

Fiscal Year 2020-21 Capital Construction Request

Colorado State University

National Western Center Lease Payments

PROGRAM PLAN STATUS

2020-020

Approved Program Plan?

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority
Dept/Inst	NP of 4
OSPB	NP of 47 Recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$18,696,574	\$19,069,386	\$54,292,223	\$92,058,183
RF	\$16,570,927	\$0	\$0	\$0	\$16,570,927
Total	\$16,570,927	\$18,696,574	\$19,069,386	\$54,292,223	\$108,629,110

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$16,570,927	\$18,696,574	\$19,069,386	\$54,292,223	\$108,629,110
Contingency	\$0	\$0	\$0	\$0	\$0
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$16,570,927	\$18,696,574	\$19,069,386	\$54,292,223	\$108,629,110

PROJECT STATUS

This is an ongoing request for an annual lease payment. The FY 2018-19 payment was paid through capitalized interest. This is the second year a lease payment will be appropriated through a budget bill.

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University (CSU) is requesting state funds to make an annual lease payment for the first tranche of certificates of participation (COPs) issued to finance the construction of buildings on the National Western Center campus and affiliated buildings on the main CSU campus. The first issuance financed land acquisition for the CSU buildings on the National Western Center campus and for projects underway in Fort Collins.

The COP issuances are contingent upon project-specific review and approval by the Colorado Commission on Higher Education, the Governor's Office of State Planning and Budgeting, and the Capital Development Committee. Additionally, no lease-purchase agreements could be issued until the voters of the City and County of Denver approved an extension of the lodging and car rental taxes, or another similar tax, to generate sufficient funding for

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Colorado State University

National Western Center Lease Payments

development of the National Western Center, which occurred at the November 2015 election.

PROJECT JUSTIFICATION

House Bill 15-1344 authorized the State Treasurer to enter into one or more lease-purchase agreements on behalf of CSU for a period of up to 20 years to construct facilities at the National Western Center and the CSU main campus. The bill authorized the issuance of COPs in the amount of \$250 million, plus reasonable administrative expenses for the costs of issuance and monitoring.

PROGRAM INFORMATION

The National Western Center project redevelops the National Western Stock Show grounds and surrounding area in north Denver. The existing 130-acre campus will be expanded to 250 acres and will add a number of buildings and uses to the campus. A master plan for the redevelopment, completed in December 2014, was undertaken by the National Western Center Partnership, which consists of the National Western Stock Show, the City and County of Denver, CSU, the Denver Museum of Nature and Science, and History Colorado.

PROJECT SCHEDULE

This request makes the annual lease payment for FY 2020-21. COP payments for the issuance will continue through June 2039. Payments are considered part of the capital construction budget until construction is substantially complete on the financed buildings, at which time the payments shift to the operating budget.

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

Operating costs are paid from institutional sources. The construction of new facilities will increase operational costs.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2020-21 Capital Construction Request

Colorado State University

Shepardson Building Renovation and Addition

PROGRAM PLAN STATUS

2008-071

Approved Program Plan? Yes No

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DeptInst	1 of 4	
CCHE	4 of 39	
OSPB	17 of 47	Recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2020-21	FY 2021-22	Future Requests	Total Cost
CCF	\$18,009,923	\$17,051,200	\$0	\$0	\$35,061,123
CF	\$9,000,000	\$0	\$0	\$0	\$9,000,000
Total	\$27,009,923	\$17,051,200	\$0	\$0	\$44,061,123

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2020-21	FY 2021-22	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$3,805,053	\$874,000	\$0	\$0	\$4,679,053
Construction	\$20,203,830	\$10,959,539	\$0	\$0	\$31,163,369
Equipment	\$350,000	\$3,493,177	\$0	\$0	\$3,843,177
Miscellaneous	\$125,638	\$174,375	\$0	\$0	\$300,013
Contingency	\$2,525,402	\$1,550,109	\$0	\$0	\$4,075,511
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$27,009,923	\$17,051,200	\$0	\$0	\$44,061,123

PROJECT STATUS

This is a continuation project. Phases I and II funded design and construction. Construction began in September 2020 and will continue through May 2021. This request for Phase III funding equips and furnishes the building.

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University (CSU) is requesting state funds to renovate (46,393 GSF) and construct (about 48,000 GSF) an addition to the Shepardson Building on the Fort Collins campus. The project will serve the Horticulture and Landscape Architecture and the Agricultural Services programs. The renovation addresses the building's existing plumbing, mechanical, electrical, and telecommunications systems. The addition provides eight teaching laboratories, classrooms, and studio space as well as a new building entrance with reception, waiting, and display space. As a result of the project, the building gains modern architectural features so it has a more prominent position on University Avenue. Phase I funded design work, Phase II funded construction work, and Phase III funds equipment and furnishings.

Although the Shepardson Building was built in 1938, the university considers it to be structurally sound. The project seeks to preserve the historic fabric of the building, even though the facility is not registered and does not meet the

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Colorado State University

Shepardson Building Renovation and Addition

criteria to do so.

Cost Assumption. Costs were estimated by an independent cost consultant and CSU Facilities Management staff. The cost per GSF for the renovation and addition is \$465. The request uses an escalation factor of 5.5 percent. The project meets the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

The university cites three purposes for the project. The addition and renovation allow the Department of Horticulture & Landscape Architecture to offer interdisciplinary studies and concentrations in organic agriculture, viticulture/enology (the study and practice of growing grapes/making wine), golf management, and landscape management. The project also creates an appealing facility for outreach functions such as the Master Gardener Program, the Drought Tolerance Center, Community Supported Agriculture, and Cancer Prevention. The project also allows CSU to lift an enrollment cap of 400 students for these programs, which is currently in place due to poor and cramped facilities; the cap only permits the university to accept two thirds of the qualified students who apply to the program. With the proposed renovation and addition, CSU says the program could serve up to 600 students.

The university explains that space is limited in Shepardson, and the building cannot accommodate enrollment growth in the programs it houses. This fact was noted by the American Society of Landscape Architects accreditation committee, says CSU. According to the university, trade journals indicate that employment in the horticulture and landscape architecture fields is predicted to grow at an annual rate of 25 percent. Consequently, CSU believes the state could be missing out on this trend when capable students decide to enroll in other programs in other states. In addition, the university says that Colorado has a rapidly growing wine industry that contributes a great deal to local economies through tourism. To meet what the university terms the fastest growing sector of agriculture in the state, CSU has an emerging program in viticulture and enology.

The department is currently limited in offering various interdisciplinary studies and concentrations, says CSU. For example, the building lacks horticulture teaching lab space, and the only assigned teaching lab is in the university's main greenhouse. According to the university, similar programs in other states have labs for teaching plant propagation (CSU teaches this in a research lab), plant materials utilization (CSU teaches this in the student lounge), and turfgrass science. Also, the Cancer Prevention Laboratory has eight scientists and staff located in a small room. The project will provide lab space to support the department's programs and outreach functions.

CSU explains that the existing systems are original to the building and are deficient, necessitating replacement if the building is to retain its long-term viability. For example, the plumbing systems continuously need repair. The mechanical systems do not include cooling capabilities, and use hot water heat that leaks and allows for little or no environmental control. The existing windows in the facility are operable and provide ventilation for building space, but need to be upgraded. The telecommunication system has been improved over the years and functions, but needs to be upgraded to CAT 6 cable to accommodate current and future online activities used in instruction and research.

PROGRAM INFORMATION

The Shepardson Building houses the Department of Horticulture & Landscape Architecture (currently capped at 400 students), and other functions of the College of Agricultural Sciences (just under 1,500 students).

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Colorado State University

Shepardson Building Renovation and Addition

PROJECT SCHEDULE

	Start Date	Completion Date
Design		
Construction	June 2020	May 2021
Equipment	June 2021	July 2021
Occupancy		August 2021

SOURCE OF CASH FUNDS

Prior funding for this project included \$18.0 million in state funds and \$9.0 million in cash funds spending authority from private donations. The FY 2020-21 request, for Phase III, is not funded from cash sources.

OPERATING BUDGET

Operating costs are paid from institutional sources.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2020-21 Capital Construction Request

Colorado State University

Anatomy/Zoology East Wing Revitalization (Capital Renewal)

PROGRAM PLAN STATUS

2006-160

Approved Program Plan? Yes

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DeptInst	2 of 4	
CCHE	16 of 39	
OSPB	42 of 47	Not recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2020-21	FY 2021-22	Future Requests	Total Cost
CCF	\$0	\$14,109,290	\$0	\$0	\$14,109,290
CF	\$0	\$3,527,322	\$0	\$0	\$3,527,322
Total	\$0	\$17,636,612	\$0	\$0	\$17,636,612

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2020-21	FY 2021-22	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,018,221	\$0	\$0	\$2,018,221
Construction	\$0	\$14,015,063	\$0	\$0	\$14,015,063
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$1,603,328	\$0	\$0	\$1,603,328
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$17,636,612	\$0	\$0	\$17,636,612

PROJECT STATUS

The project was first requested for funding in FY 2008-09. This is the seventh request for funding.

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University (CSU) is requesting state funds and cash funds spending authority for a capital renewal project to upgrade and replace multiple systems in the 81,000-GSF east wing of the Anatomy/Zoology Building. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing academic buildings on a building-by-building basis, rather than project by project.

According to the university, the condition of the building is poor enough to warrant immediate action. Its Facility Condition Index is 66. The FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the state architect's target FCI for all buildings is 85. The project updates mechanical, electrical, and plumbing systems; installs a new roof; abates asbestos; and upgrades the fire sprinkler

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Colorado State University

Anatomy/Zoology East Wing Revitalization (Capital Renewal)

system.

Additionally, the project:

- upgrades the electrical system with a new transformer, switch gear, panels, and lighting;
- installs new air handlers, dampers, coils, controls, and variable air volume boxes to improve the HVAC system;
- updates lift stations for the septic system; and
- installs process cooling and a dedicated freezer room for laboratory storage to improve energy efficiency.

Cost assumption. The cost assumption was determined by university architects. The cost per GSF is \$218, an increase of \$12 per GSF, or 5.8 percent, over the FY 2019-20 submission. The project cost accounts for future inflation at rate of 5.0 percent a year. As a capital renewal request, the project is exempt from the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

The university says that the building is in a desirable location on campus and that there is always a high demand for use. The university explains that many of the building systems are outdated and not energy efficient. In similar building revitalizations, the university has recorded over 25 percent decreased electrical use and over 50 percent decreased water use. Fire sprinklers are installed in only part of the building and there are maze-like corridors that make egress in emergency situations challenging. If the project is not funded, the university will replace equipment as it fails, but this will lead to interruptions in academic instruction, particularly with regard to laboratory functions.

PROGRAM INFORMATION

The Anatomy/Zoology Building was constructed in 1973. It historically housed classrooms, offices, and laboratory space for the Department of Biology, including the major anatomy teaching laboratories. In 2017, many of the building occupants and functions moved into the recently constructed Biology Building. Vacated space in the Anatomy/Zoology Building has been backfilled by several programs, including Biology; Biomedical Sciences; Fish, Wildlife, and Conservation Biology; Biochemistry; and part of the Office of the Vice President for Research.

PROJECT SCHEDULE

Design	July 2020	May 2021
Construction	May 2021	August 2022
Equipment		
Occupancy		August 2022

SOURCE OF CASH FUNDS

The source of cash funds is university general fund resources.

OPERATING BUDGET

The university says that utility costs are remarkably high for this building compared to other buildings on campus. Therefore, it expects operating costs to decrease due to improved energy efficiency.

STAFF QUESTIONS AND ISSUES

All responses to staff questions were incorporated into the write-up.

Fiscal Year 2020-21 Capital Construction Request

Colorado State University

Chemistry B and C Wing Renovation (Capital Renewal)

PROGRAM PLAN STATUS

2008-088

Approved Program Plan?

N/A

Date Approved:

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>
DeptInst	3 of 4
CCHE	21 of 39
OSPB	NP of 47

Not recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$22,281,053	\$0	\$0	\$22,281,053
CF	\$0	\$5,570,263	\$0	\$0	\$5,570,263
Total	\$0	\$27,851,316	\$0	\$0	\$27,851,316

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,191,582	\$0	\$0	\$3,191,582
Construction	\$0	\$22,127,796	\$0	\$0	\$22,127,796
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$2,531,938	\$0	\$0	\$2,531,938
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$27,851,316	\$0	\$0	\$27,851,316

PROJECT STATUS

This project was first requested for funding in FY 2017-18. This is the fourth request for funding. The project was listed on the five-year projection of need from FY 2007-08 through FY 2016-17.

Associated projects. Colorado State University (CSU) recently completed construction of a 60,000-GSF Chemistry Research Building in order to address a shortage of laboratory and associated office space for faculty and students. The project received funding between FY 2014-15 and FY 2016-17 in the amount of \$56.6 million, including \$5.4 million in cash funds.

A second project, funded through controlled maintenance, is replacing pumps and related components of the steam system that supplies the heating coils in the A, B, and C wings of the Chemistry Building. An earlier emergency controlled maintenance project replaced the heating coils. While the work performed under the controlled maintenance project is related to building systems that will be updated or replaced under the FY 2018-19 request, the work is discrete and not part of the overall scope of the requested project.

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Colorado State University

Chemistry B and C Wing Renovation (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

CSU is requesting state funds and cash funds spending authority to upgrade and replace multiple systems in the 128,100-GSF B and C wings of the Chemistry Building. This is a capital renewal request. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing academic buildings on a building-by-building basis, rather than project by project.

The project updates mechanical, electrical, and plumbing systems; installs a new roof; abates asbestos; and upgrades the fire alarm and suppression system. Additionally, the project:

- upgrades the electrical system with a new transformer, switch gear, panels, and lighting;
- installs new air handlers, dampers, coils, controls, and variable air volume boxes to improve the HVAC system;
- updates lift stations for the septic system; and
- installs process cooling and a dedicated freezer room for laboratory storage to improve energy efficiency.

The university says that the project only addresses two wings of the building because it is not practical to take the HVAC systems offline for the entire building.

Cost assumption. The cost assumption was determined by university architects. The cost per GSF is \$217, an increase of 5.3 percent from last year's request. The project cost accounts for future inflation at rate of 5.0 percent per year. As a capital renewal request, the project is not required to meet the Art in Public Places or High Performance Certification Program requirements.

PROJECT JUSTIFICATION

The university explains that many of the building systems are outdated and not energy efficient. According to CSU, the Chemistry Building is the highest energy user on the main campus. The building uses about one million gallons of water every ten days due to the lack of process cooling. The university says this represents one out of every seven gallons used on the main campus. Fire sprinklers are installed in only part of the building and there are maze-like corridors that make egress in emergency situations challenging. If the project is not funded, the university will replace equipment as it fails, but this will lead to interruptions in academic instruction, particularly with regard to laboratory functions.

PROGRAM INFORMATION

The four-wing Chemistry Building was constructed in 1971. It houses classrooms and laboratory space for the Department of Chemistry. In 2017, some of the building occupants and functions moved into a newly constructed Chemistry Research Building. Vacated space in the Chemistry Building has been backfilled by several programs, including chemistry research, additional teaching labs, and part of the Office of the Vice President for Research.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2020	May 2021
Construction	May 2021	August 2022
Equipment		
Occupancy		

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Colorado State University

Chemistry B and C Wing Renovation (Capital Renewal)

SOURCE OF CASH FUNDS

The source of cash funds is university general fund resources.

OPERATING BUDGET

Operating costs are paid from institutional sources. CSU anticipates the project will decrease its operating costs. CSU says that similar projects have decreased electrical use by 25 percent and water use by 50 percent.

STAFF QUESTIONS AND ISSUES

All responses to staff questions were incorporated into the write-up.

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Colorado State University — Pueblo

Technology Building Renovation

PROGRAM PLAN STATUS

2008-093

Approved Program Plan? Yes No

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority
DeptInst	1 of 1
CCHE	27 of 39
OSPB	NP of 47

Not recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2020-21	FY 2021-22	Future Requests	Total Cost
CCF	\$0	\$16,417,170	\$0	\$0	\$16,417,170
CF	\$0	\$165,830	\$0	\$0	\$165,830
Total	\$0	\$16,583,000	\$0	\$0	\$16,583,000

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2020-21	FY 2021-22	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,392,627	\$0	\$0	\$2,392,627
Construction	\$0	\$12,085,754	\$0	\$0	\$12,085,754
Equipment	\$0	\$869,885	\$0	\$0	\$869,885
Miscellaneous	\$0	\$489,385	\$0	\$0	\$489,385
Contingency	\$0	\$745,349	\$0	\$0	\$745,349
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$16,583,000	\$0	\$0	\$16,583,000

PROJECT STATUS

This project was first requested for funding in FY 2007-08. Between FY 2009-10 and FY 2018-19 the project was listed on the five-year projection of need. It was requested again in FY 2019-20, but did not receive funding.

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University–Pueblo is requesting state funds and cash funds spending authority to renovate 57,654 GSF of the Technology Building and construct a 20,000-GSF addition. The project will remedy existing deficiencies in space and building conditions and will accommodate predicted enrollment growth. The building will house four departments: Teacher Education, Engineering, Civil Engineering Technology, and Automotive Industry Management. The project upgrades the building’s technological, electrical, and mechanical systems in order to meet current building codes and academic standards. The project also includes the following improvements:

- organized circulation “way-finding” within the building;

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Colorado State University — Pueblo

Technology Building Renovation

- modifications to the western entrance to improve accessibility for persons with disabilities;
- sound transmission reduction and insulation in classrooms;
- variable lighting control in classrooms;
- modernization of building exterior appearance;
- addition of data, information technology, and digital capabilities throughout the building, including wireless internet and cable television;
- adequate gathering spaces; and
- clustering of departmental faculty offices, work areas for departmental support staff, and departmental conference spaces.

Cost assumption. The cost assumption was determined through the planning process. The cost per GSF is \$214. The project accounts for future inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

The 29-year-old building is short on space due to increased student demand and programmatic changes. Since 2013, enrollment in Construction Management has increased from 34 to 108 full-time students, and enrollment in Civil Engineering Technology has increased from 65 to 79 full-time students. According to the university, the programs housed in the Technology Building currently have enrollment limits due to limited classroom and laboratory space.

A building physical condition audit conducted by the university in September 2006 rated the Facility Condition Index (FCI) as 61. The FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the state architect's target FCI for all buildings is 85.

PROGRAM INFORMATION

CSU–Pueblo is a four-year university that serves over 4,200 students. More than 33 percent of its students are of Hispanic descent, and the university is designated as a Hispanic-serving institution by the federal government. The university offers undergraduate and graduate degree programs in the College of Sciences and Mathematics; the Hasan School of Business; the College of Humanities and Social Sciences; and the College of Education, Engineering, and Professional Studies.

The Technology Building was built in 1981 and houses four departments of the College of Education, Engineering, and Professional Studies: Teacher Education, Engineering, Civil Engineering Technology, and Automotive Industry Management.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2020	December 2020
Construction	January 2021	November 2022
Equipment	July 2021	November 2022
Occupancy		December 2022

SOURCE OF CASH FUNDS

The source of cash funds is institutional reserves.

Fiscal Year 2020-21 Capital Construction Request

Colorado State University — Pueblo

Technology Building Renovation

OPERATING BUDGET

Operating costs are paid from institutional sources. The university anticipates that operational costs will increase by \$80,000 annually due to maintenance, custodial services, and utilities for the expanded building.

STAFF QUESTIONS AND ISSUES

None.