

Fiscal Year 2023-24 Capital Construction Request

Fort Lewis College
Southwest Campus Renewal

PROGRAM PLAN STATUS

2024-026

Approved Program Plan

Yes

Date Approved:

October 27, 2022

PRIORITY NUMBERS

Prioritized By	Priority	
FLC	1 of 1	
CCHE	13 of 30	
OSPB	Not Prioritized	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Costs
CCF	\$0	\$17,897,817	\$0	\$0	\$17,897,817
CF	\$0	\$843,353	\$0	\$0	\$843,353
Total	\$0	\$18,741,170	\$0	\$0	\$18,741,170

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,867,763	\$0	\$0	\$1,867,763
Construction	\$0	\$13,937,282	\$0	\$0	\$13,937,282
Equipment	\$0	\$1,068,009	\$0	\$0	\$1,068,009
Miscellaneous	\$0	\$1,868,116	\$0	\$0	\$1,868,116
Contingency	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$18,741,170	\$0	\$0	\$18,741,170

PROJECT STATUS

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

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PROJECT DESCRIPTION / SCOPE OF WORK

Fort Lewis College is requesting a combination of state funds and cash funds spending authority to renovate 14,029 GSF in Berndt Hall, renovate 5,186 GSF in Kroeger Hall, build a 3,499-GSF addition to Berndt Hall, and add parking to the Berndt Hall lot. All facilities are located on the southwest campus quadrant. The project will bring outdated spaces up to current codes, standards, and user needs.

The scope of the project includes upgrading building envelopes; replacing roofs; installing new heating, cooling, and ventilation systems; upgrading LED lighting; refurbishing restrooms; and updating finishes in areas within Berndt and Kroeger Halls. A new fire suppression system will be installed in Berndt Hall, and a new elevator will be installed in the building to address ADA and code issues. The addition to Berndt Hall will result from structural improvements being made to currently unusable space on the second floor of the building. This addition will house a new classroom with state-of-the-art technology, and a multi-purpose area intended for presentations, symposiums, trainings, and student study. Asbestos will be abated in Berndt Hall, and Kroeger Hall will receive a new boiler.

Cost assumption. Fort Lewis contracted with a design and engineering team for program planning, and the college's Physical Plant Services staff estimated soft costs based on past projects and industry standards. Inflation is factored at 8.0 percent. The project meets the Art in Public Places Program requirements, and is exempt from the High Performance Certification Program. The Kroeger Hall portion of the project will comply with the High Performance Certification Program.

PROJECT JUSTIFICATION

The project will address deferred maintenance needs in two buildings, and improve the functionality of the spaces to be renovated by modernizing them, bringing them into code compliance, and suiting them to user needs. The project addresses the following issues in the area to be renovated in Berndt Hall:

- heat loss through the windows, walls, and roof;
- load capacity in the roof;
- an elevator that is consistently out of service and not code compliant;
- lack of fire suppression;
- lack of a central air system for cooling and ventilation, which leads to some spaces being unusable during certain months;
- outdated electrical panels;
- energy-inefficient lighting; and
- asbestos.

The project addresses the following issues in Kroeger Hall:

- inadequate, single-pane windows and roofing;
- deteriorating flooring with asbestos underneath that will be abated;
- an unreliable and disruptive air-handling system;
- an inefficient boiler nearing the end of its life;
- a restroom that does not meet code; and
- a sewer line that becomes clogged.

Once complete, the renovations will allow Fort Lewis to move programs so that administrative functions are at the outskirts of campus and student-facing departments are centralized. Fort Lewis says failure to fund the project will result in the college seeking to make the improvements piecemeal through the controlled maintenance process, which will take many years in a high-inflation environment.

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PROGRAM INFORMATION

Constructed in 1956, Berndt Hall is the oldest facility on the Fort Lewis campus, and the college says it holds significant historical value. The college received an appropriation for FY 2022-23 for a capital renewal project to renovate areas in Berndt apart from the scope of this request. Kroeger Hall was built in 1957 as the president's house, and has been renovated on multiple occasions for various users. The following programs will be impacted by the project:

- the Admissions Department;
- the Provost's Office;
- the Office of Advancement and Alumni Engagement;
- the President's Office; and
- the Office of Sponsored Programs & Research.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2023	February 2024
Construction	May 2024	August 2025
Equipment	May 2025	August 2025
Occupancy	December 2024	August 2025

SOURCE OF CASH FUNDS

The source of cash funds for the project is fundraising and, if necessary, college reserves. Fort Lewis notes that no student fee revenues will be used for the project.

OPERATING BUDGET

Operating costs are paid from institutional sources. Fort Lewis expects a negligible increase in operating costs as a result of the project, but does not intend to authorize additional positions as a result.

STAFF QUESTIONS AND ISSUES

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