

Fiscal Year 2017-18 Capital Construction Request

Western State Colorado University

Paul Wright Gymnasium Steam Heating System Replacement

PROGRAM PLAN STATUS

2018-012

Approved Program Plan?

Date Approved:

PRIORITY NUMBERS

Prioritized By **Priority**

DeptInst 1 of 2

CCHE NP of 32

OSPB NP of 47 Recommended for funding as a FY 2016-17 supplemental request.

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2017-18</u>	<u>FY 2018-19</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$1,000,000	\$0	\$0	\$1,000,000
CF	\$0	\$148,750	\$0	\$0	\$148,750
Total	\$0	\$1,148,750	\$0	\$0	\$1,148,750

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2017-18</u>	<u>FY 2018-19</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$55,000	\$0	\$0	\$55,000
Construction	\$0	\$1,093,750	\$0	\$0	\$1,093,750
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$0	\$0	\$0
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$1,148,750	\$0	\$0	\$1,148,750

PROJECT STATUS

The project was initially submitted as a FY 2016-17 supplemental request. During its January 12, 2016, meeting, the committee directed staff to include the project in the list of regular FY 2017-18 capital budget requests.

PROJECT DESCRIPTION / SCOPE OF WORK

Western State Colorado University (WSCU) is requesting state funds to replace the heating system in the 84,521-square-foot Paul Wright Gymnasium. The existing heating system was damaged by exposure to salt contamination from the pool heating system in 2008. The resulting corrosion has caused several heat exchangers to fail and has damaged the steam piping system. The project converts the steam heating system to a hydronic heat delivery system and installs new boilers, piping, cabinet unit heaters, and controls.

PROJECT JUSTIFICATION

WSCU says the existing system is at the end of its serviceable life and subject to complete failure. One of the three boilers is no longer in service; the steam pipes leak frequently; and the system is difficult and expensive to maintain.

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Due to the failure of the third boiler, there is no longer redundancy in the heating system, and the two existing boilers fail regularly. Additionally, the system components are located below the wood playing surface in the gym, and leaks in the steam pipes risk damage to the floor. Additional leaks in the system could lead to a total loss of the gym floor, which was installed in 2008. If the gym floor fails, it could double the cost of the project. The university says that if the project is not funded, it anticipates there will be a significant system failure within three years, which will necessitate emergency controlled maintenance funding.

Project alternatives. The university says that repairs to the failed boiler would cost more than a full replacement of the heating system. Additionally, the selection of an energy efficient hydronic system will eliminate the risk of steam leaks damaging the gym floor and other structural elements in the building. WSCU also believes the scale of the project is too large for an emergency controlled maintenance request.

PROGRAM INFORMATION

The Paul Wright Gymnasium houses two academic programs, classrooms, labs, and offices, as well as athletic offices, facilities, and competition spaces. The aging steam heating system was installed when the building was constructed in 1951 and is the only remaining steam system on campus.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	January 2017	July 2017
Construction		July 2017
Equipment		July 2017
Occupancy		July 2017

HIGH PERFORMANCE CERTIFICATION PROGRAM

The project is not required to comply with the provisions of Senate Bill 07-051 regarding the High Performance Certification Program because the renovation is less than 25 percent of the current replacement value of the building.

SOURCE OF CASH FUNDS

The source of cash funds is revenue from an existing facility fee.

OPERATING BUDGET

Operating expenses are paid from institutional sources. The university anticipates a decrease in operating costs, due to savings from increased energy efficiency and reductions in chemical usage and maintenance costs. The university says the project has a ten-year payback period.

STAFF QUESTIONS AND ISSUES

All responses to staff questions have been incorporated into the project write-up. Pictures of the failing system and associated damage can be found in Attachment A.

