



Arapahoe County

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Board Summary Report

File #: 26-406

Agenda Date: 8/4/2026

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To: Board of County Commissioners

Through: Michelle Halstead, Acting Director, Facilities and Fleet Management Department

Prepared By:

Ken Morris, Division Manager - Project Operations, Facilities and Fleet Management Department

Presenter: Ken Morris, Division Manager - Project Operations, Facilities and Fleet Management Department

Subject:

2:15 PM *Request to transfer unallocated CIP funds to the Detention Facility Medical Expansion Project

Purpose and Request:

The purpose of this drop-in is to request \$250,000 of unallocated capital improvement fund monies to be transferred to the Detention Facility Medical Expansion to address unforeseen life-safety smoke control system requirements and complete the project as current funds are insufficient to address these mechanical modifications and remaining project closeout tasks.

Alignment with Strategic Plan: Sustainable Growth and Infrastructure - Prioritize capital improvement projects (CIP) including deferred maintenance.

Background and Discussion: The \$46.4 million Detention Facility Medical Expansion Project is nearing construction completion. A critical delay has emerged regarding the smoke control system within the new medical facility that requires additional funds. Throughout May and June 2026, the project faced challenges securing approvals from South Metro Fire for the smoke control panel graphics and fabrication. While the panel was successfully installed in early June, subsequent testing revealed some mechanical performance issues including underperformance of smoke exhaust fans (SEFs) relative to design requirements. Specifically, the combined fan output is currently below the minimum exhaust rate per smoke zone required during a "design fire" to keep smoke at a 6-foot clear height, which is necessary to ensure safe conditions for occupants to exit the facility. To resolve this, the project team must install additional exhaust grilles for four (4) exhaust fans to reduce pressure drop and increase airflow. These modifications will delay the final testing with South Metro Fire and subsequent issuance of a Certificate of Occupancy. The project team expects the necessary modifications to be completed by August 7th and South Metro final inspections to take place during the week of August 10th. Another South Metro Fire requirement prior to Certificate of Occupancy is the full functionality of the expanded BDA/DAS system. These are the last two inspections required to allow occupancy of the new medical dayrooms so the general contractor can begin the last phase of the project which includes a remodel and refresh of the old medical space.

Alternatives: There are no viable alternatives. No action will result in the new medical expansion not

meeting current fire and life-safety codes that are required for occupancy.

Fiscal Impact: As of July 21, 2026, SAP indicates \$157,588 in available funds, which reflects use of the entire \$3.5 million in owner contingency allocated for this project. The estimated remaining project costs to reach project completion are anticipated at \$403,980 including remaining design costs, pending change orders from the general contractor, other professional services costs/fees, and an appropriate owner contingency to complete the last phase of the project. The requested CIP budget transfer is \$250,000. If approved the total project budget will be \$46.65 million.

Alignment with Strategic Implementation Strategies: N/A

Staff Recommendation: Staff recommends the BOCC approve the budget transfer of \$250,000 to complete the necessary life-safety modifications, achieve final occupancy of the medical expansion, and finalize the project.

Concurrence: N/A