

# Fiscal Year 2022-23 Capital Construction Request

Adams State University  
Central Technology Building Addition and Renovation

## PROGRAM PLAN STATUS

2017-051

Approved Program Plan

Yes

Date Approved:

December 5, 2019

## PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
ASU	1 of 2	
CCHE	21 of 34	
OSPB	Not Prioritized	Not recommended for funding.

## PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$7,633,103	\$0	\$0	\$7,633,103
CF	\$0	\$77,102	\$0	\$0	\$77,102
<b>Total</b>	<b>\$0</b>	<b>\$7,710,205</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,710,205</b>

## ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$749,605	\$0	\$0	\$749,605
Construction	\$0	\$5,935,541	\$0	\$0	\$5,935,541
Equipment	\$0	\$486,932	\$0	\$0	\$486,932
Miscellaneous	\$0	\$74,355	\$0	\$0	\$74,355
Contingency	\$0	\$463,772	\$0	\$0	\$463,772
<b>Total</b>	<b>\$0</b>	<b>\$7,710,205</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,710,205</b>

## PROJECT STATUS

The project was first requested for funding in FY 2020-21. This is the third request for funding.

# Fiscal Year 2022-23 Capital Construction Request

Adams State University  
Central Technology Building Addition and Renovation

## PROJECT DESCRIPTION / SCOPE OF WORK

Adams State University (ASU) is requesting state funds and cash funds spending authority to renovate the Central Technology Building, which houses information technology staff, offices, and infrastructure (e.g., servers) for the campus.

The project renovates working spaces, addresses fire code and accessibility standard deficiencies, and expands the building to accommodate its workforce, which has grown since the building was renovated for its current function in 1999. The building was constructed in 1958 as the campus steam plant. The project also upgrades the building's roofing, mechanical, electrical, and plumbing systems. The newly renovated facility will provide mixed space consisting of staff offices, work stations, workshops, a server room, an entry/reception area, and secured equipment storage.

Cost Assumption. The project is designed to be completed in a single phase, based on estimates from a third-party architecture firm. The university uses an annual inflation rate of 5 or 10 percent and used 10 percent inflation construction costs, 10 percent inflation for equipment and furnishing costs, and 5 percent for professional services costs for this request. Between 6,380 GSF of renovation, 2,000 GSF of infill space, and the 5,742 GSF addition, the project's cost per GSF is \$546. The project meets the Art in Public Places and High Performance Certification Program requirements.

## PROJECT JUSTIFICATION

The Central Technology Building is facing issues of high occupancy, life safety, and code deficiencies. The university says the building is operating at twice its initial design capacity. In addition, many of the building's systems need to be updated; for example, the existing HVAC system is reaching the end of its usable life and the production and importation of its refrigerant (R22) was banned in 2020 as part of the Environmental Protection Agency's phase out of ozone-depleting substances. The building's generator is nearing the end of its usable life, and the electrical system is reaching 40 years old and requires replacement to serve an updated building. The roof is also failing.

The program plan, conducted by a third-party architecture firm, identified code issues related to emergency egress, lack of fire suppression, and circulation. Technology infrastructure has cross-cutting impacts on all university functions, and the building's most recent Facility Condition Index (FCI) is 37.5. 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. ASU says failure to fund the project will, at some point in the near future, require it to seek alternative funding sources, leading to rising tuition and fees.

## PROGRAM INFORMATION

Founded in 1921 to educate teachers in rural areas, ASU is now a comprehensive university offering 60 areas of undergraduate study, 11 master's degrees, and one doctoral-level program. Over 51 percent of undergraduates are from minority groups, and in 2000 the university became the first four-year institution to be federally designated as an Hispanic-serving institution. ASU says the project directly affects the information technology operations, which maintain the university's hardware and software infrastructure. Because information technology is a core operation of the university, the project indirectly affects most university functions, including administration, instruction, and daily operations.

## PROJECT SCHEDULE

	Start Date	Completion Date
Design	September 2022	January 2023
Construction	May 2023	January 2024
Equipment	February 2024	February 2024
Occupancy	March 2024	

## SOURCE OF CASH FUNDS

The source of cash funds for this project is institutional reserves.

# Fiscal Year 2022-23 Capital Construction Request

Adams State University  
*Central Technology Building Addition and Renovation*

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## OPERATING BUDGET

Operating expenses are paid from institutional sources.

## STAFF QUESTIONS AND ISSUES

None

# Fiscal Year 2022-23 Capital Construction Request

Adams State University  
Facility Services Center Replacement

## PROGRAM PLAN STATUS

2017-052

Approved Program Plan

Yes

Date Approved:

December 5, 2019

## PRIORITY NUMBERS

Prioritized By	Priority	
ASU	2 of 2	
CCHE	23 of 34	
OSPB	25 of 27	Recommended for funding.

## PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$18,758,534	\$0	\$0	\$18,758,534
CF	\$0	\$189,480	\$0	\$0	\$189,480
<b>Total</b>	<b>\$0</b>	<b>\$18,948,014</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,948,014</b>

## ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,258,481	\$0	\$0	\$1,258,481
Construction	\$0	\$16,277,938	\$0	\$0	\$16,277,938
Equipment	\$0	\$256,530	\$0	\$0	\$256,530
Miscellaneous	\$0	\$252,779	\$0	\$0	\$252,779
Contingency	\$0	\$902,286	\$0	\$0	\$902,286
<b>Total</b>	<b>\$0</b>	<b>\$18,948,014</b>	<b>\$0</b>	<b>\$0</b>	<b>\$18,948,014</b>

## PROJECT STATUS

This is the third request for funding for the project. It has been on the university's planned project list since FY 2016-17.

# Fiscal Year 2022-23 Capital Construction Request

## Adams State University Facility Services Center Replacement

### PROJECT DESCRIPTION / SCOPE OF WORK

Adams State University (ASU) is requesting state funds and cash funds spending authority to construct a new, 33,867-GSF facility to replace its Facility Services Center. The project will address space and facility deficiencies facing Facility Services, which maintain the grounds, buildings, and vehicles owned by the university. The new Facility Services Center will house the following spaces:

- administrative offices;
- offices for the various Facility Services functions;
- facilities work areas for functions such as machining, painting, and woodwork;
- a vehicle maintenance shop, along with vehicle storage and wash areas;
- equipment storage areas; and
- parking for employees and university fleet vehicles.

Cost Assumption. Costs were estimated by an independent firm based on architectural diagrams and system narratives. The cost per GSF is \$559. The university uses an annual inflation rate of 5 or 10 percent and used 10 percent inflation construction costs, 5 percent inflation for equipment and furnishing costs, and 5 percent for professional services costs for this request. The project meets the Art in Public Places and High Performance Certification Program requirements.

### PROJECT JUSTIFICATION

The university says that the existing building is inadequate to serve its needs. It was originally constructed in 1947 as a regional armory. An addition was built in 1968, bringing the building up to 21,700 GSF. The HVAC systems are mostly original and past their useful life; no part of the building is sprinklered; the fire alarm panel is obsolete; plumbing systems are not ADA compliant; augmenting the electrical system may require complete replacement to meet code; and hazardous materials have been identified in the building, including lead paint and asbestos. In addition, the university says that the finished floor of the original building collects standing water from the adjacent maintenance yard, which poses an ice hazard during cold weather. The existing building's Facility Condition Index (FCI) is 14.7. 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. ASU says an FCI of less than 30 is an indication that a building warrants replacement. The university further notes that the condition of the building negatively impacts the ability of Facility Services to maintain the function and appearance of the campus.

The university's Facility Master Plan has identified the Facility Services Center location as a "potential campus gateway opportunity" due to the high volume of traffic nearby, so replacing the building would allow for more strategic use of space on that side of campus property.

Project alternatives. The university considered several alternatives, including renovating and constructing an addition to the existing facility, but determined that full replacement would best serve the institution's needs, would cause the least disruption to campus operations, and would provide the best long-term value.

### PROGRAM INFORMATION

Founded in 1921 to educate teachers in rural areas, ASU is now a comprehensive university offering 60 areas of undergraduate study, 11 master's degrees, and one doctoral-level program. Over 51 percent of undergraduates are from minority groups, and in 2000 the university became the first four-year institution to be federally designated as an Hispanic-serving institution.

Facility Services is a cross-cutting department on campus which supports the needs of all academic, athletic, and auxiliary programs, including:

- managing all activities related to maintenance, operations, and capital improvement project planning and execution;
- storing and servicing the fleet of ASU buses, vans, and maintenance staff trucks;
- maintaining the 102-acre campus grounds;
- fabricating campus keys;
- custodial cleaning of all campus buildings; and
- storing supplies, attic stock of building materials, and bulk landscaping materials.

# Fiscal Year 2022-23 Capital Construction Request

Adams State University  
Facility Services Center Replacement

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## PROJECT SCHEDULE

	Start Date	Completion Date
Design	September 2022	April 2023
Construction	July 2023	July 2024
Equipment	August 2024	September 2024
Occupancy	October 2024	November 2024

## SOURCE OF CASH FUNDS

The source of cash funds for this project is institutional reserves.

## OPERATING BUDGET

Operating expenses are paid from institutional sources.

## STAFF QUESTIONS AND ISSUES

None