



# Capital Development Committee

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**Fort Lewis College  
Southwest Campus Renewal**

**2024-026**

#### Project Status

This is the third request for funding for the project. Funding was first requested for the project for FY 2023-24.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
Fort Lewis College	1 of 1	
Colorado Commission on Higher Education	4 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2  
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$20,354,005	\$0	\$0	\$20,354,005
CF	\$0	\$959,089	\$0	\$0	\$959,089
<b>Total</b>	<b>\$0</b>	<b>\$21,313,094</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,313,094</b>

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**Table 3**  
**Itemized Cost Information**

<b>Fund Source</b>	<b>Prior Appropriation</b>	<b>Budget Year FY 2025-26</b>	<b>Out Year FY 2026-27</b>	<b>Future Requests</b>	<b>Total Costs</b>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,489,389	\$0	\$0	\$2,489,389
Construction	\$0	\$15,596,982	\$0	\$0	\$10,596,982
Equipment	\$0	\$1,098,199	\$0	\$0	\$1,098,199
Miscellaneous	\$0	\$190,970	\$0	\$0	\$190,970
Contingency	\$0	\$1,937,554	\$0	\$0	\$1,937,554
<b>Total</b>	<b>\$0</b>	<b>\$21,313,094</b>	<b>\$0</b>	<b>\$0</b>	<b>\$21,313,094</b>

## Program Plan Status

Approved Program Plan: Yes

Date Approved: 10/27/2022

FCI: 58 and 69

## 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 3,000-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 The project brings outdated spaces up to current codes, standards, and user needs.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;
- updating finishes and installing new furnishings, fixtures, and equipment; and
- installing a new fire suppression system, a new boiler, and a new elevator in Berndt Hall.

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.

**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 cost per GSF is \$959. The project accounts for inflation. The

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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.

**Table 4**  
**Project Schedule**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	July 2025	February 2026
Construction	May 2026	August 2027
Equipment	May 2027	August 2027
Occupancy	May 2027	August 2027

## Project Justification

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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, suiting them to user needs, and addressing accessibility issues. The project addresses the following issues 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;
- unusable space due to a structurally deficient floor;
- outdated electrical panels;
- energy-inefficient lighting; and
- asbestos abatement.

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.

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Parking will also be located closer to program users and visitors. 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.

## Program Information

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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 buildings house multiple general-use spaces that are used for classes and events. 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.

## Source of Cash Funds

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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

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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

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None.