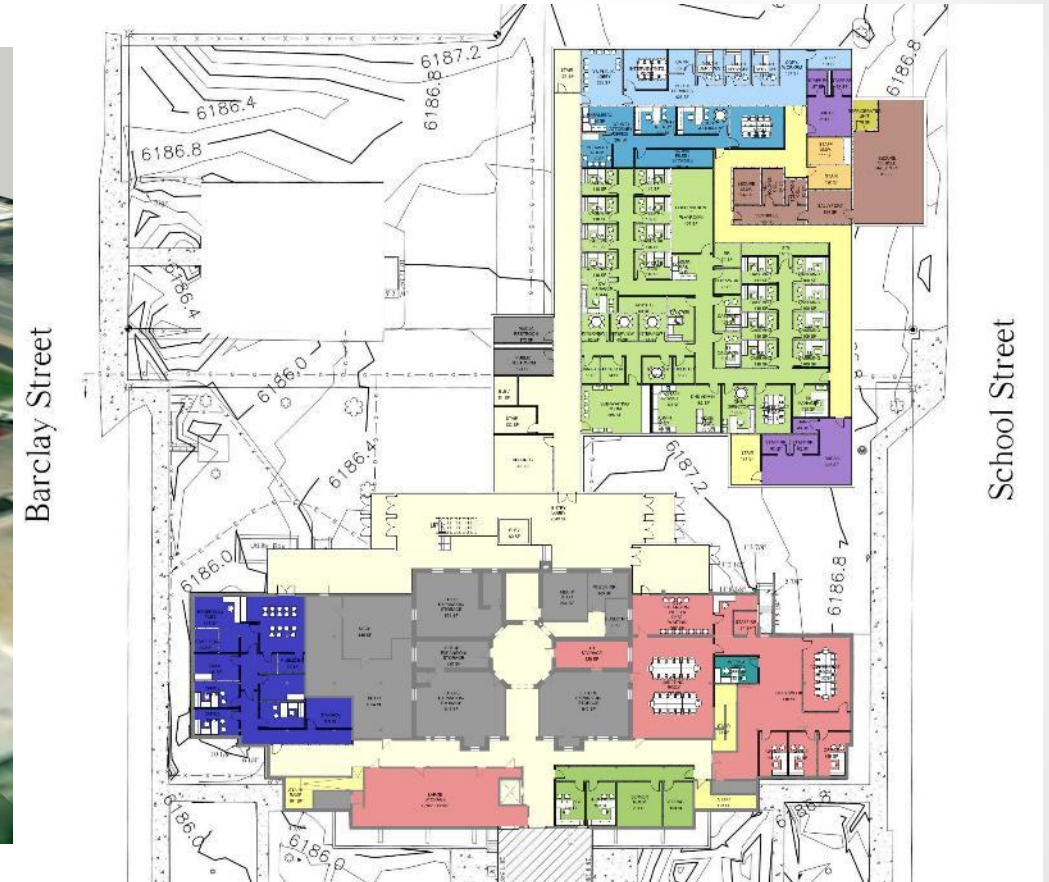
SOLUTION



Moffat County, Colorado
COURTHOUSE FEASIBILITY STUDY



Option 1, Renovate and add on to the existing courthouse



Cost: \$45 Million

Option #2, Purchase and Renovate the Kmart building

- Building built in **1993**
- Store closed in **2016**
- One story facility with small mezzanine
- 96,046 GSF



KMART RENOVATION



KMART RENOVATION



KMART RENOVATION



PROJECT CONSTRUCTION COSTS

● ● ●
Moffat County, Colorado
COURTHOUSE FEASIBILITY STUDY

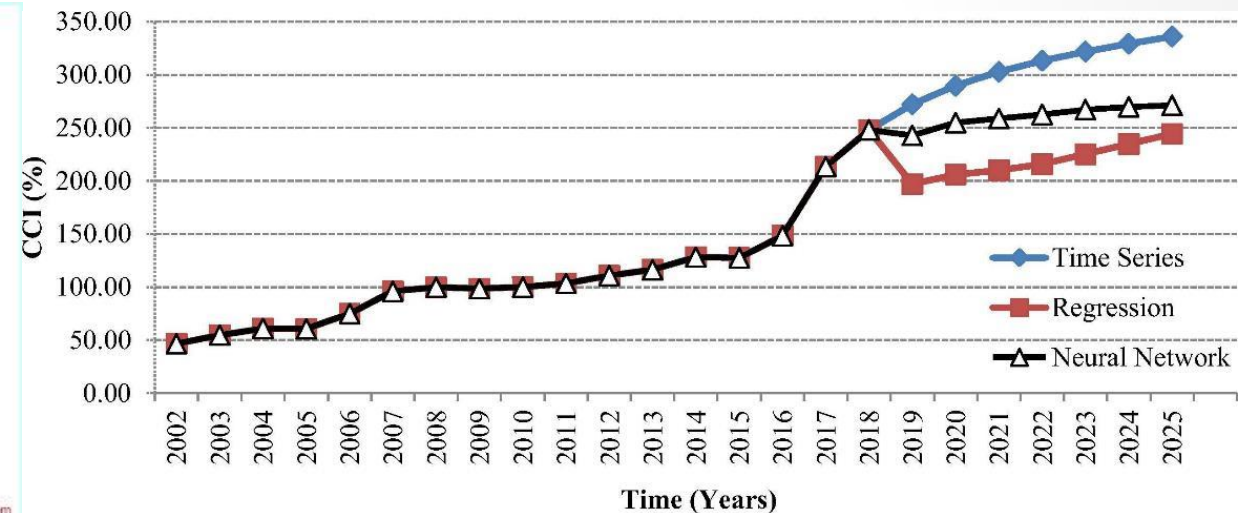
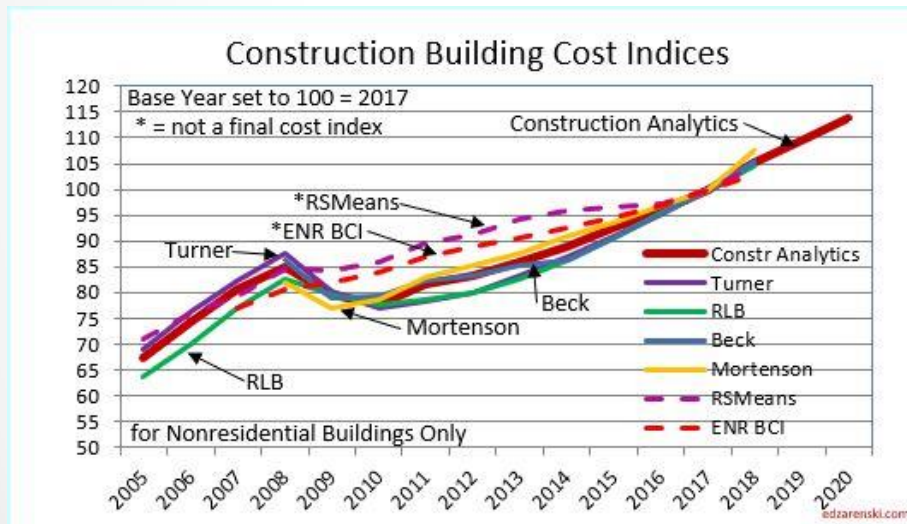


PROJECT / CONSTRUCTION COSTS

- Construction costs
 - Contingency
 - Escalation
- Project (soft) costs
 - Professional fees
 - Site survey
 - Hazardous material abatement
 - Geotechnical survey
 - Bid Printing
 - Construction testing
 - Furniture/ Fixture/ Equipment
 - Owner's contingency

Construction Cost Estimate

	Square Feet	Construction Cost Estimate	
Kmart Building	94602.00	\$200.00 to \$252.00	\$18 to \$23 Million



Budget

96,046 Square feet on 11 acres

Sales Price	\$2,250,000.00
Budget	\$20,000,000.00
Total	\$22,250,000.00
Financed Amount	\$20,000,000.00
With new COPs	
Cost of bonding	\$235,000.00
Architect	\$1,200,000.00
Construction	\$18,565,000.00
County Cash	
Capital Improvement Fund	\$2,250,000.00

Financing

Sales Tax Revenue		\$1,000,000.00
30 year term	Interest	Annual Payment
\$18,760,710.00	3.14%	\$949,800.00
\$20,713,092.00	3.14%	\$1,049,800.00

Next Steps

- Start design drawings and engineering December 2020
- Begin process to acquire new COP's
- Close on purchase of the Kmart building 12/29/20
- Working drawings 80% by March 1 2021
 - \$336,000
 - 60% Moffat County Administration Offices
 - 40% Judicial Office Space and Courtrooms
- Submitting a grant request for Phase 1 to DOLA March 1, 2021
- Financing (COP's) in place April 1, 2021
- Bid Documents ready and RFP released May 1, 2021
- Submitting a grant request for Phase 2 to DOLA August 1, 2021
- Construction begins September 1, 2021



Thank you