

CC-B: SUPPLEMENTAL CAPITAL CONSTRUCTION INFORMATION TECHNOLOGY REQUEST FOR FY 2014-15

Agency or Institution:	Department of Public Safety	State Controller, Project No. (if current):	
Project Title:	Additional Funding for Colorado Bureau of Investigation Arvada Laboratory	Signature Department or Institution Approval:	<i>John Hillberg</i> 12/29/14 Date
Project Year(s):	FY 2015 to 2016	Signature GCHE Approval:	Date
Agency or Institution Priority Number:	2	Signature @SPB Approval:	<i>Neil Valenski</i> 12/29/14 Date
Name and Email of Preparer:	Neilsun Valenski neilsun.valenski@state.co.us		

Revision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, last submission date: _____	Total Project Costs	Total Prior-Year Appropriation(s) Before FY 2013-14	FY 2014-15 Appropriation [A]	Incremental Supplemental Request FY 2014-15 [B]	New Total FY 2014-15 Request [A+B]
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A. Land Acquisition

(1) Land /Building Acquisition	\$ 3,675,000	\$ -	\$ 3,675,000	\$ -	\$ 3,675,000
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B. Professional Services

(1) Master Plan/PP	\$ -	\$ -	\$ -	\$ -	\$ -
(2) Site Surveys, Investigations, Reports	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 10,000
(3) Architectural/Engineering/ Basic Services	\$ 500,000	\$ -	\$ 250,000	\$ 250,000	\$ 500,000
(4) Code Review/Inspection	\$ 35,000	\$ -	\$ 15,000	\$ 20,000	\$ 35,000
(5) Construction Management	\$ 175,000	\$ -	\$ 100,000	\$ 75,000	\$ 175,000
(6) Advertisements	\$ -	\$ -	\$ -	\$ -	\$ -
(7) Inflation for Professional Services	\$ -	\$ -	\$ -	\$ -	\$ -
Inflation Percentage Applied		0.00%	0.00%	0.00%	0.00%
(8) Other	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000
(9) Total Professional Services	\$ 740,000	\$ -	\$ 375,000	\$ 365,000	\$ 740,000

C. Construction or Improvement

(1) Infrastructure	\$ -	\$ -	\$ -	\$ -	\$ -
(a) Service/Utilities	\$ 262,340	\$ -	\$ 100,000	\$ 162,340	\$ 262,340
(b) Site Improvements	\$ 102,500	\$ -	\$ 100,000	\$ 2,500	\$ 102,500
(2) Structure/Systems/ Components	\$ 4,787,387	\$ -	\$ 2,000,000	\$ 2,787,387	\$ 4,787,387
(a) New (GSF):	\$ -	\$ -	\$ -	\$ -	\$ -
New \$ /GSF					
(b) Renovate GSF:	\$ -	\$ -	\$ -	\$ -	\$ -
Renovate \$ /GSF					
(3) Other (Specify) - Additional CM/GC Fee	\$ 117,137	\$ -	\$ -	\$ 117,137	\$ 117,137
(4) High Performance Certification Program	\$ -	\$ -	\$ 40,000	\$ (40,000)	\$ -
(5) Inflation for Construction	\$ 180,328	\$ -	\$ -	\$ 180,328	\$ 180,328
Inflation Percentage Applied		0.00%	0.00%	3.50%	0.00%
(6) Total Construction Costs	\$ 5,449,692	\$ -	\$ 2,240,000	\$ 3,209,692	\$ 5,449,692

D. Equipment and Furnishings

(1) Equipment	\$ 596,000	\$ -	\$ 596,000	\$ -	\$ 596,000
(2) Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
(3) Communications	\$ -	\$ -	\$ -	\$ -	\$ -
(4) Inflation on Equipment and Furnishings	\$ 20,860	\$ -	\$ -	\$ 20,860	\$ 20,860
Inflation Percentage Applied		0.00%	0.00%	3.50%	0.00%
(5) Total Equipment and Furnishings Cost	\$ 616,860	\$ -	\$ 596,000	\$ 20,860	\$ 616,860

E. Miscellaneous

(1) Art in Public Places=1% of State Total Construction Costs (see SB 10-94)	\$ 54,497	\$ -	\$ 28,000	\$ 26,497	\$ 54,497
(2) Building Maintenance Fund	\$ -	\$ -	\$ -	\$ -	\$ -
(3) Relocation Costs	\$ -	\$ -	\$ -	\$ -	\$ -
(4) Other Costs	\$ -	\$ -	\$ -	\$ -	\$ -
(5) Total Misc. Costs	\$ 54,497	\$ -	\$ 28,000	\$ 26,497	\$ 54,497

F. Total Project Costs

	\$ 10,536,049	\$ -	\$ 6,914,000	\$ 3,622,049	\$ 10,536,049
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G. Project Contingency

(1) 5% for New	\$ -	\$ -	\$ -	\$ -	\$ -
(2) 10% for Renovation	\$ 686,105	\$ -	\$ 286,000	\$ 400,105	\$ 686,105
(3) Total Contingency	\$ 686,105	\$ -	\$ 286,000	\$ 400,105	\$ 686,105

H. Total Budget Request [F+G(3)]

	\$ 11,222,154	\$ -	\$ 7,200,000	\$ 4,022,154	\$ 11,222,154
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I. Source of Funds

CCF	\$ 4,022,154	\$ -	\$ -	\$ 4,022,154	\$ 4,022,154
CF	\$ -	\$ -	\$ -	\$ -	\$ -
RF	\$ -	\$ -	\$ -	\$ -	\$ -
FF	\$ -	\$ -	\$ -	\$ -	\$ -



COLORADO
 Department of Public Safety

John W. Hickenlooper
 Governor

Stan Hilkey
 Executive Director

FY 2014-15 Capital Construction Supplemental | December 30, 2014

Stan Hilkey 12/30/14
 Signature Date

*Department of Public Safety Capital Construction Supplemental Priority: 02
 Additional Funding for CBI Forensic Laboratory*

Summary of Capital Construction Request	Total Funds	CCFE	Cash Funds	Federal Funds
FY 2014-15	\$4,022,154	\$4,022,154	\$0	\$0
FY 2016-17	\$0	\$0	\$0	\$0
FY 2017-18	\$0	\$0	\$0	\$0

Request Summary:

The Department requests \$4,022,154 General Fund to pay for the revised estimate of construction renovation costs associated with the new Colorado Bureau of Investigation (CBI) forensic laboratory in Arvada, Colorado.

Project Description:

In the 2013 legislative session, the General Assembly passed H.B. 13-1020, Concerning evidence collected in connection with a sexual assault, which the Governor signed on June 5, 2013. The bill established new requirements regarding the collection and treatment of forensic medical evidence of alleged sexual assault kits. This legislation addressed the backlog of evidence as well as established rules for newly submitted sexual assault kits.

To process the expected volume of newly submitted sexual assault kits, the Department requested \$7,202,352 Capital Construction Funds in FY 2014-15 to purchase a suitable facility and renovate it to meet the International Organization for Standardization (ISO) accreditation and best practices of forensic sciences. The General Assembly approved a capital construction appropriation in the amount of \$7,200,000 for FY 2014-15.

Approval of this request would provide the funding necessary to complete the new CBI forensic laboratory located in Arvada, Colorado.

Background and Justification:

In January 2014, a vacant laboratory space was identified in Arvada as a potential location to expand the forensic laboratory services to accommodate the additional sexual assault kits expected to be submitted due

to the passage of H.B. 13-1020. At that time, Roth Sheppard Architects was contacted to provide expertise as to whether or not the building could be renovated into a forensic science laboratory, and if so, what would be the estimated cost. The Colorado Bureau of Investigation (CBI) was initially informed that the total project cost would be approximately \$3,300,000 to renovate the building to accommodate the necessary forensic laboratory services. It should be noted that the direct construction costs in this estimate were \$2,850,000.

Using this information, CBI moved forward to request authorization to purchase and renovate the building for the forensic laboratory services. To accomplish this effort, the Capital Development Committee approved a capital construction request in the amount of \$7,200,000. The building was purchased on July 18, 2014 for \$3,675,000. On July 21, 2014, CBI received a feasibility study from Roth Sheppard Architects. To complete the feasibility study, Roth Sheppard Architects contracted with a specialized third-party construction firm in order to determine a construction budget for the renovation of this building. Roth Sheppard Architects and the third-party construction firm estimated the direct construction budget at \$2,800,000. Using this information, CBI posted the appropriate documents in order to contract with a construction firm to serve as the Construction Manager and General Contractor (CMGC) and moved forward with Roth Sheppard Architects to create more specific design documents.

In early September 2014, the construction firm J.E. Dunn Construction Company (hereafter J.E. Dunn) was awarded the CMGC contract. Shortly thereafter, J.E. Dunn and Roth Sheppard Architects performed independent cost estimates using the more detailed design documents. On September 16, 2014, the CBI was informed by both J.E. Dunn and Roth Sheppard Architects that the direct construction costs were \$5,800,000 rather than the \$2,800,000 that was quoted on July 21, 2014. The Department inquired why the initial feasibility study was substantially less and it was suggested that the initial feasibility study significantly underestimated the HVAC, plumbing, and electrical needs for this forensic laboratory.

In response to this new information, CBI asked Roth Sheppard Architects to re-evaluate and redesign a renovation that would be within the \$2,800,000 budget. However, on November 21, 2014, the CBI was informed that it was not possible to design a forensic science laboratory that would meet the International Organization for Standardization (ISO) accreditation and best practices of forensic sciences in the Arvada building within the \$2,800,000 direct construction budget that had been originally allocated.

The original construction renovation estimate that was provided by a third-party construction firm did not include accurate costs to renovate the Arvada building's HVAC system, electrical system, plumbing, and infrastructure needs. Therefore, the Department requests an additional \$4,022,154 Capital Construction Funds to renovate the Arvada forensic laboratory that will meet both ISO accreditation standards and best practices of forensic sciences, and includes increases in direct construction costs, contractor fees, contingencies, and 3.5 percent inflation factor for labor and materials related to delay in start of construction.

Life Cycle Cost (LCC) Analysis:

An engineering firm hired by the Department of Personnel and Administration's (DPA) to evaluate needs of all Capitol Complex buildings identified equipment replacement and structural maintenance fixes outside of this request in the amount of \$7,909,458 for the capitol complex building that currently houses the CBI Denver Laboratory. This does not include structural upgrades for electrical and HVAC necessary for the expansion of the Denver Laboratory.

The Department requested Roth Sheppard Architects to reevaluate the renovation construction documents to determine if it were possible to design the Arvada facility within the original estimated budget of \$2,800,000, but determined that it would not be possible if the design must meet ISO and forensic sciences best practice policies.

Consequences if not Funded:

If Capital Construction Funds are not approved, the Department will not be able to complete the Arvada building's renovation as required. The CBI will not have the appropriate space to operate the needed DNA equipment to analyze the increase in sexual assault kits received pursuant to H.B. 13-1020 if the Arvada building is not completed as originally planned. In addition, the CBI will not have adequate space to accommodate the needed personnel and equipment for one of three State Toxicology laboratories. The lack of laboratory space meeting ISO accreditation and forensic sciences best practices to accommodate this equipment and personnel will have a negative impact on CBI's ability to produce timely forensic analysis, which potentially impacts public safety and successful court resolutions.

Operating Budget Impact:

The Department submitted a FY 2015-16 Decision Item on November 1, 2014 to request General Fund to fund the additional operating expenses (HVAC, electrical, water, landscaping, snow removal, and other maintenance costs) associated with the Arvada facility, which are estimated to cost a total of \$196,490 per year.

Assumptions for Calculations:

Using the detailed design documents obtained from the CMGC, the total construction costs to renovate the Arvada facility is estimated at \$7,547,154. The Department was appropriated capital construction funding in the amount of \$7,200,000 General Fund in FY 2014-15. This amount includes \$3,675,000 to purchase the new building and construction costs of \$3,525,000, which results in a budget shortfall of \$4,022,154.

<u>Description</u>	<u>Amount</u>
Total Revised Cost for Arvada building	\$7,547,154
<u>Total Capital Construction Appropriation</u>	<u>\$3,525,000</u>
Net Budget Need	\$4,022,154

The Department expects to submit a supplemental to transfer approximately \$2,756,822 in General Fund from its operating budget associated with H.B. 13-1020, to the Capital Construction Fund, due to lower volume and per kit pricing than initially was estimated. The lower pricing is a function of negotiations with vendors during the procurement process. This surplus can be used to help offset the requested capital construction funds. If this funding is used, the Department would require an additional \$1,265,332.

Supplemental Justification (if necessary):

New information from a more detailed construction estimate that was completed on November 21, 2014 has identified the renovation cost to be higher than originally estimated.

ADDITIONAL REQUEST INFORMATION	
Please indicate if three-year roll forward spending authority is required.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of project's most recent program plan:	December 18, 2014

Please provide the link to the program plan or attached the first page of the analysis to this document:	
Request 6-month encumbrance waiver?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
New construction or modification?	<input type="checkbox"/> New <input checked="" type="checkbox"/> Renovation <input type="checkbox"/> Expansion <input type="checkbox"/> Capital Renewal
Total Estimated Square Footage	ASF 24,500 GSF
Is this a continuation of a project appropriated in a prior year?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If this is a continuation project, what is the State Controller Project Number?	2015-115P14

CONTINUATION HISTORY (DELETE IF NOT APPLICABLE)				
	FY 2014-15 Appropriated	FY 2015-16 Appropriated	FY 2016-17 Appropriated	Total Appropriations
Total Funds	\$7,200,000			\$7,200,000
General Fund	\$7,200,000			\$7,200,000
Cash Funds*				
Reappropriated / CFE				
Federal Funds				

ESTIMATED PROJECT TIME TABLE		
Steps to be completed	Start Date	Completion Date
Capital Construction Request Approved in Long Bill	April 2014	April 2014
Governor's Office of State Planning and Budgeting Review and Approval	Jan 2015	Jan 2015
Capital Construction Supplemental Bill Approved	Feb 2015	Feb 2015
Arvada Construction Begins	March 2015	Nov 2015
CBI Forensic Staff move to Arvada Facility	Dec 2015	Dec 2015