

# Fiscal Year 2024-25 Capital Construction Request

Western Colorado University  
Campus Roadway Rehabilitation (Capital Renewal)

## PROGRAM PLAN STATUS

2025-002

Approved Program Plan

No

Date Approved:

## PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
WCU	1 of 2	
CCHE	15 of 29	
OSPB	53 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	\$2,697,869	\$0	\$0	\$2,697,869
CF	\$0	\$115,342	\$0	\$0	\$115,342
<b>Total</b>	\$0	\$2,813,211	\$0	\$0	\$2,813,211

## 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	\$127,200	\$0	\$0	\$127,200
Construction	\$0	\$2,552,049	\$0	\$0	\$2,552,049
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$133,962	\$0	\$0	\$133,962
<b>Total</b>	\$0	\$2,813,211	\$0	\$0	\$2,813,211

## PROJECT STATUS

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

# Fiscal Year 2024-25 Capital Construction Request

## Western Colorado University Campus Roadway Rehabilitation (Capital Renewal)

### PROJECT DESCRIPTION / SCOPE OF WORK

Western Colorado University (WCU) is requesting a combination of state funds and cash funds spending authority to rehabilitate about 376,000 square feet, or about 9.6 acres, of failing roads and parking lots to address safety and accessibility concerns. This represents 43 percent of the paved surfaces on campus. The project seals the remaining 57 percent of pavement (498,300 square feet or 12.7 acres) to extend its useful life.

The portion of pavement to be rehabilitated will undergo full depth reclamation, whereby failed pavement is recycled and mixed with underlying road base for use in a new hot asphalt mix. The university says the resulting surface has improved structural integrity and proper drainage. A sand slurry will be used to seal the rest of the paved areas. This slurry is a hot, viscous mixture of asphalt oil and sand, which seals the pavement and provides a friction surface. WCU explains that the seal holds up well in a freeze/thaw environment, tolerates plow trucks, seals cracks to prevent water intrusion, and protects against UV radiation, which leads to premature cracking.

Cost assumption. WCU hired a third-party engineering firm to assess pavement conditions and assist in project cost estimates. The project accounts for inflation at a rate of 6.0 percent. The project is exempt from the Art in Public Places and High Performance Certification Programs.

### PROJECT JUSTIFICATION

Freezing/thawing, poor drainage, water intrusion, and the overall age of road and parking lot surfaces have led to cracking, severe potholing, and ruts, creating numerous safety and accessibility issues. The poor surface condition is further exacerbated as water, snow, and ice penetrate into the damaged surfaces.

Street sections that will be fully rehabilitated under the project are over 30 years old, and the ruts and potholes present trip-and-fall hazards. Water that intrudes into the surfaces freezes at night, creating slipping hazards. Vehicle damage is also an issue. The parking lots to be rehabilitated are all over 25 years old and have the same tripping and ice hazards as the roadways. WCU says the lots are in such rough condition that they do not meet ADA accessibility standards, and the university is unable to paint parking space lines on the deteriorated surfaces, reducing overall parking availability. Pedestrians and the mobility impaired navigating the alley between Mears and Taylor Halls, which is also used by vehicles, must route around potholes and rough surfaces.

Project alternatives. The university considered rehabilitating paved surfaces in phases, but says this option is cost prohibitive due to the multiple mobilizations/demobilizations that would be required in a rural area. WCU says the safety hazards and accessibility issues will remain if the project is not funded, campus visitation and attendance will decline, and personal property damage and injury claims will increase. The university notes that it spends \$25,000 annually on pavement sealing and patching.

### PROGRAM INFORMATION

All campus programs are impacted by the project.

### PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2024	October 2024
Construction	October 2024	June 2025
Equipment	June 2026	August 2026

### SOURCE OF CASH FUNDS

The source of cash funds for the project is institutional funds within the Campus Maintenance Fund.

# Fiscal Year 2024-25 Capital Construction Request

**Western Colorado University**  
*Campus Roadway Rehabilitation (Capital Renewal)*

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## OPERATING BUDGET

Operating expenses are paid from institutional sources. The university expects the project to have a positive impact on its operating budget due to increased travel and parking in and around campus and a reduction in costs associated with injuries and property damage.

## STAFF QUESTIONS AND ISSUES

1. Does the university collect fees for parking in its lots that could be contributed to the project?

Western Colorado University does not collect parking fees.

2. Has the university had to pay out claims for injury and property damage associated with the deteriorated pavement?

Yes, Western has had claims due to falls, both public and worker's comp, and Western has paid for replacing flat tires. Additionally, we continue to have trip and fall issues due to asphalt degradation making ADA access nearly impossible.

# Fiscal Year 2024-25 Capital Construction Request

Western Colorado University  
Crawford Hall Renovation (Capital Renewal)

## PROGRAM PLAN STATUS

2025-003

Approved Program Plan

Yes

Date Approved:

July 1, 2021

## PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
WCU	2 of 2	
CCHE	9 of 29	
OSPB	34 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	\$3,920,002	\$0	\$0	\$3,920,002
CF	\$0	\$167,591	\$0	\$0	\$167,591
<b>Total</b>	\$0	\$4,087,593	\$0	\$0	\$4,087,593

## 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	\$387,000	\$0	\$0	\$387,000
Construction	\$0	\$3,296,034	\$0	\$0	\$3,296,034
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$32,960	\$0	\$0	\$32,960
Contingency	\$0	\$371,599	\$0	\$0	\$371,599
<b>Total</b>	\$0	\$4,087,593	\$0	\$0	\$4,087,593

## PROJECT STATUS

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

# Fiscal Year 2024-25 Capital Construction Request

## Western Colorado University *Crawford Hall Renovation (Capital Renewal)*

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### PROJECT DESCRIPTION / SCOPE OF WORK

Western Colorado University (WCU) is requesting a combination of state funds and cash funds spending authority for a capital renewal project to renovate 9,998 GSF in Crawford Hall. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing buildings on a building-by-building basis, rather than project by project. The project addresses old and inefficient systems, deferred maintenance, ADA and other code issues, and inefficient layouts. The project makes the following improvements to Crawford:

- replacing the air distribution system;
- replacing boilers and the domestic hot water supply;
- replacing the elevator;
- reconfiguring the second-floor space to accommodate offices by removing a central corridor and reconfiguring stairways;
- installing new windows on the second floor;
- repainting the exterior stucco;
- repairing plumbing in the bathrooms and bringing them into ADA compliance;
- improving the fire protection system; and
- addressing deferred maintenance in the electrical system, building foundation, and floor/ceiling finishes.

Cost assumption. WCU used a building-cost model for its calculations. The project costs \$408 per square foot and inflation is factored at a rate of 6.0 percent. As a capital renewal request, the project is not required to comply with the requirements of the Art in Public Places and High Performance Certification programs.

### PROJECT JUSTIFICATION

Crawford Hall was built in 1932 as the original campus gymnasium, and has undergone several remodels to accommodate academic programming. As a result, spaces within the building are not suitable for the current occupants, and building systems were not coordinated to meet occupant use during the remodels. The aging systems in Crawford also present a mounting deferred maintenance problem, and over 50 percent of the project's costs are dedicated to addressing the problem.

WCU says the current occupants of Crawford, the Education Department, a computer lab, and a smart classroom, are shoehorned into spaces constructed for a previous use. The computer lab is underutilized as a result. Remnants of rooms from previous uses remain, and are now used as closets. The elevator is nonfunctional, rendering the second floor ADA noncompliant. The air distribution system is difficult to repair from an access perspective, excessively loud, and undersized for the building, and, as a result of a remodel, has ducts servicing rooms that no longer exist. The system's noise renders teaching rooms unusable, air temperature in the building is uneven, and ventilation is inadequate. Replacement of the system will require new envelope penetrations so that the system is built to code. Two thirty-year-old boilers are at the end of their useful life and require replacement. Other systems and finishes are weathered, damaged, or taxed, requiring upgrades.

Project Alternatives. The university considered renovating space in Crawford Hall in a series of smaller projects, but says this option would be more expensive in the long run, increase occupant disruption, and make phasing space reorganization difficult.

### PROGRAM INFORMATION

Built in 1932 as the main campus gymnasium, Crawford Hall has been renovated to house the Music Department; converted to space for the Psychology Department in 1991, including installing a sleep deprivation lab; and adapted for academic and classroom use in 2008. The facility currently houses the Education Department, a smart classroom, and a computer lab.

# Fiscal Year 2024-25 Capital Construction Request

Western Colorado University  
Crawford Hall Renovation (Capital Renewal)

## PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2024	November 2024
Construction	November 2024	May 2025
Equipment	May 2025	July 2025
Occupancy	August 2025	August 2025

## SOURCE OF CASH FUNDS

The source of cash funds for the project is university reserves, which WCU says does not consist of student fees.

## OPERATING BUDGET

The university expects the project to have a positive impact on its operating budget through the reduction of work orders to the facilities team, and a 10 percent reduction in gas utility costs due to the installation of higher efficiency boilers.

## STAFF QUESTIONS AND ISSUES

None.