

COVER PAGE

Colorado School of Mines

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

NOT RECOMMENDED FOR FUNDING BY OSPB:

- Green Center Renovation (*new*)

TOTAL: FY 2016-17 CAPITAL CONSTRUCTION STATE-FUNDED REQUEST AMOUNT = \$ 6,021,857

FY 2016-17 CONTROLLED MAINTENANCE REQUESTS (4)

NOT RECOMMENDED FOR FUNDING BY OSPB:

LEVEL I:

- Replace Hazardous Laboratory Fume Controls, Campus, Ph 2 of 4 (\$343,275)

LEVEL II:

- Campus Steam Branch Repairs, Ph 2 of 3 (\$312,498)
- Campus Chiller Repairs, Ph 1 of 1 (\$629,579)

LEVEL III:

- Repairs to Building Envelope, Lakes Library, Ph 1 of 1 (\$430,843)

HISTORY OF STATE FUNDING

- **\$25.1 million** has been appropriated on behalf of capital projects at the school since FY 2011-12. This represents **2.9 percent** of total amount appropriated on behalf of all capital construction and controlled maintenance projects during this period.
- **\$7.5 million** was appropriated in **FY 2015-16**.

INVENTORY OF GENERAL FUND SUPPORTED FACILITIES

- The General Fund supported inventory of school facilities totals **1,373,582 GSF**. This total represents **3.0 percent** of the entire General Fund supported inventory of state buildings.

RECENT CDC VISITS

- Campus tour (June 2013)

Fiscal Year 2016-17 Capital Construction Request

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Green Center Renovation

PROGRAM PLAN STATUS

2012-020

Approved Program Plan? Yes

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
Dept/Inst	1 of 1	
CCHE	9 of 31	
OSPB	18 of 46	Not recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$6,021,857	\$17,829,014	\$0	\$23,850,871
CF	\$0	\$0	\$35,776,306	\$0	\$35,776,306
Total	\$0	\$6,021,857	\$53,605,320	\$0	\$59,627,177

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$6,021,857	\$0	\$0	\$6,021,857
Construction	\$0	\$0	\$45,361,882	\$0	\$45,361,882
Equipment	\$0	\$0	\$3,476,000	\$0	\$3,476,000
Miscellaneous	\$0	\$0	\$250,000	\$0	\$250,000
Contingency	\$0	\$0	\$4,517,438	\$0	\$4,517,438
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$6,021,857	\$53,605,320	\$0	\$59,627,177

PROJECT STATUS

This is the first request for state funding. The project was first listed on the university's five-year projection of need in 2011. It was approved as part of the university's two-year projection of cash need in August 2012.

Emergency roof repairs were made to the building in 2004 and 2005 using state emergency funds and later capital construction funds. These funds were also used to address ADA-access issues and to make some laboratory improvements.

PROJECT DESCRIPTION / SCOPE OF WORK

Colorado School of Mines (Mines) is requesting state funds for the first phase of a two-phase project to renovate the three-story, 158,000-GSF Green Center to abate asbestos and improve the quality of programming in the building. In order to address the extent of asbestos-containing materials in the building, the project demolishes the full building interior, including walls, ceilings, floor coverings, and the mechanical and electrical systems. It also replaces the deteriorating roof. After the abatement is complete, the interior and building systems will be fully rebuilt.

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Green Center Renovation

The project relocates some campus computing information technology functions to another building, increases the amount of space available for the Geophysics Department and for general classroom use, and makes improvements to the 1,100-seat Bunker Auditorium. Additionally, the project:

- replaces two elevators;
- installs additional fixtures and improves ADA accessibility in the restrooms;
- improves energy efficiency through the installation of new HVAC equipment and windows;
- improves acoustic separation between the auditorium and two classrooms in the auditorium balcony;
- updates infrastructure to accommodate better A/V equipment in classrooms and meeting spaces;
- improves seating and lighting in the auditorium;
- constructs a new lobby and restrooms for the auditorium;
- improves faculty offices and support areas; and
- updates the fire suppression system.

The building will be vacated for the duration of the project.

Cost assumption. The cost assumption was determined through the program planning process. The cost per GSF is \$377. The project cost accounts for future inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

According to the university, the building contains extensive and highly friable asbestos-containing materials, which has limited the university's ability to substantially improve the building since its construction in 1970. The emergency roof repairs made between 2004 and 2005 installed a temporary roof with a useful life of eight years. The university notes that the temporary roof repairs are now in danger of failure. Due to the friable nature of the asbestos fire proofing on the roof decking, the new roof was not mechanically fastened to the old roof. The new roof is delaminating from the old, raising concerns that the roof may detach in a strong wind.

Other concerns cited by the university include underpowered and outdated labs, building systems at or near the end of their useful life, poorly configured offices, and a lack of informal gathering spaces for students and faculty.

Mines says the project will help to accommodate growth in the Geophysics Department, including increasing office quality and size, adding more rock core storage, and adding more informal gathering spaces. It will also improve various auxiliary meeting and performance venues.

Project alternatives. The university considered four project alternatives, one of which would have built an addition to the building and three of which would have constructed a new facility. Mines determined that renovating the existing facility was the most cost effective option available that meets its goal of maintaining important auxiliary spaces and also addresses many of its identified programmatic needs.

PROGRAM INFORMATION

The 45-year-old Green Center houses the Department of Geophysics, CCIT (campus computing), and general purpose classrooms. It also houses the Bunker Auditorium, which seats 1,100 people and is the largest performance venue on campus and in Jefferson County, and three major meeting venues used for campus events, continuing education forums, and other professional gatherings.

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PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2016	April 2017
Construction	May 2017	August 2018
Equipment	September 2018	December 2018
Occupancy	September 2018	December 2018

HIGH PERFORMANCE CERTIFICATION PROGRAM

The university is dedicating between 2.0 and 4.0 percent of the project's construction cost, or between \$907,238 and \$1,814,475, to meeting the requirements of LEED certification. The university plans to renovate the facility to the LEED gold standard, the second highest of four possible certification levels.

SOURCE OF CASH FUNDS

The source of cash funds is The School of Mines Fund, which accrues revenue from donations. Mines says it is working with a donor to secure a donation.

OPERATING BUDGET

Operating costs are paid from institutional sources. Mines anticipates the project will result in a decrease in its operating costs.

STAFF QUESTIONS AND ISSUES

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