

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
National Western Center Lease Payments

PROGRAM PLAN STATUS

2020-020

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By

Priority

OSPB

0 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	\$18,696,574	\$17,496,791	\$17,499,348	\$52,498,768	\$106,191,481
CF	\$9,860,000	\$0	\$0	\$0	\$9,860,000
RF	\$16,570,927	\$0	\$0	\$0	\$16,570,927
Total	\$45,127,501	\$17,496,791	\$17,499,348	\$52,498,768	\$132,622,408

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	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$45,127,501	\$17,496,791	\$17,499,348	\$52,498,768	\$132,622,408
Contingency	\$0	\$0	\$0	\$0	\$0
Total	\$45,127,501	\$17,496,791	\$17,499,348	\$52,498,768	\$132,622,408

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 fourth year a lease payment will be appropriated through a budget bill. Debt service on Certificates of Participation (COPs) is considered part of the capital construction budget until the construction of the buildings financed by the COPs is substantially complete, at which time the payments shift over to the operating budget.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
National Western Center Lease Payments

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University (CSU) is requesting state funds to make an annual lease payment for the 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 second issuance financed construction for the remainder of the Water Resources Center, the Animal Health Building, and the CSU Center. This request makes the annual lease payment for FY 2022-23. COP payments for the project will continue through June 2039.

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

Cost assumption. The annual COP payments are based upon current COP issuances and interest rates.

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. Failure to make a COP payment may result in ownership of facilities reverting to investors.

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. CSU says the National Western Center will be a year-round destination for entertainment, research and educational opportunities, and agricultural business innovation and incubation.

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

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

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
Clark Building Renovation and Addition

PROGRAM PLAN STATUS

2020-019

Approved Program Plan

Yes

Date Approved:

May 1, 2020

PRIORITY NUMBERS

Prioritized By	Priority	
CSU	1 of 3	
CCHE	5 of 34	
OSPB	Not Prioritized	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$38,927,539	\$37,480,741	\$0	\$76,408,280
CF	\$0	\$30,000,000	\$25,000,000	\$0	\$55,000,000
Total	\$0	\$68,927,539	\$62,480,741	\$0	\$131,408,280

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	\$6,129,051	\$5,894,112	\$0	\$12,023,163
Construction	\$0	\$55,406,138	\$49,704,888	\$0	\$105,111,026
Equipment	\$0	\$1,265,250	\$1,265,250	\$0	\$2,530,500
Miscellaneous	\$0	\$1,021,356	\$988,288	\$0	\$2,009,644
Contingency	\$0	\$5,105,744	\$4,628,203	\$0	\$9,733,947
Total	\$0	\$68,927,539	\$62,480,741	\$0	\$131,408,280

PROJECT STATUS

This is the second request for funding. Funding was first requested on behalf of the project for FY 2021-22.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
Clark Building Renovation and Addition

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University (CSU) is requesting a combination of state funds and cash funds spending authority for a two-phase project to renovate 222,000 GSF in and add 100,000 GSF to the A and C wings, and to demolish the B wing of the Clark Building on the Fort Collins campus. The renovation work will focus on:

- improving wayfinding;
- increasing natural light;
- updating mechanical, electrical, and plumbing systems;
- improving the building's envelope;
- consolidating and rebuilding fire sprinklers;
- asbestos abatement; and
- improving accessibility, including adding two elevators.

The additions focus on building general assignment classrooms and research space. Phase I includes the entire design and utility work for the project as well as construction of a new addition to and renovation of A wing. Phase II includes the deconstruction of B wing and construction of a new addition to and renovation of C wing.

Cost assumption. The cost assumption was determined through the planning process, and accounts for future inflation at a rate of 5 percent per year. The cost per GSF is \$408. The project meets Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

According to the university, the heavy use and large size of the building have combined to create maintenance challenges. It has received infrequent updates since it was built, and the result is an overall poor condition that is often the subject of negative commentary from students.

Roof leaks have caused damage and mold intrusion. Spaces within the building do not foster learning; for instance, there are no flexible meeting spaces for small-group discussion. Wayfinding in the building is difficult. In addition, the university states it lacks enough general assignment classrooms, and that current availability in such classrooms (at 8:00 am and after 3:00 pm) does not conform to the university's existing schedule blocks. If the project does not receive funding, current life, health, safety, and accessibility issues will not be addressed; scheduling conflicts will continue; and the cost of deferred maintenance will escalate. In 2018, campus facilities management estimated deferred maintenance costs for fire suppression; HVAC, electrical, and plumbing systems; and the roof at over \$58 million.

The project moves the TRIO Student Support Services Academic Advancement Center, which serves students from low-income, first-generation, and disability backgrounds, to the renovated Clark Building. This move will allow the program to serve an additional 275-325 students. It will also provide additional capacity for the Psychology Department, the third largest department by undergraduate enrollment, which is at capacity due to limitations in lecture hall availability and laboratory teaching space

PROGRAM INFORMATION

The Clark Building was built in 1968 and currently houses Liberal Arts, Psychology, and a large number of the university's general assignment classrooms. Seven out of eight CSU colleges teach classes in the building and over 95 percent of students take a course in the building at some point during their degree courses, with 70 percent of undergraduates taking a course in Clark in any given year.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
Clark Building Renovation and Addition

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	July 2024
Construction	August 2023	November 2025
Equipment	December 2024	January 2026
Occupancy	January 2026	

SOURCE OF CASH FUNDS

The source of cash funds for this project is the university's General Fund and donations.

OPERATING BUDGET

Operating expenses are paid from institutional sources.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
ARDEC Infrastructure Improvements

PROGRAM PLAN STATUS

2022-011

Approved Program Plan

Yes

Date Approved:

May 1, 2020

PRIORITY NUMBERS

Prioritized By	Priority	
CSU	2 of 3	
CCHE	28 of 34	
OSPB	Not Prioritized	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$11,907,013	\$6,431,078	\$0	\$18,338,091
CF	\$0	\$0	\$3,756,000	\$0	\$3,756,000
Total	\$0	\$11,907,013	\$10,187,078	\$0	\$22,094,091

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	\$2,208,329	\$257,250	\$0	\$2,465,579
Construction	\$0	\$8,616,228	\$7,619,055	\$0	\$16,235,283
Equipment	\$0	\$0	\$1,313,160	\$0	\$1,313,160
Miscellaneous	\$0	\$0	\$71,515	\$0	\$71,515
Contingency	\$0	\$1,082,456	\$926,098	\$0	\$2,008,554
Total	\$0	\$11,907,013	\$10,187,078	\$0	\$22,094,091

PROJECT STATUS

This is the second request for funding for the project. Funding for the project was first requested for FY 2021-22.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
ARDEC Infrastructure Improvements

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University (CSU) is requesting a combination of state funds and cash funds spending authority for a two-phase project to make infrastructure improvements to the Agricultural Research, Development, and Education Center (ARDEC), an off-campus farm, working livestock, and horticulture field research facility north of Fort Collins. The project performs the following:

- installs tanked domestic water storage with added pumping capacity and upsizes distribution piping;
- extends the fire loop and installs additional hydrants;
- installs a wastewater collection system and connects to municipal wastewater treatment;
- builds additional stormwater detention ponds;
- makes stormwater conveyance and water quality treatment enhancements;
- paves dirt lots and provides additional parking, landscaping, and sidewalks;
- installs fences and gates to limit access; and
- installs additional lighting to improve site security and safety.

This year's request for Phase I performs design and stormwater management, increases water service, and makes site improvements. Phase II addresses wastewater and security.

Cost assumption. The cost assumption was determined by a third-party consultant, and accounts for future inflation at a rate of 5 percent per year. The project meets Art in Public Places requirements and is exempt from the High Performance Certification Program as it does not build or renovate a building.

PROJECT JUSTIFICATION

According to the university, the project will allow the ARDEC campus to grow to accommodate 500 students per day, from 128 students per day, in the next five to ten years. The majority of students enrolled in the College of Agricultural Sciences do not come from an agricultural background, so the availability of a working farm in reasonable proximity to the main campus provides a unique opportunity for first-hand experience. The university says that the ARDEC campus will be unable to accommodate further growth in student visits until the infrastructure constraints are addressed. CSU also says the infrastructure at ARDEC likely predates its acquisition of the campus in 1993. Specific issues to be resolved by the project include:

- expanding the water supply from the local water district to meet future demands and provide fire protection;
- transitioning campus wastewater treatment away from septic tanks and leach fields, which are at capacity, and toward municipal treatment or improved on-site technologies;
- addressing the lack of trails, sidewalks, and paved parking lots; and
- improving drainage has the campus expands.

PROGRAM INFORMATION

Established in 1993, ARDEC consists of 1,065 acres split into two locations: 65 acres make up the Horticulture Field Research Center at ARDEC-South and the remaining 1,000 acres surround the main ARDEC site and livestock facility. Prior to ARDEC's establishment, the site was a collection of private farms. ARDEC conducts integrated agricultural research, instruction, and outreach for the following programs:

- Soil and Crop Science;
- BioAgricultural Science and Pest Management;
- Horticulture and Landscape Architecture;
- Animal Science; and
- Food Science and Human Nutrition.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
ARDEC Infrastructure Improvements

PROJECT SCHEDULE

	Start Date	Completion Date
Design	June 2022	February 2023
Construction	March 2023	August 2025
Equipment		
Occupancy		August 2025

SOURCE OF CASH FUNDS

The source of cash funds for this project is the university's General Fund.

OPERATING BUDGET

Operating expenses are paid from institutional sources.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
Anatomy/Zoology Building Revitalization (Capital Renewal)

PROGRAM PLAN STATUS

2006-160

Approved Program Plan

Yes

Date Approved:

May 1, 2020

PRIORITY NUMBERS

Prioritized By	Priority	
CSU	3 of 3	
CCHE	18 of 34	
OSPB	Not Prioritized	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$18,200,336	\$12,381,896	\$0	\$30,582,232
CF	\$0	\$0	\$6,263,831	\$0	\$6,263,831
Total	\$0	\$18,200,336	\$18,645,727	\$0	\$36,846,063

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	\$3,474,049	\$334,200	\$0	\$3,808,249
Construction	\$0	\$12,426,711	\$16,096,461	\$0	\$28,523,172
Equipment	\$0	\$135,000	\$130,000	\$0	\$265,000
Miscellaneous	\$0	\$510,000	\$390,000	\$0	\$900,000
Contingency	\$0	\$1,654,576	\$1,695,066	\$0	\$3,349,642
Total	\$0	\$18,200,336	\$18,645,727	\$0	\$36,846,063

PROJECT STATUS

The project was first requested for funding for FY 2008-09. This is the ninth request for funding. Since the previous submission, the project scope has expanded; previously the project was requested for work in the east wing of the building, but this submission includes both the east and west wings of the building.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
Anatomy/Zoology Building Revitalization (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University (CSU) is requesting state funds and cash funds spending authority for the first phase of a two-phase project to upgrade and replace multiple systems in the 160,000-GSF Anatomy/Zoology Building. This is a capital renewal project. 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. Work to be completed under the project includes:

- upgrading the electrical system with a new transformer, switch gear, panels, and lighting;
- installing new air handlers, dampers, coils, controls, and variable air volume boxes to improve the HVAC system;
- upgrading the plumbing system, including replacing domestic water, non-potable water, and sewer systems;
- upgrading the heating hot water and preheat hot water systems;
- replacing the emergency power system;
- addressing building envelope issues, including upgrading windows and exterior doors and replacing the roof;
- upgrading the fire alarm and fire suppression systems;
- abating asbestos; and
- installing process cooling and a dedicated freezer room for laboratory storage to improve energy efficiency.

Phase I includes design and asbestos abatement for the entire building, as well as funding to relocate occupants and complete updates and repairs to approximately half of the building. Phase II includes funding to relocate occupants and completes updates and repairs to the remaining space.

Cost assumption. The cost assumption was determined by a third party consultant. The cost per GSF is \$230, and 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 Anatomy/Zoology building was constructed in 1973 and has had limited upgrades over the years. The university says that the building is in a desirable location on campus and that there is always a high demand for use. Many of the building systems are outdated, beyond their useful life, and not energy efficient. According to the university, the condition of the building is poor enough to warrant immediate action. Its Facility Condition Index (FCI) is 67. 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. 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. According to the university, a new research and teaching laboratory building of the same size would cost between \$87-107 million, plus costs for land acquisition or demolition of an existing building.

PROGRAM INFORMATION

The Anatomy/Zoology Building 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. Doctor of Veterinary Medicine students move through the program as a cohort, and first-year students conduct their studies in the Anatomy/Zoology Building.

Fiscal Year 2022-23 Capital Construction Request

Colorado State University
Anatomy/Zoology Building Revitalization (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	January 2023
Construction	January 2023	December 2025
Equipment		
Occupancy	January 2026	

SOURCE OF CASH FUNDS

The source of cash funds for this project is the university's General Fund.

OPERATING BUDGET

Operating expenses are paid from institutional sources. 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

None.