

**COVER PAGE**  
**Western State Colorado University**

***FY 2016-17 CAPITAL CONSTRUCTION REQUEST (listed in OSPB priority order)***

***Not recommended for funding by OSPB:***

- Savage Library Renovation (*previously requested*)

**Total: FY 2016-17 Capital Construction State-Funded Request Amount = \$10,848,007**

***FY 2016-17 CONTROLLED MAINTENANCE REQUESTS (2)***

***Not recommended for funding by OSPB:***

***Level I:***

- Upgrade HVAC Control System, Hurst Hall, Ph 1 of 1 (\$1,651,869)

***Level III:***

- Repair/Replace Roofs, Three Buildings, Ph 1 of 3 (\$510,181)

***HISTORY OF STATE FUNDING***

- **\$26.9 million** has been appropriated on behalf of capital projects at Western State Colorado University since FY 2011-12. This represents **3.1 percent** of total amount appropriated on behalf of all capital construction and controlled maintenance projects during this period.
- **\$0 million** was appropriated in **FY 2015-16**.

***INVENTORY OF GENERAL FUND SUPPORTED FACILITIES***

- The General Fund supported inventory of institution facilities totals **703,797 GSF**. This total represents **1.5 percent** of the entire General Fund supported inventory of state buildings.

***RECENT CDC VISITS***

- Campus tour (June 2015)

# Fiscal Year 2016-17 Capital Construction Request

## Western State Colorado University

*Savage Library Renovation*

### PROGRAM PLAN STATUS

2016-048

Approved Program Plan?  Yes

Date Approved:

### PRIORITY NUMBERS

Prioritized By	Priority	
Dept/Inst	1 of 1	
CCHE	14 of 31	
OSPB	26 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	\$10,724,584	\$0	\$0	\$10,724,584
CF	\$0	\$200,000	\$0	\$0	\$200,000
<b>Total</b>	<b>\$0</b>	<b>\$10,924,584</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,924,584</b>

### 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	\$1,206,110	\$0	\$0	\$1,206,110
Construction	\$0	\$8,564,255	\$0	\$0	\$8,564,255
Equipment	\$0	\$443,358	\$0	\$0	\$443,358
Miscellaneous	\$0	\$190,643	\$0	\$0	\$190,643
Contingency	\$0	\$520,218	\$0	\$0	\$520,218
Software Acquisition	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$10,924,584</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,924,584</b>

### PROJECT STATUS

This is the second request for funding. Funding on behalf of the project was first requested for FY 2015-16.

### PROJECT DESCRIPTION / SCOPE OF WORK

Western State Colorado University (WSCU) is requesting state funds to reconfigure the 69,917-GSF library and renovate the building to address storm water drainage issues and increase energy efficiency through improved wall and roof insulation and the installation of new windows. The project also automates mechanical and lighting systems to reduce the overall cost of building operation.

The project will reduce the size of the library's physical collection in order to accommodate additional study, programming, and collaboration spaces. The library will be redesigned for three levels of activity including quiet study space; group study, instruction, and resource space; and meeting, tutoring, and café/collaboration space. The additional programming space created through the project includes a new computer classroom and information literacy suite, and the relocation of the campus writing lab and academic resources center, which includes tutoring, testing, and a career center. The project will relocate the Western History Collection to the western most portion of

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## Western State Colorado University

### *Savage Library Renovation*

the original library. The existing reading room in this part of the library will remain.

WSCU says it will complete the project in phases in order to keep the library open for the duration of the project.

**Cost assumption.** The cost assumption was determined through the program planning process. The cost per GSF is \$155. The project cost accounts for future inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

#### PROJECT JUSTIFICATION

The university says reducing the amount of space devoted to the storage and display of printed materials will allow it to devote more space to instruction, research, collaboration, and study spaces. WSCU explains that the increasing availability of electronic media makes extensive physical collections unnecessary, but that there is a need to create a better learning environment through more formal and informal study and collaboration spaces. The university anticipates the renovation will increase library usage.

In addition to the improvements originating from rapid changes in how information is distributed, WSCU cites several concerns with the existing building conditions that will be addressed under the project. An April 2014 audit revealed that the HVAC system is in need of a full renovation or replacement; the fire suppression and alarm systems are outdated; the mechanical systems are at the end of their useful lives; and the windows are at least 50 years old and not well sealed.

#### PROGRAM INFORMATION

The library opened in 1939 and was listed on the state register of historic places in 1993. A three-story addition was added to the original library in 1964. The library serves both the WSCU student body and the Gunnison County community. The library is used by members of the public as a center of statewide resource sharing and for public programs. The university explains that a renovated library will allow it to better serve both students and community members, while keeping the resources dedicated to each group separate.

#### PROJECT SCHEDULE

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

#### HIGH PERFORMANCE CERTIFICATION PROGRAM

The university is dedicating \$189,876, or 2.2 percent, of the project's construction costs to meeting LEED certification standards. 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 institutional reserves.

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*Savage Library Renovation*

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### OPERATING BUDGET

Operating costs are paid from institutional sources. WSCU anticipates the project will result in a decrease in its operating costs through reduced energy usage.

### STAFF QUESTIONS AND ISSUES

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

**Western State Colorado 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>							
Savage Library Renovation	CCF	\$10,724,584	\$0	\$0	\$0	\$0	\$10,724,584
	CF	200,000	0	0	0	0	\$200,000
<i>Out Year Request(s)</i>							
New Faculty/Staff Housing	CCF	0	0	5,444,250	0	0	\$5,444,250
	CF	0	0	0	0	0	\$0
Press Box Expansion and Renovation	CCF	0	7,463,429	0	0	0	\$7,463,429
	CF	0	0	0	0	0	\$0
Ute Hall Renovation	CCF	0	0	0	9,440,766	0	\$9,440,766
	CF	0	0	0	0	0	\$0
<i>Total: State Funds</i>		10,724,584	7,463,429	5,444,250	9,440,766	0	\$33,073,029
<b>Grand Total</b>		<b>\$10,924,584</b>	<b>\$7,463,429</b>	<b>\$5,444,250</b>	<b>\$9,440,766</b>	<b>\$0</b>	<b>\$33,273,029</b>