

# Fiscal Year 2015-16 Capital Construction Request

## Fort Lewis College

*Berndt Hall Reconstruction — Geosciences, Physics, and Engineering*

### PROGRAM PLAN STATUS

2008-036

Approved Program Plan?  Yes  No

Date Approved:

### PRIORITY NUMBERS

Prioritized By	Priority
Dept/Inst	1 of 1
CCHE	1 of 26
OSP/B	7 of 47

### PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$20,827,755	\$8,293,345	\$0	\$0	\$29,121,100
CF	\$2,115,987	\$2,115,987	\$0	\$0	\$4,231,974
FML	\$1,961,546	\$0	\$0	\$0	\$1,961,546
<b>Total</b>	<b>\$24,905,288</b>	<b>\$10,409,332</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,314,620</b>

### ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$3,700,199	\$0	\$0	\$0	\$3,700,199
Construction	\$18,699,868	\$9,365,166	\$0	\$0	\$28,065,034
Equipment	\$0	\$800,000	\$0	\$0	\$800,000
Miscellaneous	\$100,000	\$131,477	\$0	\$0	\$231,477
Contingency	\$2,405,221	\$112,689	\$0	\$0	\$2,517,910
Software Acquisition	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$24,905,288</b>	<b>\$10,409,332</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,314,620</b>

### PROJECT STATUS

This request was previously funded in FY 2008-09 for the design phase. Funding for Phase I of construction was appropriated in FY 2014-15. The appropriation for FY 2014-15 was \$10.0 million in state funds, with an additional \$10.8 million in state funds and \$2.1 million in cash funds spending authority appropriated in September 2014 from the FY 2013-14 General Fund surplus. This request is for \$10.4 million to fund Phase II of construction and will complete the project.

**Funding history.** The funding for the design phase was included in the certificates of participation (COPs) issued in November 2008 for 12 higher education projects. Annual payments for this COP are submitted as a separate capital request. In order to reflect the prior funding for the project, this request shows a prior state-funded appropriation of \$1.96 million for informational purposes only. Pursuant to the COP issuance, \$3.2 million was allocated to the design phase of the project; however, Fort Lewis later reverted about \$1.3 million of these funds during FY 2011-12. The Capital Development Committee assigned these unspent proceeds to other projects in September 2012.

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### PROJECT DESCRIPTION / SCOPE OF WORK

Fort Lewis College (Fort Lewis) is requesting a combination of state funds (\$8.3 million) and cash funds spending authority (\$2.1 million) for Phase II of construction of Berndt Hall. Phase I demolished a 16,500-GSF wing of Berndt Hall and began construction on a new, 60,838-GSF facility in the same location for the Geosciences, Physics, and Engineering departments. The project will construct a modern, upgraded space that the college says will enable these programs to be comparable to those at similar institutions, which will help it to recruit and retain students and faculty. This year's request for Phase II will result in the completion of this project.

The request is divided into two construction phases, the first of which was funded in FY 2014-15. Fort Lewis states that two construction phases will allow for smaller appropriations over two capital request cycles. The appropriation for FY 2014-15 was \$10.0 million, with an additional \$10.8 million in state funds appropriated in September 2014 from the FY 2013-14 General Fund surplus, along with \$2.1 million in cash funds spending authority,

According to the institution, funding for Phase I of construction, including the "spillover" authorization from the FY 2013-14 General Fund surplus, constructs the new building structure and exterior envelope so that the work in place can be protected from the weather. Work items include: site utility relocations and installations; structure excavation; placement of concrete, steel, roofing, windows, and a portion of the doors and door hardware; interior framing and drywall installation, elevator procurement; and completion of a portion of the mechanical and electrical systems.

The FY 2015-16 request for Phase II construction funding completes the project. Phase II work items include architectural and laboratory casework, the balance of door and hardware installations, flooring, wall finishes, paint, display cases, chalk and marker boards, toilet partitions and accessories, window coverings, elevator installation, the balance of mechanical systems, the balance of electrical systems, and information technology wiring. The FY 2015-16 funding request also includes finished site grading, site concrete, asphalt, landscaping, and irrigation.

### PROJECT JUSTIFICATION

This request is for the second phase of construction for Berndt Hall, which the college notes has been one of its top strategic goals for almost two decades. The existing portion of Berndt Hall to be demolished was built in 1968. Fort Lewis says that its existing facilities do not comply with current building code requirements for structural loading, fire separation, emergency egress, and wall and door assemblies. Additionally, the current ventilation system does not meet the requirements of a modern laboratory building; there is insufficient power availability, inadequate storage facilities, and outdated laboratory space, which limits the scope of instruction. The existing information technology (IT) infrastructure is not able to support modern requirements for teaching. The overall Facility Condition Index score, which measures the building's deficiencies, was determined to be 56 out of 100 in 2004, and there have been no significant improvements to the building since that time.

In addition to addressing code and programmatic deficiencies associated with the existing building, the project will also provide much needed additional program space to the programs housed in Berndt Hall. The Geosciences Department has been growing by approximately 15 percent annually over the past several years and the Physics/Engineering Department has been expanding at a rate of approximately 30 percent each year for the last few years. The current program areas are located in a portion of Berndt Hall that was built in 1955 and do not comply with current building code requirements. Classes are filled and program growth is limited by available laboratory space. The college says it has been struggling to provide enough space to accommodate these programs and is currently not able to meet student demand for all classes resulting in the need for a waiting list for enrollment in some classes.

**Project alternatives.** Fort Lewis says that if Phase II for construction of the project is not funded, it will not be able to complete the project or utilize the building. Work would proceed until the limits of Phase I funding are reached, which would likely occur sometime between the summer of 2015 and the spring of 2016. Since the project is moving toward a completion date of July 2016, there would be significant impacts to the contractor's schedule and corresponding cost increases. If this project is not completed, it will be increasingly difficult to provide high-quality classes and satisfy student demand for these programs.

Alternatives were considered in an extensive life cycle cost analysis completed in September 2013. These

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alternatives include continuing with the status quo, renovating the existing program space in Berndt Hall, and relocating to a new building. According to the institution, continuing with the status quo would not address programmatic needs of the Physics/Engineering and Geosciences departments in terms of quality and quantity of needed space. Renovating the existing program space in Berndt Hall does not allow for continuous academic operation, and the reutilization of the existing facility is not feasible because of utility, structural, and energy efficiency limitations. Relocating to a new building is not the preferred option due to a lack of physical connection that would arise with a separate site. There is not a suitable building site available in the area where the science programs are located, so a new building would necessitate the relocation of a nearby residence hall or other facility.

#### PROGRAM INFORMATION

Constructed in 1955-56, with additions in 1963 and 1968, Berndt Hall is one of the oldest buildings on campus. The project is part of an overall strategic plan to renovate Berndt Hall in order to provide state-of-the-art science teaching facilities. To date, three of four projects envisioned in the strategic plan have been completed. The first project, Cell Biology/Biochemistry Laboratories, was completed in 1997, and provided five interdisciplinary biology/chemistry laboratories and a student/faculty work area. The second project, Science Expansion (Chemistry Hall), was completed in 2001, and provided new laboratory facilities and faculty offices for the Chemistry Department. The third project, Biology and Agriculture, was completed in February 2010, and provided new laboratory space, scientific research areas, a green house, and faculty offices. This is the fourth and final project.

#### PROJECT SCHEDULE

	Start Date	Completion Date
Design (Overall Phase I)	May 2009	November 2010
Construction Phase I	August 2014	October 2015
Construction Phase II	November 2015	July 2016
Occupancy		August 2016

#### HIGH PERFORMANCE CERTIFICATION PROGRAM

Fort Lewis is dedicating \$1.2 million of the project's total construction costs of \$28,065,034, or 4.3 percent, to the High Performance Certification Program. The college is building the facility to the LEED gold standard, the second highest of four possible certification levels.

#### SOURCE OF CASH FUNDS

The source of cash funds for the project is donations. During the last fiscal year, the college engaged consultants to help evaluate the fundraising potential for this and other capital projects and hired additional staff in the Advancement Office. The college is currently underway in the silent phase of the capital campaign to raise the cash funds for the project. If the college is unsuccessful in raising private funds for the project, college reserves have been set aside to provide the required match.

#### OPERATING BUDGET

Operating expenses are paid from institutional sources. Fort Lewis notes that it anticipates there will be increased utility costs for the building resulting from the increased building area.

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### STAFF QUESTIONS AND ISSUES

1. Please provide more detail on the technology equipment and communication equipment listed on pp. 5-6 on the narrative. What equipment does this include, e.g., lab hoods, field equipment, research equipment, etc.?

*The communications equipment and technology equipment line items would be utilized to fund building items that are not included as part of the work included in the construction documents that is to be provided by the building contractor. Because the marketplace for technology and communications items tends to evolve rapidly, the college typically plans to procure and install these items towards the end of a project to most effectively take advantage of the latest technologies.*

*The requested amount for technology equipment is \$300,000 and would include items such as door access controls, security cameras, printers, classroom and laboratory digital projection equipment, and the installation of instructor podiums that will allow for single point of control for audiovisual equipment and room lighting.*

*The requested amount for communications equipment is \$165,000 and would include a battery back-up system to allow time for an orderly shutdown of the communications systems in the event of a power outage. Communications equipment would also include: switch gear to be located inside the informational technology closets, outfitting of the communications closets including equipment racks and cable trays, installation of wireless access points throughout the building, installation of digital signage at various locations within the building, and software licensing for the communications equipment.*