

Fiscal Year 2024-25 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

<u>Prioritized By</u>	<u>Priority</u>	
FLC	1 of 1	
CCHE	6 of 29	
OSPB	40 of 62	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$19,594,743	\$0	\$0	\$19,594,743
CF	\$0	\$816,448	\$0	\$0	\$816,448
Total	\$0	\$20,411,191	\$0	\$0	\$20,411,191

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,026,347	\$0	\$0	\$2,026,347
Construction	\$0	\$14,956,144	\$0	\$0	\$14,956,144
Equipment	\$0	\$1,089,453	\$0	\$0	\$1,089,453
Miscellaneous	\$0	\$483,684	\$0	\$0	\$483,684
Contingency	\$0	\$1,855,563	\$0	\$0	\$1,855,563
Total	\$0	\$20,411,191	\$0	\$0	\$20,411,191

PROJECT STATUS

This project was requested for funding in FY 2023-24. This is its second request for funding.

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PROJECT DESCRIPTION / SCOPE OF WORK

Fort Lewis College (FLC) 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 The project brings outdated spaces up to current codes, standards, and user needs.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. It installs a new fire suppression system in Berndt Hall, and a new elevator to address ADA and code issues. The addition to Berndt Hall results from structural improvements to currently unusable space on the second floor. 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. The project abates asbestos in Berndt Hall, and Kroeger Hall receives a new boiler.

Cost assumption. The college 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. The project accounts for inflation. 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 addresses deferred maintenance needs in two buildings, and improves 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 the college to move programs so that administrative functions are at the outskirts of campus and student-facing departments are centralized. FLC 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 2024	February 2025
Construction	May 2025	August 2026
Equipment	May 2026	August 2026
Occupancy	May 2026	August 2026

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

None.