

STATE OF COLORADO

OFFICE OF STATE PLANNING AND BUDGETING

111 State Capitol Building
Denver, Colorado 80203
(303) 866-3317



Bill Ritter Jr.
Governor
Todd Saliman
Director

September 21, 2007

The Honorable Representative Jim Riesberg
Chairman, Capital Development Committee
c/o Capital Development Committee Staff
46 State Capital Building
Denver, CO 80203

Re: Western State College Kelley Hall CFE Spending Authorization

Dear Representative Riesberg,

The Governor's Office of State Planning & Budgeting approves the request from Western State College to receive additional spending authorization for \$1,200,000 Cash Funds Exempt on the Kelley Hall Renovation (State Controller Project number P – 0615) in order to address construction cost inflation that is affecting much of the Western Slope, and to build to a LEED-Gold certified standard for environmentally sustainable building.

Please do not hesitate to contact me at (303) 866-3317 or Patrick Byrne, OSPB capital construction analyst at (303) 866-2963 with any question or concern.

Sincerely,

Todd Saliman
Director

Cc: Patrick Byrne, OSPB
Andy Carlson, CCHE
Jennifer Moe, CDC Staff
Eric Kurtz, JBC Staff
Les Shenefelt, State Controller

STATE OF COLORADO



DEPARTMENT OF HIGHER EDUCATION
Colorado Commission on Higher Education

Bill Ritter, Jr.
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Greg C. Stevinson
James M. Stewart

September 21, 2007

Patrick Byrne
Office of State Planning and Budgeting
State Capitol Building
Denver, CO 80203

Dear Mr. Byrne:

Western State College requests an emergency supplemental per SB98-1331 to revise the Long Bill Item, **Kelley Hall Renovation from page 259 of the most recent Long Bill (SB07-239) to include spending authority for an additional \$1,200,000 Cash Funds Exempt.**

The additional spending authority will enable Kelley Hall to achieve LEED Gold Certification, aligning the building with the goals of the college and the Department housed in Kelley Hall – the Environmental Studies Program. Construction costs have also outpaced Western State College's projections and additional dollars are needed to maintain programmatic elements originally envisioned during design.

The item is being submitted as an emergency supplemental to prevent further cost overruns from continuing construction inflation and to enable the college to begin construction and finish the project by summer 2008. This request was approved by the Western State College's Board of Trustees on September 14, 2007 and the funds are coming from the Foundation (\$600,000) and undesignated reserves (\$600,000).

Given these circumstances, the **Department of Higher Education has approved the Western State College supplemental request to revise SB07-239, to include an additional \$1,200,000 Cash Funds Exempt for the Kelley Hall Renovation.**

More information is included with the enclosed CC-B and CC-C forms. If you have further questions, please contact DHE Capital Assets staff at 303-866-2723.

Sincerely,

Andrew Carlson
Director, Capital Assets & Compliance
Colorado Department of Higher Education
cc/encl: Brad Baca, WSC; Jennifer Moe, CDC; Eric Kurtz, JBC; Larry Friedberg, State Architect

CC-B: SUPPLEMENTAL CAPITAL CONSTRUCTION REQUEST FY07-08

Department Name: Department of Higher Education

Division Name: Western State College of Colorado

Project Name: Kelley Hall Renovation

Project Phase: 2 of 2

Risk Management I.D. No. N/A

Project Contact: Brad Baca

Contact Telephone: 970-943-2186

Contact e-mail: bbaca@western.edu

Submission Date: September 20, 2007

State Controller Project No. P-0615

Executive Director Approval:



Date: 9 / 21 / 2007

OSPB Approval:

Date: / /

1. Criteria.

(a) Check One

- Emergency
- New Data
- Technical
- Unforeseen Contingency

(b) Describe the criteria:

The College is requesting spending authority of \$1.2 million to supplement the Kelley Hall Renovation project. This supplemental will allow the College to achieve LEED gold certification and maintain programmatic elements affected by unanticipated construction inflation. The source of funding for this request is \$600,000 from the Western State College Foundation and \$600,000 from the College's undesignated reserve. This request has been approved by the Western State College Board of Trustees and Board of Directors of the Western State College Foundation.

2. Long Bill Appropriation Tables

Appropriation from Long Bill # 07-239 ,page # 259					
Line Item(s)	Total	CCFE	CF	CFE	FF
Original Long Bill Items	\$3,984,970	\$3,984,970			
Requested Revision of Long Bill Appropriation					
Line Item(s)	Total	CCFE	CF	CFE	FF
New Long Bill Items	\$5,184,970	\$3,984,970		\$1,200,000	

3. Justify the change from approved budget request and/or FPP:

Kelley Hall houses the College's environmental studies program. To be consistent with this program's curriculum, the College's environmental charter, and the statewide objectives outlined in SB07-51, the College is seeking LEED gold certification for this remodel. The costs of achieving this certification were not

requested in the original budget submission. In addition to the cost differential related to the achievement of LEED gold, general construction costs have outpaced our projections and additional dollars are needed to maintain programmatic elements originally envisioned.

4. Why is it necessary to have the appropriation prior to the Long Bill?

Planning dollars were initially appropriated in FY2006-07 and construction dollars were appropriated in FY2007-08. At this point, construction documents are complete and the establishment of a guaranteed maximum price (GMP) through the CM/GC process of construction is underway. In order to meet our timeline of project completion by summer 2008, construction work needs to begin in the fall of 2007.

5. Does this request require revision of a prior appropriation? (yes) (no). Explain.

No. This request is for cash fund exempt spending authority and not a revision to our capital construction fund appropriation. Of the \$1.2 million of spending authority requested, \$600,000 will be provided by the Western State College Foundation and \$600,000 will be allocated from the College's undesignated reserve.

6. Attach a copy of a complete Form CC-C of the *original* request.

Attached is the original FY206-07 request as well as the request for FY2007-08 which included an approved program plan amendment for construction inflation.

7. Attach a new completed Form CC-C (Element #1 only if there was a prior appropriation) to reflect this supplemental request.

8. Supplemental Requests Per SB 98-1331

a) Describe the urgency of the request

This supplemental request needs approval prior to the establishment and authorization of the GMP. Construction work needs to commence in fall of 2007 in order to accommodate occupancy by summer 2008.

b) List funds to be restricted:

N/A

Long Bill No.	Appropriation	Expenditures	Amount to be restricted
N/A	N/A	N/A	N/A

CC-C: CAPITAL CONSTRUCTION BUILDING PROJECT REQUEST FY 2007-2008

PROJECT COSTS AND APPROVAL COVER SHEET

Project Title:	Kelley Hall Renovation	State Controller Project No.	Risk Mgt. I. D.	96
Phase:	Phase II	Purpose Code	Name of Preparer:	Richard Tomnessen
Institution:	Western State College	Strategic Plan Objective(s):	Yes	Richard Tomnessen
Program:	BASS	Dept. Approval by:	WSC	*July 2006
Priority Number:	1	CCHE Approval:	Date:	Date:
Total Project Costs		Prior- Year Appropriation	Year 2 Request	Year 3 Request
Total Project Costs		Current Request	Year 4 Request	Year 5 Request
A. Land Acquisition				
(1)	Land Purchase Cost	\$ -	\$ -	\$ -
B. Professional Services				
(1)	Master Plan/PP	\$ -	\$ -	\$ -
(2)	Site Surveys, Investigations, Reports	\$ 87,200	\$ -	\$ -
(3)	Architectural/Engineering/Basic Services	\$ 387,313	\$ 198,380	\$ -
(4)	Code Review/Inspection	\$ 4,478	\$ 2,478	\$ -
(5)	Construction Management	\$ 71,748	\$ 41,748	\$ -
(6)	Advertisements	\$ 2,050	\$ 1,050	\$ -
(7)	Other (Specify)	\$ 89,560	\$ 49,560	\$ -
(8)	Total Professional Services	\$ 642,349	\$ 293,216	\$ -
C. Construction				
(1)	Infrastructure	\$ -	\$ -	\$ -
(a)	Service/Utilities	\$ 36,750	\$ 36,750	\$ -
(b)	Site Improvements	\$ 52,500	\$ 52,500	\$ -
(2)	Structure/Systems/Components	\$ -	\$ -	\$ -
(a)	New (GSF)	\$ -	\$ -	\$ -
	New \$ /GSF	\$ -	\$ -	\$ -
(b)	Renovate GSF:	\$ 2,962,748	\$ 2,962,748	\$ -
	Renovate \$ /GSF	\$ -	\$ -	\$ -
(3)	Other (Specify)	\$ -	\$ -	\$ -
(4)	Total Construction Costs	\$ 3,051,998	\$ 3,051,998	\$ -
D. Equip. and Furnishings				
(1)	Equipment	\$ 106,820	\$ 106,820	\$ -
(2)	Furnishings	\$ 91,560	\$ 91,560	\$ -
(3)	Communications	\$ -	\$ -	\$ -
(4)	Total Equip. and Furnishings Cost	\$ 198,380	\$ 198,380	\$ -
E. Miscellaneous				
Art in Public Places = 1% of				
(1)	Total Construction Costs	\$ 30,519	\$ 30,519	\$ -
(2)	Relocation Costs	\$ 15,261	\$ 15,261	\$ -
(3)	Other Costs	\$ -	\$ -	\$ -
(4)	Total Misc. Costs	\$ 45,780	\$ 45,780	\$ -
	Total Project Costs	\$ 3,938,507	\$ 3,589,374	\$ -
F. Project Contingency				
(1)	5% for New	\$ -	\$ -	\$ -
(2)	10% for Renovation	\$ 395,596	\$ 395,596	\$ -
(3)	Total Contingency Requested	\$ 395,596	\$ 395,596	\$ -
Total Budget Request				
Total Budget Request		\$ 4,334,103	\$ 3,984,970	\$ -
G. [(A1)+B(8)+C(4)+D(4)+E(4)+F(3)]				
H. Source of Funds				
	CCFE	\$ 4,334,103	\$ 3,984,970	\$ -
	CF	\$ -	\$ -	\$ -
	CFE	\$ -	\$ -	\$ -
	FF	\$ -	\$ -	\$ -

