

Fiscal Year 2022-23 Capital Construction Request

University of Northern Colorado
Gray Hall Mechanical Systems Improvements (Capital Renewal)

PROGRAM PLAN STATUS

2017-049

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
UNC	1 of 1	
CCHE	13 of 34	
OSPB	7 of 27	Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$4,540,656	\$0	\$0	\$4,540,656
CF	\$0	\$46,000	\$0	\$0	\$46,000
Total	\$0	\$4,586,656	\$0	\$0	\$4,586,656

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$514,543	\$0	\$0	\$514,543
Construction	\$0	\$3,655,144	\$0	\$0	\$3,655,144
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$416,969	\$0	\$0	\$416,969
Total	\$0	\$4,586,656	\$0	\$0	\$4,586,656

PROJECT STATUS

This is the project's sixth request for funding. It has been requested each year since FY 2017-18.

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PROJECT DESCRIPTION / SCOPE OF WORK

The University of Northern Colorado (UNC) is requesting a combination of state funds and cash funds spending authority for a capital renewal project to upgrade various mechanical systems in the 27,531-GSF Gray Hall. 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. Specifically, the project upgrades the HVAC system and associated infrastructure, installs a sprinkler system, and installs air conditioning in certain areas of the building. Work to be completed in association with the main objectives of the project includes:

- creating wall openings and constructing walled enclosures for ductwork and piping;
- repairing and replacing ceilings;
- removing window-mounted air conditioning units and replacing window sashes;
- replacing rooftop units and repairing certain roofing elements;
- installing a fire sprinkler system;
- replacing the plumbing system;
- upgrading the building's electrical service and modifying the electrical systems to accommodate the new mechanical systems;
- painting;
- removing all steam components from the building and installing a new connection to the campus hot water system; and
- extending chilled water lines to existing utility infrastructure.

Cost assumption. The cost assumption was determined by university architects and a consultant study. The project costs \$167 per square foot. The project cost accounts for inflation at a rate of 10 percent. As a capital renewal request, the project is not required to meet the Art in Public Places Program or High Performance Certification Program requirements.

PROJECT JUSTIFICATION

UNC explains that Gray Hall, which was constructed in 1913, contains many outdated mechanical systems and supporting components, some of them original to the building and all at the end of their useful life. Additionally, the university has constructed a number of additions and renovations to the building over the years, resulting in a mix of mechanical system technologies. The project will bring these disparate technologies into alignment. UNC further says that the building is cooled in only a few areas, so the project adds air conditioning via a newly constructed central campus chilled water plant. Concerns expressed by the university's insurance carrier prompted the addition of a fire sprinkler system to the scope of the project. The domestic water system is experiencing high iron levels, so the university is using bottled water in the building until the plumbing system is replaced.

The most recent Facility Condition Index (FCI) audit placed Gray Hall's FCI at 67, and the university says many of the deficiencies identified in the audit are related to the mechanical systems. 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 university has cash-funded several infrastructure improvements to the building, including replacing a buried steam line and air conditioning units that cool information technology infrastructure. UNC says failure to replace the building's mechanical systems will result in continued high maintenance costs to keep the existing systems operational.

PROGRAM INFORMATION

Gray Hall houses the UNC campus police department, a major telephone and data hub, two theaters, classrooms for visual and performing arts programs, and offices.

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PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	April 2023
Construction	April 2023	April 2024
Equipment		
Occupancy	April 2024	July 2024

SOURCE OF CASH FUNDS

The source of cash funds for the project is capital reserves as part of the university's internal capital plan.

OPERATING BUDGET

Operating costs are paid from institutional sources. The university expects the project to result in decreased operating costs due to the installation of more efficient systems.

STAFF QUESTIONS AND ISSUES

None.