

CC-C: CAPITAL CONSTRUCTION REQUEST FOR FY 2011-12

| Project Title: | | Hellems Arts & Sciences Capital Renewal | | State Controller Project No. Pending | | Name and Email of Preparer: Phil Smeaton@colorado.gov | | |
|--|--|---|-----------------------------|--|----------------|---|----------------|----------------|
| Project Year(s): | | FY 2011 - 12 | | Signature of Department or Institution Approval: Paul M. Leef, AIA | | Date: 3-Jun-10 | | |
| Agency or Institution: | | CDHE: University of Colorado - Boulder | | Signature CCHE Approval: | | Date: | | |
| Agency or Institution Priority Number: | | 5 | | Signature OSPB Approval: <i>[Signature]</i> | | Date: 8/23/10 | | |
| Revision? Yes <input type="checkbox"/> No <input type="checkbox"/> | If yes, last submission date: | Total Project Costs | Prior-Year Appropriation(s) | Current Request FY 2011-12 | Year 2 Request | Year 3 Request | Year 4 Request | Year 5 Request |
| A. Land Acquisition | | | | | | | | |
| (1) | Land/Building Acquisition | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| B. Professional Services | | | | | | | | |
| (1) | Master Plan/PP | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (2) | Site Surveys, Investigations, Reports | \$390,306 | \$0 | \$390,306 | \$0 | \$0 | \$0 | \$0 |
| (3) | Architectural/Engineering/ Basic Services | \$2,326,724 | \$0 | \$1,881,740 | \$444,984 | \$0 | \$0 | \$0 |
| (4) | Code Review/Inspection | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (5) | Construction Management | \$378,507 | \$0 | \$378,507 | \$0 | \$0 | \$0 | \$0 |
| (6) | Advertisements | \$5,150 | \$0 | \$5,150 | \$0 | \$0 | \$0 | \$0 |
| (7a) | Inflation for Professional Services | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (7b) | Inflation Percentage Applied | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| (8) | Other | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (9) | Total Professional Services | \$3,100,686 | \$0 | \$2,665,702 | \$444,984 | \$0 | \$0 | \$0 |
| C. Construction or Improvement | | | | | | | | |
| (1) | Infrastructure | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | (a) Services/Utilities | \$298,624 | \$0 | \$0 | \$298,624 | \$0 | \$0 | \$0 |
| | (b) Site Improvements | \$319,741 | \$0 | \$0 | \$319,741 | \$0 | \$0 | \$0 |
| (2) | Structure/Systems/ Components | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | (a) New (GSF): | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | New \$ /GSF | | | | | | | |
| | (b) Renovate GSF: | \$17,176,886 | \$0 | \$69,607 | \$16,777,278 | \$0 | \$0 | \$0 |
| | Renovate \$ /GSF | | | | | | | |
| (3) | Other (Haz. Mat.) | \$1,920,513 | \$0 | \$0 | \$1,920,513 | \$0 | \$0 | \$0 |
| (4) | High Performance Certification Program | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (5a) | Inflation for Construction | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (5b) | Inflation Percentage Applied | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| (6) | Total Construction Costs | \$19,715,963 | \$0 | \$399,607 | \$19,316,356 | \$0 | \$0 | \$0 |
| D. Equipment and Furnishings | | | | | | | | |
| (1) | Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (2) | Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (3) | Communications | \$330,962 | \$0 | \$0 | \$330,962 | \$0 | \$0 | \$0 |
| (4a) | Inflation on Equipment and Furnishings | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (4b) | Inflation Percentage Applied | | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| (5) | Total Equipment and Furnishings Cost | \$330,962 | \$0 | \$0 | \$330,962 | \$0 | \$0 | \$0 |
| E. Miscellaneous | | | | | | | | |
| (1) | Art in Public Places=1% of State Total Construction Costs (see SB 10-94) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (2) | Annual Payment for Certificates of Participation | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (3) | Relocation Costs | \$827,110 | \$0 | \$0 | \$827,110 | \$0 | \$0 | \$0 |
| (4) | Other Costs (specify) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (5) | Other Costs (specify) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (6) | Other Costs (specify) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (7) | Other Costs (specify) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (8) | Total Misc. Costs | \$827,110 | \$0 | \$0 | \$827,110 | \$0 | \$0 | \$0 |
| F. Total Project Costs | | \$23,974,721 | \$0 | \$3,065,309 | \$20,918,412 | \$0 | \$0 | \$0 |
| G. Project Contingency | | | | | | | | |
| (1) | 5% for New | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| (2) | 10% for Renovation | \$2,397,472 | \$0 | \$305,531 | \$2,091,941 | \$0 | \$0 | \$0 |
| (3) | Total Contingency | \$2,397,472 | \$0 | \$305,531 | \$2,091,941 | \$0 | \$0 | \$0 |
| H. Total Budget Request | | \$26,372,193 | \$0 | \$3,360,840 | \$23,011,353 | \$0 | \$0 | \$0 |
| I. Source of Funds | | | | | | | | |
| | CCF | \$26,372,193 | \$0 | \$3,360,840 | \$23,011,353 | \$0 | \$0 | \$0 |
| | CF | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | RF | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | FF | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

A. AGENCY BASIC DATA:

Controlled Maintenance Request **Capital Renewal Building/Infrastructure Request**
 HPCP required In Capital Renewal Request (Y/N)
(on CC-A specify HPCP compliance)

1) Agency University of Colorado at Boulder
2) Department Higher Education
3) Physical Plant ID No. 05-04 Project M # _____
4) Agency Priority # 1
5) Project Title Capital Renewal of Hellems Arts and Sciences Building, Phase 1 of 2

B. FACILITY PROFILE

1) Facility Type Site (Utilities) _____
 or Site (Improvements) _____
 or Building Name (s) Hellems Arts and Sciences Building
 Risk Mgmt. Bldg(s) ID# 9137

2) Facility Location Central Campus - CU Boulder

3) Facility Area/Age GSF 116,536 ASF 92,242 Date Built 1921

4) Facility Functional Use/Occupancy Classrooms/Academic Offices/Instructional Space

5) Facility Construction (Type) II-FR - steel, concrete, stone

6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = .44 Targeted FCI = .85 Date of Last Audit 08/02
(Describe) Structurally sound, with basic bldg. systems deteriorated and in need of repair/upgrade for code compliance and maintenance upgrades. (Fire rated doors, electrical panels, exterior windows, roof gutters, interior door hardware, lighting systems, fire rated wall penetrations, ADA requirements, HVAC system upgrades and stair enclosures are some of the deficiencies noted in audit.)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
7:00 a.m. - 10:00 p.m., 6 days a week, 12 months a year. Over 42,000 student credit hours in fall semester '01 in under graduate lower and upper division courses.

8) Facility - Current Replacement Value \$ 33,303,658

9) Master Plan Status - Check one or more of the following:
a) Facility 'useful' life is less than five (5) years.
b) Facility 'useful' life is more than five (5) years.
c) Master Plan is obsolete; Last Date Approved _____
(by OSPB/CCHE)
d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.)
N/A

10) Facility Audit Survey:

- a) Facility Audit Survey concluded and submitted to SBREP - Date 08/02
- b) Status of the Infrastructure Assessment. % Completed 35%
- c) Facility Audit Survey Cycle 1/3 per year

11) List all the controlled maintenance, capital construction, and emergency projects completed within the last five years or ongoing projects that can be associated with either this CM building or infrastructure request.

| Project No. | Project Title | Completion date or status |
|-------------|---|---------------------------|
| M90032 | Upgrade Fire Alarm Systems, Phase 1 & 3 | |
| | Phase 1: Network communications upgrade. | Ph 1-complete |
| | Phase 3: Replacement of individual detection devices. | Ph 3-complete |
| M90035 | R/R Obsolete HVAC Controls, Phase 2 of 3 | Ph 2- complete-7/02 |

C. INTEGRATED PROGRAM PLAN DATA

NOTE: For a Capital Renewal Building/Infrastructure Request, refer to the instructions for the additional information required to support the request.

1) Narrative Description of CM Problem (Initial problem and solution by phase):

The facility audit for this facility shows major deficiencies in energy, functionality, hazardous materials abatement and appearance,. Minor deficiencies are shown in code compliance, building integrity, and exterior systems. The Capital Renewal Project will address these issues as well as issues pertaining to the mission of this facility.

By using a CM/GC approach for this project we will be able to confirm our cost estimates and better manage the design and construction process.

The project is being phased for budgetary reasons, with the design and construction work schedule to match the funding sequence. Phase 1: Design. Phase 2: Construction

See attached executive summary and budget sheet.

2) Total Project Cost Estimate (From Cost Breakdown) \$ 26,372,193

3) Consequences (cost effects, program impacts, facility impacts, etc.) of not funding and justifying this specific project request:

The current and future delivery of academic programs will be severely affected if this project is not funded.

4) **Mandatory** - Include Facility Audit documentation from most recent audit. Include site maps for any infrastructure project request. See attached facility audit deficiency list.

5) **Optional** - Include photographs and any other supporting documents.

6) Explanation of how this project will improve the building(s) facility condition index or improve a specific infrastructure system.

This project will improve the overall condition of the building and building systems. Specifically the HVAC, electrical, plumbing, life safety and ADA code compliance will be improved. Existing hazardous material will be removed. The buildings facility condition index will be improved above the targeted FCI.

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D. DETAILED COST ESTIMATE (detail by phase, one page per phase, include all phases)

1) Approved By _____ 2) Phase 1 of 2
 3) Method of Estimate - "means" square foot, historical campus project data, and
 HVAC study conducted by P. Steers Engineering

4) Professional Services

| | |
|---|--------------------|
| Site Surveys, Investigations, and Reports | |
| Material Testing | \$ 159,843 |
| (Welding, concrete, pressure testing pipe) | |
| Asbestos & Environmental Report | \$ 230,461 |
| (Asbestos: floor tile, pipe insulation, window putty & wiring; PCB ballasts and lead paint (windows)) | |
| Arch/Eng/Basic Services (Schematic Design/Design Development) | \$1,918,106 |
| Basic Services @ 12% of construction (full Fee)) | |
| Reimbursables | \$ 101,986 |
| LEED Sustainability Consultant | \$ 103,000 |
| Telecom Consultant | \$ 47,886 |
| Other (Explain) - Advertising | \$ 5,150 |
| Internal project coordination consultant | \$ 89,270 |
| Pre-construction CM/GC. (2.5% of Construction) | \$ 399,607 |
| Total of Professional Services | \$3,055,309 |

5) Construction Improvement

| <u>WORK ITEM</u> (Labor/Material/Equipment) | <u>UNIT</u> | <u>UNIT COST</u> | <u>EXTENDED COST</u> |
|---|-------------|------------------|----------------------|
| Infrastructure | | | |
| Total of Construction Improvements Costs -- Phase 1 is design only | | | \$0 |

6) Miscellaneous (explain)

| | | | |
|-------------------------------------|--|--|------------|
| | | | |
| Total of Miscellaneous Costs | | | \$0 |

7) Project Contingency

| | |
|--|-----------|
| Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.) | \$305,531 |
|--|-----------|

| | |
|--|-------------|
| 8) Subtotal of professional services , construction improvements, miscellaneous costs, and project contingency percentage (by phase) | \$3,360,840 |
|--|-------------|

| | |
|--|---------------------|
| 9) TOTAL PROJECT COST (all phases)= REQUEST | \$26,372,193 |
|--|---------------------|

Note: Agency formatted cost estimates may accompany this page.

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1) Approved By _____ 2) Phase 2 of 2
 3) Method of Estimate "means" square foot, historical campus project data, and HVAC study conducted by P. Steers Engineering

4) Professional Services

| | |
|--|------------------|
| Site Surveys, Investigations, and Reports | |
| Arch/Eng/Basic Services (Add Services allow.) | \$128,750 |
| Reimbursable | \$ 26,997 |
| Other (Explain) Internal project coordination consultant | \$289,237 |
| Total of Professional Services | \$444,984 |

5) Construction Improvement

| WORK ITEM (Labor/Material/Equipment) | UNIT | UNIT COST (L&M)* | EXTENDED COST |
|---|------|---------------------|--------------------|
| Site, Utilities & Landscaping Allowances | | | \$ 104,030 |
| Temporary utilities | L.S. | \$10,000.00 | \$10,300 |
| Staging restoration | L.S. | \$25,000.00 | \$25,750 |
| Landscaping allowance | L.S. | \$66,000.00 | \$67,980 |
| Exterior Closure Total: | | | \$1,276,716 |
| Window demo, disposal & replacement (9,012) | S.F. | \$122.03 | \$1,099,734 |
| Masonry repointing (3500) | L.F. | \$4.28 | \$ 14,980 |
| Exterior doors | Ea. | \$4,067.74 | \$ 85,423 |
| Excavate for areawells (50) | C.Y. | \$48.82 | \$ 2,441 |
| Areawell grating (162) | S.F. | \$12.21 | \$ 1,978 |
| Backfill areawells (16) | C.Y. | \$34.20 | \$ 547 |
| Concrete for areawell walls & pumping | L.S. | \$16,606.00 | \$ 16,606 |
| Remove existing louver (96) | S.F. | \$8.14 | \$ 781 |
| CMU infill w/damproofing (96) | S.F. | \$23.59 | \$ 2,265 |
| Exterior Gutters- half round copper (1,220) | L.F. | \$23.36 | \$ 28,499 |
| Exterior downspouts (200) | L.F. | \$10.68 | \$ 2,136 |
| Gutter heat trace (1,220) | L.F. | \$17.48 | \$ 21,326 |
| Interior Construction Total: | | | \$2,704,304 |
| Wall demo to access existing shafts (allowance) | L.S. | \$20,339.00 | \$ 20,339 |
| Replace non-compliant doors (260) | Ea. | \$427.92 | \$ 111,259 |
| Replace non-compliant door hardware (260) | Ea. | \$625.08 | \$ 162,521 |
| Exterior wall insull., furring, gyp board (55,102) | S.F. | \$7.39 | \$ 407,204 |
| Suspended acoustical ceiling removal (21,000) | S.F. | \$1.23 | \$ 25,830 |
| New suspended ceilings (45,000) | S.F. | \$4.07 | \$ 183,150 |
| New gyp board ceilings (13,176) | S.F. | \$7.94 | \$ 104,617 |
| Fire proof attic wood/outside venting (35,078) | S.F. | \$8.14 | \$ 285,535 |
| Restroom renovations (7) | Ea. | \$119,015.07 | \$ 833,105 |
| Elevator upgrades | L.S. | \$76,539.00 | \$ 76,539 |
| Fixed seating repair | L.S. | \$122,895.00 | \$ 122,895 |
| Replace carpeting (60,000) | S.F. | \$5.87 | \$ 352,200 |
| Refinish wood flooring (3,000) | S.F. | \$6.37 | \$ 19,110 |

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| <u>WORK ITEM</u> (Labor/Material/Equipment) | <u>UNIT</u> | <u>UNIT COST*</u> | <u>EXTENDED COST</u> |
|---|-------------|-------------------|----------------------|
| Roofing Total: | | | \$643,022 |
| R/R portion of roofs for mech equip (280) | S.F. | \$81.35 | \$ 22,778 |
| Removal/replacement structural wood decking | S.F. | \$16.26 | \$ 4,553 |
| Roof repair, underlayment (69,000) | S.F. | \$2.14 | \$ 147,660 |
| Tile replacement (125) | S.F. | \$29.29 | \$ 3,661 |
| Removal & replacement of roof tile w/10% allow | S.F. | \$6.73 | \$ 464,370 |
| | | | |
| Interior Circulation Total: | | | \$208,634 |
| Stairway enclosures / upgrades (14) | Ea. | \$7,331.20 | \$ 102,637 |
| Replace/ install stairway doors (21) | Ea. | \$4,067.74 | \$ 85,423 |
| Interior signage | L.S. | \$11,934.00 | \$ 11,934 |
| Entryway matting replacement (1,080) | S.F. | \$8.00 | \$ 8,640 |
| | | | |
| Interior Finishes Total: | | | \$1,050,329 |
| Finish newly insulated ext. walls (55,102) | S.F. | \$3.18 | \$175,224 |
| Other wall painting w/patch & repair (268,662) | S.F. | \$3.18 | \$854,345 |
| Vinyl cove base (12,000) | L.F. | \$1.73 | \$ 20,760 |
| | | | |
| Mechanical Work total: | | | \$5,709,450 |
| Duct Mains | S.F. | \$4.54 | \$ 529,073 |
| Zone VAV with distribution | S.F. | \$7.18 | \$ 836,728 |
| Fire smoke dampers (34) | Ea. | \$3,457.53 | \$ 117,556 |
| Convectors (262) | Ea. | \$1,383.02 | \$ 362,351 |
| Steam system repairs and piping | S.F. | \$3.97 | \$ 462,648 |
| Chilled water piping | S.F. | \$0.66 | \$ 76,914 |
| Heating water piping | S.F. | \$2.70 | \$ 314,647 |
| Controls | S.F. | \$3.87 | \$ 450,994 |
| Balancing | S.F. | \$0.83 | \$ 96,725 |
| Close out/commissioning | L.S. | \$24,406.00 | \$ 24,406 |
| Air handling unit, North Wing (1) | Ea. | \$738,967.00 | \$ 738,967 |
| Air handling unit, East & west Wing (2) | Ea. | \$549,140.38 | \$1,098,281 |
| Misc. plumbing for sewers, stacks, & roof leads | S.F. | \$5.15 | \$ 600,160 |
| | | | |
| Electrical Total: | | | \$1,618,976 |
| Lighting fixtures (1500) | Ea. | \$387.09 | \$580,635 |
| Power (switch gear, panels, feeders) | S.F. | \$5.46 | \$636,287 |
| Fire Alarm demo and relocates | S.F. | \$0.67 | \$ 78,079 |
| Electrical for furred out walls (55,102) | S.F. | \$4.73 | \$260,632 |
| Emergency lighting | L.S. | \$63,343.00 | \$ 63,343 |
| | | | |

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| <u>WORK ITEM</u> (Labor/Material/Equipment) | <u>UNIT</u> | <u>UNIT COST*</u> | <u>EXTENDED COST</u> |
|---|-------------|-------------------|----------------------|
| Selective Demo and Structural Work Total: | | | \$283,768 |
| Demo for mechanical system installation | S.F. | \$1.03 | \$120,032 |
| Crane to remove/install mech. units (14 days) | Daily | \$4,067.70 | \$ 56,948 |
| Saw cuts in concrete floors (57) | Ea. | \$976.25 | \$ 55,646 |
| Removal/disposal of house keeping pads (12) | C.Y. | \$813.54 | \$ 9,762 |
| New 4" thick house keeping pads (12) | C.Y. | \$325.39 | \$ 3,905 |
| Pumper truck | L.S. | \$3,254.00 | \$ 3,254 |
| Slab demo and disposal (160) | S.F. | \$20.34 | \$ 3,254 |
| Hand excavation (10) | C.Y. | \$113.88 | \$ 1,139 |
| New retaining walls (3) | C.Y. | \$813.78 | \$ 2,441 |
| New concrete slab and footings (2) | C.Y. | \$813.54 | \$ 1,627 |
| Shoring for concrete structure | L.S. | \$2,441.00 | \$ 2,441 |
| Remove concrete column & footing (2) | C.Y. | \$488.27 | \$ 977 |
| Install new steel column (400) | Lbs. | \$4.07 | \$ 1,628 |
| Infill floor recess w/concrete (1) | C.Y. | \$325.99 | \$ 326 |
| Saw cut & disposal - 2 wall openings (160) | S.F. | \$56.95 | \$ 9,112 |
| Steel reinforcing beams @ wall openings (200) | Lbs. | \$4.88 | \$ 976 |
| Misc. structural steel | L.S. | \$10,300.00 | \$ 10,300 |
| | | | |
| Hazardous Material Total: | | | \$1,920,513 |
| VAT removal/disposal/replacement | S.F. | \$12.36 | \$1,440,385 |
| Lead paint mitigation | S.F. | \$4.12 | \$ 480,128 |
| | | | |
| | | | |
| Fire Alarm/ Protection Total: | | | \$467,309 |
| Fire alarm & misc. fire protection work - North, East & West wings (116,536 Sq. Ft.) | S.F. | \$4.01 | \$467,309 |
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| | | | |
| Total Construction Costs | | | \$15,987,051 |

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| <u>WORK ITEM</u> (Labor/Material/Equipment) | <u>UNIT</u> | <u>UNIT COST*</u> | <u>EXTENDED COST</u> |
|--|-------------|-------------------|----------------------|
| | | | |
| Other Total: | | | \$3,009,563 |
| 3% City Use Tax | | | \$ 239,806 |
| .65% County Use Tax | | | \$ 51,958 |
| Contractor O & P (15%) | | | \$2,398,058 |
| Bonds (2%) | | | \$ 319,741 |
| | | | |
| | | | |
| TOTAL of CONSTRUCTION IMPROVEMENTS: | | | \$18,996,614 |

6) Miscellaneous (explain)

| | | | |
|---|------|--------------|--------------------|
| | | | |
| Moving & packing (69,182) | S.F. | \$10.9588 | \$758,151 |
| (move out & move in) | | | |
| Phones - Temporary relocation (126) | Ea. | \$547.29 | \$ 68,959 |
| (move out & move in) | | | |
| New phone wiring | S.F. | \$1.29 | \$150,331 |
| New computer wiring | S.F. | \$1.55 | \$180,631 |
| Art in Public Places (1% of construction) | L.S. | \$319,741.00 | \$319,741 |
| | | | |
| Miscellaneous Expense Total: | | | \$1,477,813 |

7) Project Contingency

| | |
|--|-------------|
| Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.) | \$2,091,942 |
|--|-------------|

| | |
|--|--------------|
| 8) Subtotal of professional services , construction improvements, miscellaneous costs, and project contingency percentage (by phase) | \$23,011,353 |
|--|--------------|

| | |
|---|---------------------|
| 9) TOTAL PROJECT COST (all phases)= REQUEST | \$26,372,193 |
|---|---------------------|

Note: Agency formatted cost estimates may accompany this page.

* All unit costs include labor and material costs.

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E. PROPOSED PHASING

PRIOR PHASING¹

| Proj. M# | Phys. Plant ID # | Fiscal Year | Phase or Phases of Work | Dollar Amount (Actual Appropriation) |
|----------|------------------|--------------|-------------------------|--------------------------------------|
| | | FY 2007/2008 | | |
| | | FY 2008/2009 | | |
| | | FY 2009/2010 | | |
| | | FY 2010/2011 | | |

\$ 0 (Subtotal)

CURRENT PHASE² REQUESTED

| Proj. M# | Phys. Plant ID # | Fiscal Year | Phase of Work | Dollar Amount (Per Detailed Budget) |
|----------|------------------|--------------|-----------------|-------------------------------------|
| | 05-04 | FY 2011/2012 | Design, Phase 1 | \$3,360,840 |

\$ 3,360,840 (Subtotal)

FUTURE PHASING²

| Proj. M# | Phys. Plant ID # | Fiscal Year | Phase or Phases of Work | Dollar Amount (Per Detailed Budget) |
|----------|------------------|--------------|---------------------------|-------------------------------------|
| | | FY 2012/2013 | Design/Construction, Ph 2 | \$23,011,353 |
| | | FY 2013/2014 | | |
| | | FY 2014/2015 | | |
| | | FY 2015/2016 | | |

\$ 23,011,353 (Subtotal)

Project Total Dollar Amount of All Projects Phases Requested \$ 26,372,193
(Prior, Current and Future Phases)

¹ Please list all previous phases with actual appropriation by year. Note if different from requested amount.

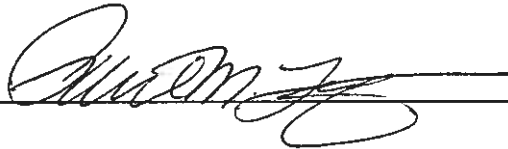
² Please list all current and anticipated future phases with estimated costs as listed in the detailed cost estimate subtotal blank 8.

F. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

| PHASE | FROM | TO |
|---------------------------------------|--------------------|----------------------|
| 1. Pre-Design (Insert Dates) | <u>June 2011</u> | <u>August 2011</u> |
| 2. Design (Insert Dates) | <u>August 2011</u> | <u>June 2012</u> |
| 3. Construction (Insert Dates) | <u>June 2012</u> | <u>August 2013</u> |
| 4. Project Close-out/Final Completion | <u>Sept 2013</u> | <u>December 2013</u> |

G. AGENCY APPROVAL

Agency Authorized Signature



Date 6.8.10

Review of Capital Renewal by the Office of the State Architect

| | |
|--|---|
| OSA review 8/13/2010 | Capital Renewal FY 2011-12 request |
| Title: | Capital Renewal of Hellums Arts and Sciences Building |
| Department: | Colorado Department of Higher Education |
| Institution or Division: | University of Colorado - Boulder |
| Capital Construction Funds Requested: | \$3,360,840 (FY 2011-12) |
| Total Funds Requested: | \$26,372,193 (FY 2011-12 & FY 2012-13) |
| Type: | New Continuation/Phase 1 of 2 |
| Operational Criteria: | CM Level II - Impacting Energy/Environment/Operations |

Summary of Request:

Hellums is a three story Classroom/Academic Offices/Instructional Space building with a full basement totaling 116,536gsf. The building was built in 1921 and has program space at all levels including approximately 1/3 of the basement. The Facility Condition Index (FCI) rating is estimated at .40 with a capital renewal target of .85.

Overall proposed project cost of \$26.3M to include a scope of work over 116,225gsf of building = \$226/gsf compared to an estimated replacement cost of \$46.5M = \$400/gsf. Capital renewal costs are approximately 57% of estimated replacement costs. Scope of work consists predominantly of overall system and component upgrades both interior and exterior work including: replacing interior lighting and emergency lighting, upgrading electrical panels, replacing suspended ceiling, providing new interior finishes, interior door replacement, providing ADA accessible restrooms with new fixtures, extensive HVAC infrastructure replacement and upgrade of system and components, asbestos abatement of floor tile and lead paint, fire alarm and protection systems upgrades, fire rated wall construction as required, stair enclosure corrections and elevator upgrades. Exterior work includes: window and door replacement, masonry repointing, damproofing, gutter and downspout replacements and roof repairs.

Code compliance work does not appear to be driving this request and is not a major portion of overall cost estimate. In addition the building has an active fire alarm system and partial fire protection system that are planned to be upgraded in this request.

This project request will significantly improve operational deficiencies in the building, will reduce environmental impact, save energy and is cost effective. The building is adequate for program functions but revitalization would greatly enhance occupant comfort and program delivery. Project falls within the definition of Capital Renewal with Controlled Maintenance criteria categorizing this request as a Level II priority -Impacting/Energy/Environment/Operations.

(Similar to FY10/11 request with updates by CU to cost per square foot, replacement cost, project cost/scope and project schedule, no inflation included in cost estimate).

Impacts:

Phase 1 of 2 is for the major design work which is estimated to start June 2011 and continue through to June 2012 with construction (Phase 2 of 2) to immediately follow if funded in FY12/13 and to be completed by December 2013. The project delivery method planned for this project would be CM/GC.

Phase 2 of 2 has an out year obligation of **\$23,011,353**. \$3,360,840 (Phase 1 design) + \$23,011,353 (Phase 2 construction) = \$26,372,193 (total project cost).