

Fiscal Year 2023-24 Capital Construction Request

University of Northern Colorado
Crabbe Hall Renewal (Capital Renewal)

PROGRAM PLAN STATUS

2024-006

Approved Program Plan

Yes

Date Approved:

October 27, 2022

PRIORITY NUMBERS

Prioritized By	Priority	
UNC	1 of 2	
CCHE	11 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	\$10,871,140	\$0	\$0	\$10,871,140
CF	\$0	\$109,810	\$0	\$0	\$109,810
Total	\$0	\$10,980,950	\$0	\$0	\$10,980,950

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	\$1,646,418	\$0	\$0	\$1,646,418
Construction	\$0	\$8,009,264	\$0	\$0	\$8,009,264
Equipment	\$0	\$297,000	\$0	\$0	\$297,000
Miscellaneous	\$0	\$30,000	\$0	\$0	\$30,000
Contingency	\$0	\$998,268	\$0	\$0	\$998,268
Total	\$0	\$10,980,950	\$0	\$0	\$10,980,950

PROJECT STATUS

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

Fiscal Year 2023-24 Capital Construction Request

University of Northern Colorado
Crabbe Hall Renewal (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to update all of the mechanical and electrical systems, add cooling systems, and update architectural finishes within the 22,723-GSF Crabbe Hall. The project will address key building operating and comfort issues. 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.

Project work will include:

- extending cooling systems from the adjacent central campus chilled water plant to cool the building;
- improving lighting, particularly in the art program spaces;
- updating and expanding the card access system;
- replacing old window systems;
- refinishing or replacing interior doors; and
- adding ceiling panels to improve acoustics and cover up exposed piping and electrical conduits.

Cost assumption. A contractor evaluated the building and its systems and provided a cost estimate for the project. The project accounts for inflation. As a capital renewal project, it is exempt from the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

Crabbe Hall was first constructed in 1919 and there have been no major alterations or additions since the building's construction. All of the building's mechanical and electrical systems are near the end of their expected life or are operating at capacity. Issues with building systems impact the building's ability to serve its function as a quality learning environment for students.

The building uses steam heat and the steam converter, radiators, and condensate system frequently leak. An emergency controlled maintenance project to abate and replace the steam piping was carried out over the summer. The heating system controls are primarily manual. The building's ventilation is insufficient for the paints, solvents, and other chemicals used by the arts programs in the building. The building has no central cooling and is currently relying on window air conditioning units. The building's electrical system has been renovated numerous times, but there is no main distribution gear and the surface-mounted panels are at capacity with no room for additional equipment. The window systems were last replaced in the early 1990s and are experiencing spring failures and other operational issues.

The university says that the building has a Facility Condition Index (FCI) of 73. 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.

PROGRAM INFORMATION

Crabbe Hall opened in 1919 and originally housed the Home Economics and Fine Arts programs. It currently houses the College of Performing and Visual Arts, Photography and Dance programs, and part of the 2D Art and Design programs.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2023	April 2024
Construction	April 2024	April 2025
Equipment	April 2025	May 2025
Occupancy	May 2025	

Fiscal Year 2023-24 Capital Construction Request

University of Northern Colorado
Crabbe Hall Renewal (Capital Renewal)

SOURCE OF CASH FUNDS

The source of cash funds for this project is annual capital reserve.

OPERATING BUDGET

UNC anticipates a reduction in operating costs due to more efficient equipment and the replacement of aging and faulty systems.

STAFF QUESTIONS AND ISSUES

Responses have been incorporated into the write-up.

Fiscal Year 2023-24 Capital Construction Request

University of Northern Colorado
Frasier Hall Renewal (Capital Renewal)

PROGRAM PLAN STATUS

2024-007

Approved Program Plan

Yes

Date Approved:

October 27, 2022

PRIORITY NUMBERS

Prioritized By	Priority	
UNC	2 of 2	
CCHE	23 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	\$39,160,098	\$0	\$0	\$39,160,098
CF	\$0	\$395,557	\$0	\$0	\$395,557
Total	\$0	\$39,555,655	\$0	\$0	\$39,555,655

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	\$4,217,090	\$0	\$0	\$4,217,090
Construction	\$0	\$31,647,215	\$0	\$0	\$31,647,215
Equipment	\$0	\$65,381	\$0	\$0	\$65,381
Miscellaneous	\$0	\$30,000	\$0	\$0	\$30,000
Contingency	\$0	\$3,595,969	\$0	\$0	\$3,595,969
Total	\$0	\$39,555,655	\$0	\$0	\$39,555,655

PROJECT STATUS

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

Fiscal Year 2023-24 Capital Construction Request

University of Northern Colorado
Frasier Hall Renewal (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to update all of the mechanical and electrical systems, add cooling systems, and update architectural finishes within the 99,626-GSF Frasier Hall. 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.

Project work will include:

- adding a central cooling system;
- improving lighting;
- updating and expanding the card access system;
- refinishing or replacing interior doors; and
- adding ceiling panels to improve acoustics and cover up exposed piping and electrical conduits.

Cost assumption. A contractor evaluated the building and its systems and provided a cost estimate for the project. The project accounts for inflation. As a capital renewal project, it is exempt from the Art in Public Places and High Performance Certification program requirements.

PROJECT JUSTIFICATION

Frasier Hall was first constructed in 1953 and an 12,706 SF addition was added on in 1994. The building has had several smaller improvement projects over the years to improve theater finishes, add music practice rooms, install fire sprinklers, and install air conditioning in the theater; but has had no major renovations to building systems. The mechanical and electrical systems in the building are at the end of their expected life or are at capacity, which limits the building's functionality.

The building uses steam heat and the steam converter, unit ventilators, and condensate system frequently leak. The heating system controls are primarily pneumatic and are very outdated. The building has no central cooling and is currently relying on window air conditioning units. The building's electrical system has been renovated numerous times, but there is no main distribution gear and the surface-mounted panels are at capacity with no room for additional equipment.

The university says that the building has a Facility Condition Index (FCI) of 56. 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.

PROGRAM INFORMATION

Frasier Hall opened in 1953 and originally housed administrative offices and the Music and Theater programs. It currently houses the College of Performing and Visual Arts, part of the School of Music, and the School of Theater Arts and Dance. The building also includes a 436-seat theater.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2023	April 2024
Construction	April 2024	April 2026
Equipment	April 2026	May 2026
Occupancy	May 2026	

SOURCE OF CASH FUNDS

The source of cash funds for this project is annual capital reserve.

Fiscal Year 2023-24 Capital Construction Request

University of Northern Colorado
Frasier Hall Renewal (Capital Renewal)

OPERATING BUDGET

UNC anticipates a reduction in operating costs due to more efficient equipment and the replacement of aging and faulty systems.

STAFF QUESTIONS AND ISSUES

Responses have been incorporated into the write-up.