

Fiscal Year 2021-22 Capital Construction Request

Colorado State University
National Western Center Lease Payments

PROGRAM PLAN STATUS

2020-020

Approved Program Plan

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
OSPB	0 of 53	Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2021-22	FY 2022-23	Future Requests	Total Costs
CCF	\$18,696,574	\$19,069,368	\$18,097,791	\$36,194,432	\$92,058,165
RF	\$16,570,927	\$0	\$0	\$0	\$16,570,927
Total	\$35,267,501	\$19,069,368	\$18,097,791	\$36,194,432	\$108,629,092

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	\$0	\$0	\$0	\$0
Construction	\$0	\$0	\$0	\$0	\$0
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$35,267,501	\$19,069,368	\$18,097,791	\$36,194,432	\$108,629,092
Contingency	\$0	\$0	\$0	\$0	\$0
Total	\$35,267,501	\$19,069,368	\$18,097,791	\$36,194,432	\$108,629,092

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 third year a lease payment will be appropriated through a budget bill.

Fiscal Year 2021-22 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 first tranche of certificates of participation (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 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.

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.

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.

PROJECT SCHEDULE

	Start Date	Completion Date
Design		
Construction		
Equipment		
Occupancy		

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

Staff Note:

This request makes the annual lease payment for FY 2021-22. COP payments for the issuance will continue through June 2039. Payments are considered part of the capital construction budget until construction is substantially complete on the financed buildings, at which time the payments shift to the operating budget.

Fiscal Year 2021-22 Capital Construction Request

Colorado State University
Clark Building Renovation and Addition

PROGRAM PLAN STATUS

2020-019

Approved Program Plan

Yes

Date Approved:

October 22, 2020

PRIORITY NUMBERS

Prioritized By	Priority	
CSU	1 of 4	
CCHE	3 of 30	
OSPB	41 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	\$35,629,037	\$32,778,388	\$0	\$68,407,425
CF	\$0	\$30,000,000	\$25,000,000	\$0	\$55,000,000
Total	\$0	\$65,629,037	\$57,778,388	\$0	\$123,407,425

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	\$5,886,598	\$1,136,000	\$0	\$7,022,598
Construction	\$0	\$52,767,750	\$50,203,084	\$0	\$102,970,834
Equipment	\$0	\$1,205,000	\$1,265,250	\$0	\$2,470,250
Miscellaneous	\$0	\$990,223	\$976,117	\$0	\$1,966,340
Contingency	\$0	\$4,779,466	\$4,197,937	\$0	\$8,977,403
Total	\$0	\$65,629,037	\$57,778,388	\$0	\$123,407,425

PROJECT STATUS

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

Fiscal Year 2021-22 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; and improving accessibility. 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. The cost per GSF is \$383. 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. 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.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2021	July 2023
Construction	August 2022	November 2024
Equipment	December 2023	January 2025
Occupancy	January 2024	January 2025

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.

Fiscal Year 2021-22 Capital Construction Request

Colorado State University
Clark Building Renovation and Addition

STAFF QUESTIONS AND ISSUES

All responses to staff questions have been incorporated into the project write-up.

Fiscal Year 2021-22 Capital Construction Request

Colorado State University
ARDEC Infrastructure Improvements

PROGRAM PLAN STATUS

2022-011

Approved Program Plan

Yes

Date Approved:

October 22, 2020

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
CSU	2 of 4	
CCHE	15 of 30	
OSPB	37 of 53	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$13,536,164	\$5,067,780	\$0	\$18,603,944
CF	\$0	\$0	\$4,650,986	\$0	\$4,650,986
Total	\$0	\$13,536,164	\$9,718,766	\$0	\$23,254,930

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$4,041,558	\$245,000	\$0	\$4,286,558
Construction	\$0	\$8,264,046	\$7,256,866	\$0	\$15,520,912
Equipment	\$0	\$0	\$1,250,736	\$0	\$1,250,736
Miscellaneous	\$0	\$0	\$82,640	\$0	\$82,640
Contingency	\$0	\$1,230,560	\$883,524	\$0	\$2,114,084
Total	\$0	\$13,536,164	\$9,718,766	\$0	\$23,254,930

PROJECT STATUS

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

Fiscal Year 2021-22 Capital Construction Request

Colorado State University
ARDEC Infrastructure Improvements

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University (CSU) is requesting state funds for a two-phase project to make infrastructure improvements to the Agricultural Research, Development, and Education Center (ARDEC) facility, 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 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.

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. 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.

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. ARDEC conducts integrated agricultural research, instruction, and outreach programs 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.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	June 2021	February 2022
Construction	March 2022	August 2024
Equipment		
Occupancy		August 2024

SOURCE OF CASH FUNDS

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

Prepared by Legislative Council Staff

Fiscal Year 2021-22 Capital Construction Request

Colorado State University
ARDEC Infrastructure Improvements

OPERATING BUDGET

Operating expenses are paid from institutional sources.

STAFF QUESTIONS AND ISSUES

All responses to staff questions have been incorporated into the project write-up.

Fiscal Year 2021-22 Capital Construction Request

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

PROGRAM PLAN STATUS

2006-160

Approved Program Plan

Yes

Date Approved:

October 22, 2020

PRIORITY NUMBERS

Prioritized By	Priority	
CSU	3 of 4	
CCHE	11 of 30	
OSPB	31 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	\$15,284,446	\$13,011,226	\$0	\$28,295,672
CF	\$0	\$0	\$7,073,918	\$0	\$7,073,918
Total	\$0	\$15,284,446	\$20,085,144	\$0	\$35,369,590

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	\$2,839,891	\$334,000	\$0	\$3,173,891
Construction	\$0	\$10,410,166	\$17,405,290	\$0	\$27,815,456
Equipment	\$0	\$135,000	\$130,000	\$0	\$265,000
Miscellaneous	\$0	\$510,000	\$390,000	\$0	\$900,000
Contingency	\$0	\$1,389,389	\$1,825,854	\$0	\$3,215,243
Total	\$0	\$15,284,446	\$20,085,144	\$0	\$35,369,590

PROJECT STATUS

The project was first requested for funding in FY 2008-09. This is the eighth 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 2021-22 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 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.

According to the university, the condition of the building is poor enough to warrant immediate action. Its Facility Condition Index 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. The project updates mechanical, electrical, and plumbing systems; installs a new roof; abates asbestos; and upgrades the fire sprinkler system.

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. Work to be completed 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;
- updating lift stations for the septic system; and
- installing process cooling and a dedicated freezer room for laboratory storage to improve energy efficiency.

Cost assumption. The cost assumption was determined by a third party consultant. The cost per GSF is \$221, 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 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 and not energy efficient. 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 was constructed in 1973. It 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.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2021	January 2022
Construction	January 2022	December 2024
Equipment		
Occupancy	January 2025	

Fiscal Year 2021-22 Capital Construction Request

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

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

All responses to staff questions have been incorporated into the project write-up.

Fiscal Year 2021-22 Capital Construction Request

Colorado State University -- Pueblo
Technology Building Renovation and Addition

PROGRAM PLAN STATUS

2008-093

Approved Program Plan

Yes

Date Approved:

October 2, 2008

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
CSU-Pueblo	1 of 1	
CCHE	22 of 30	
OSPB	43 of 53	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$16,952,654	\$0	\$0	\$16,952,654
CF	\$0	\$170,000	\$0	\$0	\$170,000
Total	\$0	\$17,122,654	\$0	\$0	\$17,122,654

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,400,330	\$0	\$0	\$2,400,330
Construction	\$0	\$12,524,661	\$0	\$0	\$12,524,661
Equipment	\$0	\$872,685	\$0	\$0	\$872,685
Miscellaneous	\$0	\$503,745	\$0	\$0	\$503,745
Contingency	\$0	\$821,233	\$0	\$0	\$821,233
Total	\$0	\$17,122,654	\$0	\$0	\$17,122,654

PROJECT STATUS

This project was first requested for funding in FY 2007-08. Between FY 2009-10 and FY 2018-19 the project was listed on the five-year projection of need. It was requested again in FY 2019-20 and FY 2020-21, but did not receive funding.

Fiscal Year 2021-22 Capital Construction Request

Colorado State University -- Pueblo
Technology Building Renovation and Addition

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado State University--Pueblo is requesting state funds and cash funds spending authority to renovate the 57,654 GSF Technology Building and construct a 20,000-GSF addition. The project will remedy existing deficiencies in space and building conditions and will accommodate predicted enrollment growth. The building will house five departments: Teacher Education, Engineering, Civil Engineering Technology, Nursing, and Automotive Industry Management. The project upgrades the building's technological, electrical, and mechanical systems in order to meet current building codes and academic standards. The project also includes the following improvements:

- organized circulation "wayfinding" within the building;
- modifications to the western entrance to improve accessibility for persons with disabilities;
- sound transmission reduction and insulation in classrooms;
- variable lighting control in classrooms;
- modernization of building exterior appearance;
- addition of data, information technology, and digital capabilities throughout the building, including wireless internet and cable television;
- installation of a fire protection system;
- asbestos abatement;
- adequate gathering spaces; and
- clustering of departmental faculty offices, work areas for departmental support staff, and departmental conference spaces.

Cost assumption. The cost assumption was determined through the planning process. The cost per GSF is \$220. The project accounts for future inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

The 39-year-old building is short on space due to increased student demand and programmatic changes, according to the university. The programs housed in the Technology Building currently have enrollment limits due to a lack of classroom and laboratory space. The university says failure to fund the project will put the faculty at an instructional disadvantage to other technologically advanced learning environments and students will not be provided the best possible education.

A building physical condition audit conducted by the university in September 2006 rated the Facility Condition Index (FCI) as 61. 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. The building's systems are near the end of their useful life, and the university says some of them create health and safety concerns.

PROGRAM INFORMATION

CSU--Pueblo is a four-year university that serves over 4,200 students. More than 33 percent of its students are of Hispanic descent, and the university is designated as a Hispanic-serving institution by the federal government. The university offers undergraduate and graduate degree programs in the College of Sciences and Mathematics; the Hasan School of Business; the College of Humanities and Social Sciences; and the College of Education, Engineering, and Professional Studies.

The Technology Building was built in 1981 and houses four departments of the College of Education, Engineering, and Professional Studies: Teacher Education, Engineering, Civil Engineering Technology, and Automotive Industry Management.

Fiscal Year 2021-22 Capital Construction Request

Colorado State University -- Pueblo
Technology Building Renovation and Addition

PROJECT SCHEDULE

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

SOURCE OF CASH FUNDS

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

OPERATING BUDGET

The university anticipates operating costs to increase by \$120,000 annually to cover maintenance, custodial needs, and utilities.

STAFF QUESTIONS AND ISSUES

None.