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Question 4

RIO BLANCO COUNTY
Fairfield Center and Apartments – Public Information

Question 4: Based on the Rosenfeld Report, what is the estimated total cost of the proposed repairs and improvements to the Fairfield Complex, including allowances for Architecture and Engineering (A&E) and contingencies?

Please see the attached chart.

Fairfield Complex Repair Program

Rosenfeld assessment hard costs with A&E and contingency allowances

Project ID	Project	Hard Cost	A&E 12%	Contingency 15%	Total Project Cost
CIP_011	Fairfield Center - Immediate Needs	$702,350.00	$84,282.00	$105,352.50	$891,984.50
CIP_012	Fairfield Center - Current Code Items	$367,000.00	$44,040.00	$55,050.00	$466,090.00
CIP_013	Fairfield Center - Short-Term Needs	$621,950.00	$74,634.00	$93,292.50	$789,876.50
CIP_014	Fairfield Center - Long-Term Needs	$202,750.00	$24,330.00	$30,412.50	$257,492.50
CIP_015	Fairfield Center - Future Improvements	$250,000.00	$30,000.00	$37,500.00	$317,500.00
Fairfield Center subtotal		**$2,144,050.00**	**$257,286.00**	**$321,607.50**	**$2,722,943.50**
CIP_016	Fairfield Apartments - Immediate Needs	$626,100.00	$75,132.00	$93,915.00	$795,147.00
CIP_017	Fairfield Apartments - Current Code Items	$610,000.00	$73,200.00	$91,500.00	$774,700.00
CIP_018	Fairfield Apartments - Short-Term Needs	$1,245,950.00	$149,514.00	$186,892.50	$1,582,356.50
CIP_019	Fairfield Apartments - Long-Term Needs	$30,000.00	$3,600.00	$4,500.00	$38,100.00
CIP_020	Fairfield Apartments - Future Needs	$215,000.00	$25,800.00	$32,250.00	$273,050.00
Fairfield Apartments subtotal		**$2,727,050.00**	**$327,246.00**	**$409,057.50**	**$3,463,353.50**
Total Fairfield Complex program		**$4,871,100.00**	**$584,532.00**	**$730,665.00**	**$6,186,297.00**

Planning note: Hard costs are from the Rosenfeld assessment. A&E and contingency are calculated independently from hard cost. Estimates should be updated as projects advance through design and procurement.

Planning assumptions	Rate
A&E allowance	12%
Contingency	15%