

Fiscal Year 2021-22 Capital Construction Request

Colorado School of Mines
Arthur Lakes Library Renovation

PROGRAM PLAN STATUS

2011-007

Approved Program Plan

Yes

Date Approved:

October 22, 2018

PRIORITY NUMBERS

Prioritized By	Priority	
CSM	1 of 1	
CCHE	13 of 30	
OSPB	34 of 53	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2021-22	FY 2022-23	Future Requests	Total Costs
CCF	\$0	\$10,103,729	\$0	\$0	\$10,103,729
CF	\$0	\$3,000,000	\$0	\$0	\$3,000,000
Total	\$0	\$13,103,729	\$0	\$0	\$13,103,729

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2021-22	FY 2022-23	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,326,867	\$0	\$0	\$1,326,867
Construction	\$0	\$9,557,918	\$0	\$0	\$9,557,918
Equipment	\$0	\$1,128,544	\$0	\$0	\$1,128,544
Miscellaneous	\$0	\$130,400	\$0	\$0	\$130,400
Contingency	\$0	\$960,000	\$0	\$0	\$960,000
Total	\$0	\$13,103,729	\$0	\$0	\$13,103,729

PROJECT STATUS

This is the project's third request for funding. The project also appeared on the university's five-year projection of need between FY 2010-11 and FY 2013-14.

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PROJECT DESCRIPTION / SCOPE OF WORK

Colorado School of Mines (CSM) is requesting a combination of state funds and cash funds spending authority to renovate the 76,719-GSF Arthur Lakes Library. The project will update and modernize the library, focusing on increasing student study and resource spaces, while consolidating staff workspace and the library's collections to eliminate the need to increase the building's existing footprint. The university plans to do this by:

- building a new accessible entry;
- creating a new grand staircase that will connect the levels of the library; and
- improving user space for group collaboration and individual study.

The new entrance will accommodate universal access at a shared primary entry located on the most student-trafficked side of the library and will include outdoor study spaces and a connection to the Mines Parking Garage. The project removes a center portion of the floor structure at the two mezzanines and the second floor, which is currently of limited use as a result of low-clearance ceiling height. The new grand staircase will improve visibility and wayfinding between the floors of the library.

The library will seat over 960 users at a time and will include ample power outlets and computer stations throughout the building. The building will also include a multipurpose room for various programming events, Center for Academic Services Advising and Applied Mathematics and Statistics tutoring space, and an interactive classroom with seating to accommodate 40 students, or 82 percent of Mines classes.

Cost assumption. The cost assumption was determined with assistance from third-party consultant based on previous projects. The cost per GSF is \$171. The project accounts for future inflation at a rate of 4.0 percent. The project meets the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

According to the university, the existing building does not meet the needs of the campus due to a shortage of space, inadequate handicapped accessibility, and inadequate wayfinding. CSM asserts that the library's current layout does not meet today's student and staff needs, and there are inadequate spaces for students to use for study or collaborative work.

Currently, library users requiring an accessible entrance may only enter at a bridge to a door on the library's second level, which is locked at all times and can only be accessed after ringing a door bell and waiting for a staff member to unlock the door. In addition, the library does not meet accessibility code standards for bathrooms, stair handrails, and elevators.

Reconfiguration of the library will more than double the amount of space usable by patrons, from 25 percent of the library to 55 percent, while maintaining the existing footprint. The remaining space is dedicated to library collections and administration. This increase in user space will help to accommodate a growing student population, and collaborative spaces are included in the new design. The new grand stairway connecting four of the library's five levels will serve as a wayfinding device, helping library patrons to navigate the multiple floors.

The university explains that a building physical condition audit conducted by the university in January 2014 rated the Facility Condition Index (FCI) as 73.3, which the university says indicates a needed remodel. 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. CSM explains that the building's lighting, mechanical systems, equipment, and finishes are near or past their life expectancy.

Project alternatives. The university considered other alternatives, including postponing renovations until other fund sources become available, at an estimated cost escalation of 4.0 percent per year, and constructing a new building, at an estimated cost of \$30.7 million.

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PROGRAM INFORMATION

Founded in 1874, CSM is a public teaching and research university devoted to engineering and applied science. Current enrollment of 6,117 students is expected to increase by 1,200 students in the near future.

Arthur Lakes Library was originally constructed in 1955 and last expanded in 1979. Highlights of its collections include an extensive map collection, the Tell Ertle Oil Shale Repository, the Mining History Archive, and the Information Center for Ropeway Studies, which provides information on the history, theory, design, and operation of ropeway systems.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2021	January 2022
Construction	March 2022	Sept 2023
Equipment	October 2023	November 2023
Occupancy		December 2023

SOURCE OF CASH FUNDS

The source of cash funds for this project is anticipated donor contributions.

OPERATING BUDGET

According to the university, this project will have no impact on state operating costs, and may decrease the university's operating budget due to efficiency gains from a new floor plan and HVAC systems.

STAFF QUESTIONS AND ISSUES

None.