

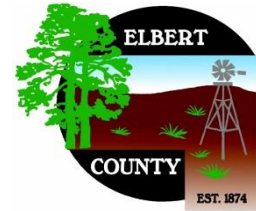
Elbert County Government
Utilities Cost Analysis Report
 440 Comanche Street, Kiowa, CO 80117
 5/1/2017



Appropriation amount based on taking possession on June 1, 2017
 Electricity, Natural Gas and Water/Sewer averages provided by Bank of the West Facilities Manager

Utility Costs			
	Average Monthly Cost	2017 Appropriation Amount	2018 Budget Amount
Electricity			
Vendor: IREA	\$950.00	\$6,650.00	\$11,400.00
Natural Gas			
Vendor: Black Hills Energy	\$35.00	\$245.00	\$420.00
Water/Sewer			
Vendor: Kiowa Wastewater Authority	\$470.00	\$3,290.00	\$5,640.00
Trash			
Vendor: Dan's Trash	\$240.00	\$1,680.00	\$2,880.00
Circuit			
Vendor: Comcast	\$250.00	\$1,750.00	\$3,000.00
After Hours Monitoring System			
Vendor: TBD	\$35.00	\$245.00	\$420.00
Total Utility Cost to Operate	\$1,980.00	\$13,860.00	\$23,760.00

Elbert County Government
Due Diligence Analysis Report
 440 Comanche Street, Kiowa, CO 80117
 5/1/2017



Due Diligence				
	Estimated	Cost	Actual Cost	2017 Appropriation Amount
Survey				
Vendor: High Prarie Survey	\$700.00		\$800.00	\$800.00
Appraisal				
Vendor: East West Econometrics	\$3,500.00		\$2,950.00	\$2,950.00
Commercial Inspection				
Vendor: National Building Inspections Building, Site, ADA	\$3,000.00		\$2,645.00	\$2,645.00
Air Quality Inspection				
Vendor: Alpine Consulting Inc. Includes: Air quality, radon, asbestos	\$1,000.00		\$770.00	\$770.00
Radon Testing				
Vendor: Air Chek, Inc	\$200.00		\$200.00	\$200.00
Environmental Phase I				
Vendor: Partner Engineering and Science Inc.	\$2,600.00		\$2,600.00	\$2,600.00
Title Insurance				
Vendor: Per Contract: Cost to Seller	\$0.00		\$0.00	\$0.00
Total Cost of Due Diligence	\$11,000.00		\$9,965.00	\$9,965.00

Elbert County Government
Operations Relocation Analysis Report
 440 Comanche Street, Kiowa, CO 80117
 5/1/2017



Operations Relocation				
	Estimated	Cost	2017 Appropriation Amount	2018 Budgeted Repairs
IT Infrastructure				
	\$67,000.00		\$67,000.00	\$0.00
Includes: Security, Computer, Telephone, Cabeling, Network				
Remodeling				
Amount:	\$11,400.00		\$11,400.00	\$10,000.00
Lock sets, Office remodel , Lighting				
ADA Compliance				
Amount:	\$22,000.00		\$22,000.00	\$22,000.00
Sidewalks, Water Fountains, Bathrooms, Elevator				
HVAC				
Amount:	\$2,000.00		\$2,000.00	\$5,000.00
Duct Cleaning and minor repair				
Site				
Amount:	\$0.00		\$0.00	\$100,000.00
Parking Lot, Driveway, Roof, Siding				
Total Cost of Operations Relocation	\$102,400.00		\$102,400.00	\$137,000.00

Elbert County Government
Appropriation Report
 440 Comanche Street, Kiowa, CO 80117
 5/1/2017



Bank Building Acquisition Summary

	2017	2018
	Appropriation Amount	Budget Amount
Utilities		
Total Estimated Cost	\$13,860.00	\$23,760.00
Due Diligence		
Total Estimated Cost	\$9,965.00	\$0.00
Operations Relocation		
Total Estimated Cost	\$102,400.00	\$137,000.00
Total Estimated Amount needed for Appropriation	\$126,225.00	\$160,760.00