

COVER PAGE

Adams State University

FY 2016-17 CAPITAL CONSTRUCTION REQUESTS (LISTED IN OSPB PRIORITY ORDER)

NOT RECOMMENDED FOR FUNDING BY OSPB:

- Plachy Hall HVAC Upgrade and Replacement (Capital Renewal) (*new request*)
- Nielsen Library Renovation (*new request*)

TOTAL: FY 2016-17 CAPITAL CONSTRUCTION STATE-FUNDED REQUEST AMOUNT = \$18,094,127

FY 2016-17 CONTROLLED MAINTENANCE REQUESTS (3)

NOT RECOMMENDED FOR FUNDING BY OSPB:

LEVEL I:

- Upgrade HVAC, Music Building, Ph 1 of 1 (\$1,514,508)

LEVEL II:

- Roof Replacement, Various Buildings, Ph 1 of 2 (\$282,948)

LEVEL III:

- Replace Sidewalk Curb and Gutter, Ph 1 of 2 (\$517,916)

HISTORY OF STATE FUNDING

- **\$28.0 million** has been appropriated on behalf of capital projects at the university since FY 2011-12. This represents **3.2 percent** of total amount appropriated on behalf of all capital construction and controlled maintenance projects during this period.
- **\$0** was appropriated in **FY 2015-16**.

INVENTORY OF GENERAL FUND SUPPORTED FACILITIES

- The General Fund supported inventory of university facilities totals **670,253 GSF**. This total represents **1.4 percent** of the entire General Fund supported inventory of state buildings.

RECENT CDC VISITS

- Campus tour (October 2015)

Fiscal Year 2016-17 Capital Construction Request

Adams State University

Plachy Hall HVAC Upgrade and Replacement (Capital Renewal)

PROGRAM PLAN STATUS

2017-023

Approved Program Plan? Yes

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
Dept/Inst	1 of 2	
CCHE	18 of 31	
OSPB	30 of 46	Not recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2016-17	FY 2017-18	Future Requests	Total Cost
CCF	\$0	\$4,314,450	\$0	\$0	\$4,314,450
Total	\$0	\$4,314,450	\$0	\$0	\$4,314,450

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2016-17	FY 2017-18	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$514,450	\$0	\$0	\$514,450
Construction	\$0	\$3,454,546	\$0	\$0	\$3,454,546
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$345,454	\$0	\$0	\$345,454
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$4,314,450	\$0	\$0	\$4,314,450

PROJECT STATUS

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

PROJECT DESCRIPTION / SCOPE OF WORK

Adams State University (ASU) is requesting state funds to retrofit the HVAC system for the 118,054-GSF Plachy Hall, the campus' main athletic facility. 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. The project will address a failing boiler system and code compliance issues with the building's HVAC system. Based on a May 2015 recommendation from an engineering and energy management consultant, the project upgrades and replaces several components of the HVAC system, including:

- 16 air handling units (AHUs);
- 9 powered roof fans;
- 9 exhaust fans;
- finned tube radiation;

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Adams State University

Plachy Hall HVAC Upgrade and Replacement (Capital Renewal)

- 11 cabinet unit heaters
- 3 unit heaters;
- 6 large unit heaters;
- 2 convectors;
- 2 new condensing boilers with flues, pumps, expansion tanks, air separators, etc.;
- 1 swimming pool boiler;
- 3 swimming pool pumps;
- 1 domestic hot water side-arm for hot water storage;
- 12 variable air volume (VAV) hot water heating coils;
- piping and pipe insulation; and
- ductwork.

The project also installs a new AHU, exhaust fan, and ductwork in the field house of Plachy Hall.

Cost assumption. The cost assumption was determined by an energy management consultant hired by the university. The cost per GSF is \$37. The project cost does not account for future inflation. The project is not required to meet the Art in Public Places requirements or the High Performance Certification Program requirements.

PROJECT JUSTIFICATION

According to ASU, the boilers and AHUs that service Plachy Hall are at the end of their useful life. The existing AHUs do not meet the required air exchange guidelines established by the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) for indoor air quality. As a result, ASU says occupants of Plachy Hall are at risk of respiratory problems. The AHUs also struggle to move any air and likely do not meet code requirements. Furthermore, only two of the four steam boilers in Plachy Hall are currently working, resulting in a lack of redundancy for the building's HVAC system. The two working boilers are close to 20 years old. ASU says it is constantly patching and mending worn-out piping, fittings, pumps, seals, bearings, pulleys, and belts.

The university says that the entire HVAC system is in dire need of replacement, and without replacement, the building is in imminent danger of shutting down for periods of time, which would impact athletic events and classes. Plachy Hall has lost programming in recent years due to the inadequate HVAC system, and ASU says its athletic programs will continue to be negatively affected without the proper upgrades. Furthermore, ASU says it has lost HVAC control for parts of the building; pneumatic controls are in poor condition; heating coils are failing on a monthly basis; and parts are difficult to obtain because the current systems are no longer manufactured.

PROGRAM INFORMATION

Plachy Hall is the university's main athletic facility. It houses an Olympic-size pool, weight room, trainer's facilities, indoor track, classrooms, and field house, with a seating capacity of 3,200. Plachy Hall was originally constructed in 1963. Heat was originally supplied to the building from a central heating steam plant, which was decommissioned in 1997. At that time, boilers were added to each building on campus. In 2007, renovations were completed to the basketball and swimming pool areas, and additions were added to the south and west sides of the building.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	January 2017	May 2017
Construction	June 2017	October 2017
Equipment	October 2017	November 2017
Occupancy		November 2017

Fiscal Year 2016-17 Capital Construction Request

Adams State University

Plachy Hall HVAC Upgrade and Replacement (Capital Renewal)

HIGH PERFORMANCE CERTIFICATION PROGRAM

The project is not required to comply with the provisions of Senate Bill 07-051 regarding the High Performance Certification Program because the renovation is less than 25 percent of the current replacement value of the building.

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

Operating expenses are paid from institutional sources. The university anticipates a decrease in operating costs, as the HVAC system upgrades will likely result in reduced energy and maintenance costs.

STAFF QUESTIONS AND ISSUES

1. The cost estimate of \$3.8 million provided by Iconergy on May 5, 2015, indicates it was based on a one-time walkthrough and assumes the project will be design/build. Does the university agree with this assumption and cost estimate? Have any other cost estimates been developed?

Yes, ASU agrees with this estimate. No, we have not had other estimates.

2. Plachy Hall has received funding for other controlled maintenance projects, e.g., an upgrade to the Plachy Pool in FY 2014-15. Have the HVAC systems in Plachy Hall received any controlled maintenance funding in recent years?

The last controlled maintenance for Plachy Hall was in 2007.

Fiscal Year 2016-17 Capital Construction Request

Adams State University

Nielsen Library Renovation

PROGRAM PLAN STATUS

2017-025

Approved Program Plan? Yes

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DeptInst	2 of 2	
CCHE	20 of 31	
OSPB	32 of 46	Not recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2016-17	FY 2017-18	Future Requests	Total Cost
CCF	\$0	\$13,779,677	\$0	\$0	\$13,779,677
Total	\$0	\$13,779,677	\$0	\$0	\$13,779,677

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2016-17	FY 2017-18	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,249,641	\$0	\$0	\$1,249,641
Construction	\$0	\$8,591,032	\$0	\$0	\$8,591,032
Equipment	\$0	\$2,037,009	\$0	\$0	\$2,037,009
Miscellaneous	\$0	\$649,297	\$0	\$0	\$649,297
Contingency	\$0	\$1,252,698	\$0	\$0	\$1,252,698
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$13,779,677	\$0	\$0	\$13,779,677

PROJECT STATUS

This is a new, never-before requested project.

PROJECT DESCRIPTION / SCOPE OF WORK

Adams State University (ASU) is requesting state funds to renovate the 77,058-GSF Nielsen Library on campus in order to provide redesigned spaces that meet student needs. The exterior building shell, primary structure, and roof will remain. The renovation will include:

- the complete removal of building interior finishes and partitions to reconfigure all library spaces;
- the creation of new vertical spaces to improve circulation;
- the replacement of all windows;
- the replacement of all building systems, including HVAC, electrical, and IT systems; and
- the removal of a portion of the existing roof for the placement of new mechanical air-handling equipment.

The project will provide a new library design and learning space that effectively meets the activities, interests, and needs of modern learners. Using modern library space standards, the university calculates that the space dedicated

Fiscal Year 2016-17 Capital Construction Request

Adams State University

Nielsen Library Renovation

to library collections in the renovated space will be 10 percent less than in the existing library. This reduction will allow room for more programmatic space. In addition to addressing programmatic needs, the project will also address other building deficiencies. Because the Nielsen Library is an essential resource for ASU and the surrounding community, the project will likely require a phased approach to minimize disruption to library services. This approach will be developed using criteria such as occupant safety and the availability of library services and collections during construction.

Cost assumption. The cost assumption was determined through the program planning process. The cost per GSF is \$179. The project cost does not account for future inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

According to ASU, the library is in need of a major renovation to meet its current and future programming needs. The university says that redesigning the library to align it with the learning styles of modern students will increase student engagement, retention, and academic success.

The Nielsen Library has a Facility Condition Index (FCI) of 0.69. 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. ASU says that the existing building is in need of renovation and updating, and that building systems have aged to the point where they must be replaced. Furthermore, it says some equipment reached the end of its useful life many years ago, and that the building has code deficiencies related to the American with Disabilities Act (ADA), fire safety, structural, and other life safety issues.

Project alternatives. The university also considered constructing a new library and renovating the existing library into a new enhanced resident hall. The cost of this alternative is estimated to be \$53.9 million. If this request is not funded, the university may consider resubmitting it as a capital renewal request during the next budget cycle.

PROGRAM INFORMATION

The Nielsen Library is an academic hub for ASU and the surrounding San Luis Valley community. Building construction began in 1969 and the building was occupied in 1973. The library's mission is to "Enrich our communities by empowering them to cultivate their educational goals and life pursuits." The existing library contains staff offices, student support services, a computer classroom, a computer lab, four general classrooms, a children's room, archives, and 18,326-ASF of primary collections in open stacks.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	August 2016	February 2017
Construction	March 2017	August 2018
Equipment		August 2018
Occupancy		August 2018

HIGH PERFORMANCE CERTIFICATION PROGRAM

ASU is dedicating \$400,072 of the project's total construction cost of \$8,591,032, or 4.7 percent, to meeting the requirements of LEED certification. The university plans to build the facility to the LEED gold standard, the second highest of four possible certification levels.

Fiscal Year 2016-17 Capital Construction Request

Adams State University

Nielsen Library Renovation

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

Operating expenses are paid from institutional sources. The university anticipates a decrease in operating costs, as the addition of high-performance boilers, efficient electrical distribution, double-glazed windows, and efficient air-handling equipment will likely result in energy savings. However, these savings could be offset by energy price increases.

STAFF QUESTIONS AND ISSUES

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

**Adams State University
Five-Year Projection of Need
FY 2016-17 through FY 2020-21**

Project Title	Fund Source	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	Totals
<i>Current Year Request(s)</i>							
Nielsen Library Renovation	CCF	\$13,779,677	\$0	\$0	\$0	\$0	\$13,779,677
	CF	0	0	0	0	0	\$0
Plachy Hall HVAC Upgrade and Replacement (Capital Renewal)	CCF	4,314,450	0	0	0	0	\$4,314,450
	CF	0	0	0	0	0	\$0
<i>Out Year Request(s)</i>							
Art Building Renovation	CCF	0	13,744,500	0	0	0	\$13,744,500
	CF	0	0	0	0	0	\$0
Central Technology Building Renovation	CCF	0	0	1,829,400	0	0	\$1,829,400
	CF	0	0	0	0	0	\$0
Facilities Services Building	CCF	0	0	0	0	7,110,300	\$7,110,300
	CF	0	0	0	0	0	\$0
<i>Total: State Funds</i>		18,094,127	13,744,500	1,829,400	0	7,110,300	40,778,327
Grand Total		\$18,094,127	\$13,744,500	\$1,829,400	\$0	\$7,110,300	\$40,778,327