



# Capital Development Committee

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**Adams State University  
Admissions Welcome Center**

**2026-016**

#### Project Status

This is a new, never-before-requested project.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
Adams State University	1 of 1	
Colorado Commission on Higher Education	23 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2  
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$4,091,721	\$0	\$0	\$4,091,721
CF	\$0	\$170,489	\$0	\$0	\$170,489
<b>Total</b>	<b>\$0</b>	<b>4,262,210</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,262,210</b>

**Table 3  
Itemized Cost Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$311,546	\$0	\$0	\$311,546
Construction	\$0	\$3,274,074	\$0	\$0	\$3,274,074
Equipment	\$0	\$256,376	\$0	\$0	\$256,376
Miscellaneous	\$0	\$32,740	\$0	\$0	\$32,740
Contingency	\$0	\$387,474	\$0	\$0	\$387,474
<b>Total</b>	<b>\$0</b>	<b>\$4,262,210</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,262,210</b>

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## Program Plan Status

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Approved Program Plan: Yes

Date Approved: 10/24/2024

FCI: 48

## Project Description/Scope of Work

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Adams State University (ASU) is requesting a combination of state funds and cash funds spending authority to renovate 5,343 GSF across two floors in the Community Partnership Building to address several deferred maintenance and code-related issues. The building will become the Admissions Welcome Center that houses the entire Admissions Department in a common location at the main entrance to campus.

The project's scope includes reconfiguring spaces, allowing the university to repurpose an underutilized building as the home of the Admissions Department. The project:

- replaces the building's plumbing fixtures and upgrade the mechanical system;
- replaces the building's existing furnace system, including adding cooling to the building. The new system includes a heat recovery feature, increases efficiency, and easily integrates into the existing construction;
- replaces the existing lighting system with an energy-efficient LED system;
- replaces the existing fire alarm panel and install code-compliant voice evacuation devices;
- renovates restrooms, emergency exits, counters, and cabinets to address code and accessibility issues;
- reconfigures the building's layout to include a presentation area, a reception and greeting area, student hoteling space and sitting/collaboration areas, nine offices, a break room, and a conference room on the main level; and a work room, two offices, and storage on the second level;
- constructs an exterior plaza for gathering and assemblies; and
- abates asbestos.

**Cost assumption.** ASU hired a third-party architecture and engineering firm to estimate the project's costs. The project accounts for inflation at a rate of 2.0 percent. The cost per GSF is \$798. The project meets the Art in Public Places Program requirements; for the High Performance Certification Program, ASU says it does not expect to achieve the LEED Gold standard for the project, but will work with the Office of the State Architect to incorporate an alternative sustainable energy strategy to achieve the highest attainable performance certification.

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**Table 4**  
**Project Schedule**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	August 2025	January 2026
Construction	March 2026	October 2026
Equipment	November 2026	November 2026
Occupancy	December 2026	January 2027

## Project Justification

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In addition to addressing deferred maintenance needs, the project repurposes an underutilized building, and allows the Admissions Department to move into a building that ASU says is well located and suited for the department's function. Further, the Admissions Department is running out of room at its current location.

The building to be renovated formerly housed the Community Partnership Program; however, that program was closed in 2017, and the building is currently used for storage and informal activities. ASU says creating an Admissions/Welcome Center in the building would allow prospective students to access admissions staff without having to find the current offices in the Administration Building, which only have internal campus access. The project allows admissions staff to meet with tours and groups in an intentional viewing/lecture space dedicated to the admissions process. No such space currently exists, requiring staff to meet prospective students and tours in hallway and lobby areas. ASU further says the building is ideally located at the university's main entrance and has adjacent parking.

According to ASU, the building requires system upgrades to become a functioning facility. Deferred maintenance issues to be addressed include a plumbing system past its useful life that does not meet Colorado water regulations, poor air quality, lack of air conditioning, ADA accessibility deficiencies, and energy inefficiency.

## Program Information

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The subject building, known as the Community Partnership Building, was remodeled in 2008. The Community Partnership Program served the San Luis Valley community through a variety of outreach activities until its termination in 2017. Previously the building was used for various programs and activities, including the student union, the Department of Art, a small business center, a makers space, and classroom lecture spaces.

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## Source of Cash Funds

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

## Operating Budget

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Operating expenses are paid from institutional sources. The university anticipates that the project will result in utility cost savings through the installation of more efficient mechanical and lighting systems.

## Staff Questions and Issues

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None.