

Fiscal Year 2020-21 Capital Construction Request

Western Colorado University

Savage Library Renovation

PROGRAM PLAN STATUS

2016-048

Approved Program Plan? Yes No

Date Approved:

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
DeptInst	1 of 1	
CCHE	15 of 39	
OSPB	41 of 47	Not recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$12,292,409	\$0	\$0	\$12,292,409
CF	\$0	\$700,000	\$0	\$0	\$700,000
Total	\$0	\$12,992,409	\$0	\$0	\$12,992,409

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,135,772	\$0	\$0	\$2,135,772
Construction	\$0	\$9,331,247	\$0	\$0	\$9,331,247
Equipment	\$0	\$508,049	\$0	\$0	\$508,049
Miscellaneous	\$0	\$198,312	\$0	\$0	\$198,312
Contingency	\$0	\$819,029	\$0	\$0	\$819,029
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$12,992,409	\$0	\$0	\$12,992,409

PROJECT STATUS

This is the fourth request for funding. Funding was first requested on behalf of the project for FY 2015-16.

Prior requests included the repair or replacement of the building's flat roofs. This component of the project has received controlled maintenance funding and has been removed from the request.

PROJECT DESCRIPTION / SCOPE OF WORK

Western Colorado University (WCU) is requesting state funds to reconfigure the 69,917-GSF library and renovate the building to upgrade the fire alarm system and increase energy efficiency through improved wall and roof insulation and the installation of new windows. The project also automates mechanical and lighting systems to reduce the overall cost of building operation.

The project will reduce the size of the library's physical collection in order to accommodate additional study, programming, and collaboration spaces. The library will be redesigned for three levels of activity including quiet study space; group study, instruction, and resource space; and meeting, tutoring, and café/collaboration space. The additional programming space created through the project includes a new computer classroom and information

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literacy suite, and the relocation of the campus writing lab and academic resources center, which includes tutoring, testing, and a career center. The project will relocate the Western History Collection to the western most portion of the original library. The existing reading room in this part of the library will remain.

WCU says it will complete the project in phases in order to keep the library open for the duration of the project.

Cost assumption. The cost assumption was determined through the program planning process. The cost per GSF is \$186. The project cost accounts for future inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

The university says reducing the amount of space devoted to the storage and display of printed materials will allow it to devote more space to instruction, research, collaboration, and study spaces. WCU explains that the increasing availability of electronic media makes extensive physical collections unnecessary, but that there is a need to create a better learning environment through more formal and informal study and collaboration spaces. The university anticipates the renovation will increase library usage.

In addition to the improvements originating from rapid changes in how information is distributed, WCU cites several concerns with the existing building conditions that will be addressed under the project. An April 2014 audit revealed that the HVAC system is in need of a full renovation or replacement; the fire suppression and alarm systems are outdated; the mechanical systems are at the end of their useful lives; and the windows are at least 50 years old and not well sealed. A facility condition index (FCI) evaluation was conducted in June 2016. Generally speaking, the FCI rating assumes a life span of 100 years for a building and, if left untouched, a building loses about one point in its FCI rating each year. The Office of the State Architect's target rating for state buildings is 85. The Savage Library has a current FCI rating of 64.

PROGRAM INFORMATION

The library opened in 1939 and was listed on the Colorado State Register of Historic Properties in 1993. A three-story addition was added to the original library in 1964. The library serves both the WCU student body and the Gunnison County community. The library is used by members of the public. The university explains that a renovated library will allow it to better serve both students and community members, while keeping the resources dedicated to each group separate.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	September 2020	April 2021
Construction	May 2021	July 2022
Equipment	August 2022	August 2022
Occupancy	August 2022	August 2022

SOURCE OF CASH FUNDS

The source of cash funds is institutional reserves.

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OPERATING BUDGET

Operating costs are paid from institutional sources. WCU anticipates the project will result in an annual decrease of \$30,000 in operating costs through reduced energy usage.

STAFF QUESTIONS AND ISSUES

All responses to staff questions were incorporated into the project write-up.