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Colorado State University

Controlled Maintenance Budget Request

FY 1997-98

SEPTEMBER 1996

Prepared by:
Facilities Management Department
Planning Office

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CONTROLLED MAINTENANCE BUDGET REQUEST

FY 1997-98

ALL INCLUSIVE
EDUCATION AND GENERAL
AUXILIARY FUNCTIONS
PROFESSIONAL VETERINARY MEDICINE
AGRICULTURAL EXPERIMENT STATION
COLORADO STATE FOREST SERVICE
COOPERATIVE EXTENSION SERVICE

SCHEDULES
Summary
Specific
General
CMP

September 1996

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CONTROLLED MAINTENANCE REQUEST SUMMARY

FY 1997-98

Controlled Maintenance Request Summary

Project ID No.	Project Title	Project Estimate	Project Balance	AP	L	Page No.
Priority:	**1**					
5-96	Replace Det. Items - College Ave. Gym, Phase 2 of 2	$804,567	$0	1	1	5
31-96	Replace Det. Plumbing A, Phase 2 of 4, Microbiology	$1,123,178	$819,920	1	1	13
6-97	Replace Det. Items - University Greenhouse	$816,500	$0	1	1	18
20-97	Repair/Replace Det. Mechanical, Phase 1 of 3	$1,466,093	$1,046,146	1	1	26
7-96	Replace Det. Items - Weber, Phase 2 of 2	$562,929	$0	1	1	31
41-97	Replace Det. Roofing, Phase 1 of 3	$1,204,599	$657,099	1	2	39
1-97	Replace Det. Items - Student Services	$746,395	$0	1	1	44
81-94	Replace Det. Asphalt - Phase 1 of 2	$721,232	$363,882	1	2	52
4-97	Replace Det. Items - Administration Annex, Phase 1 of 2	$1,435,221	$828,386	1	1	57
61-96	Replace Det. Safety Systems - Phase 1 of 2	$672,119	$134,839	1	1	65
	Priority Category Total:	$9,552,833				
Priority:	**2**					
6-96	Replace Det. Items - Printing & Publications	$839,734	$0	2	1	71
42-87	Replace Leaky Cond. Line 16G - SE Main Campus	$453,463	$0	2	1	79
2-97	Replace Det. Items - Forestry	$774,111	$0	2	1	84
51-87	Replace Leaky Cond. Line 16H - Isotope Drive Area	$380,380	$0	2	1	92
3-97	Replace Det. Items - Guggenheim	$634,546	$0	2	1	97
11-96	Replace Det. Electrical, Phase 1 of 2	$1,043,197	$750,027	2	1	105
5-97	Replace Det. Items - Wagar, Phase 1 of 3	$1,564,818	$1,080,580	2	1	110
22-96	Replace Det. Mechanical	$691,075	$0	2	1	118
6-98	Replace Det. Items - Shepardson, Phase 1 of 2	$1,107,998	$555,060	2	1	123
50-96	Replace Det. Flooring	$429,445	$0	2	1	131
	Priority Category Total:	$7,918,768				
Priority:	**3**					
1-98	Replace Det. Items - Gibbons	$395,326	$0	3	1	137
24-95	Replace Det. Mechanical - Obsolete Refrig. Units, Phase 1 of 3	$1,030,411	$727,769	3	1	145
2-98	Replace Det. Items - Administration	$519,599	$0	3	1	150
80-94	Replace Det. Concrete, Phase 1 of 2	$593,120	$325,188	3	1	158
1-99	Replace Det. Items - Music	$1,214,052	$649,929	3	1	163
70-95	Replace Leaky Cond. - South Campus Loop	$201,860	$0	3	1	171
2-99	Replace Det. Items - Military Science	$540,327	$0	3	1	176
32-97	Replace Det. Plumbing Items	$860,212	$348,030	3	1	184
62-97	Replace Det. Electrical	$1,133,468	$613,556	3	1	189
99-97	Unprioritized Deferred Maintenance CSU Campuses	$55,563,759		3	1	
	Priority Category Total:	$62,052,134				
	Controlled Maintenance Request Grand Total:	$79,523,735				

CONTROLLED MAINTENANCE PROJECT REQUESTS

FY 1997-98

CONTROLLED MAINTENANCE PROJECT REQUESTS

PRIORITY 1

FY 1997-98

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 5-96 **M#:** M670
4. **Project Title:** Replace Det. Items - College Ave. Gym, Phase 2 of 2
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
College Avenue Gym	0073	Main Campus	1924	Physical Education	II-N	Remodeling-B(CCHE3	14/24/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 58,862 **Total ASF:** 52,416

Total Estimated Value: $5,299,858 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 5-96

M#: M670 **Project Title:** Replace Det. Items - College Ave. Gym, Phase 2 of 2

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Major building systems are original, obsolete, and need to be replaced. Exterior walls and structure need repair and stabilization. Roofing over gymnasium, fieldhouse, and pool needs to be replaced. Gymnasium floor needs replacement. Windows need to be replaced.

2. **Total Project Cost Estimate (From Cost Breakdown):** $1,479,924

   a) **Unit Cost:** $25.14 **Other:**

   b) **Ratio Cost:** 27.9 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   The facility will continue to deteriorate, with higher incidences of system failures, and more expensive repairs.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 5-96

M#: M670 **Project Title:** Replace Det. Items - College Ave. Gym, Phase 2 of 2

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace Gymnasium floor	LS	Each	$254,535.00	$254,535
2	Repair/Replace interior walls, ceilings, doors, and hardware	LS	Each	$141,306.00	$141,306
3	Repair/Replace electrical systems as required	LS	Each	$302,216.00	$302,216

Subtotal Construction Cost	$698,057
Contingency	$69,806
Total (Includes Contingency)	$767,863
A/E Fees	$36,704
Other	
TOTAL PROJECT COST = REQUEST	$804,567

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 5-96

M#: M670 **Project Title:** Replace Det. Items - College Ave. Gym, Phase 2 of 2

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. **Pre-Design**	July 97	Dec 97	
2. **Design**	Dec 97	April 98	
3. **Construction**	April 98	March 99	
4. **Project Close-out / Final Completion**			2

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 5-96

M#: M670 **Project Title:** Replace Det. Items - College Ave. Gym, Phase 2 of 2

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount	
PRIOR PHASING			
1995/96	Mechanical System as part of CSU #21-94	$301,500	
1996/97	Phase 1	$679,100	
	Total Dollar Amount of Prior Phases		$980,600
CURRENT AND FUTURE PHASING			
1997/98	Phase 2	$804,567	
	Total Dollar Amount of Current/Future Phases		$804,567
	Total Dollar Amount of Phased Construction		$1,785,167
	Additional Cost of Phasing		$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0073 College Avenue Gym

ConstructionDate :1924

AuditDate :10/31/94

FCI :52.72

Total Deficiency : 0.47

Gross Sq Ft 58,862.00

Net Sq Ft 56,472.00

Maintenance Cost : 2,458,097.54

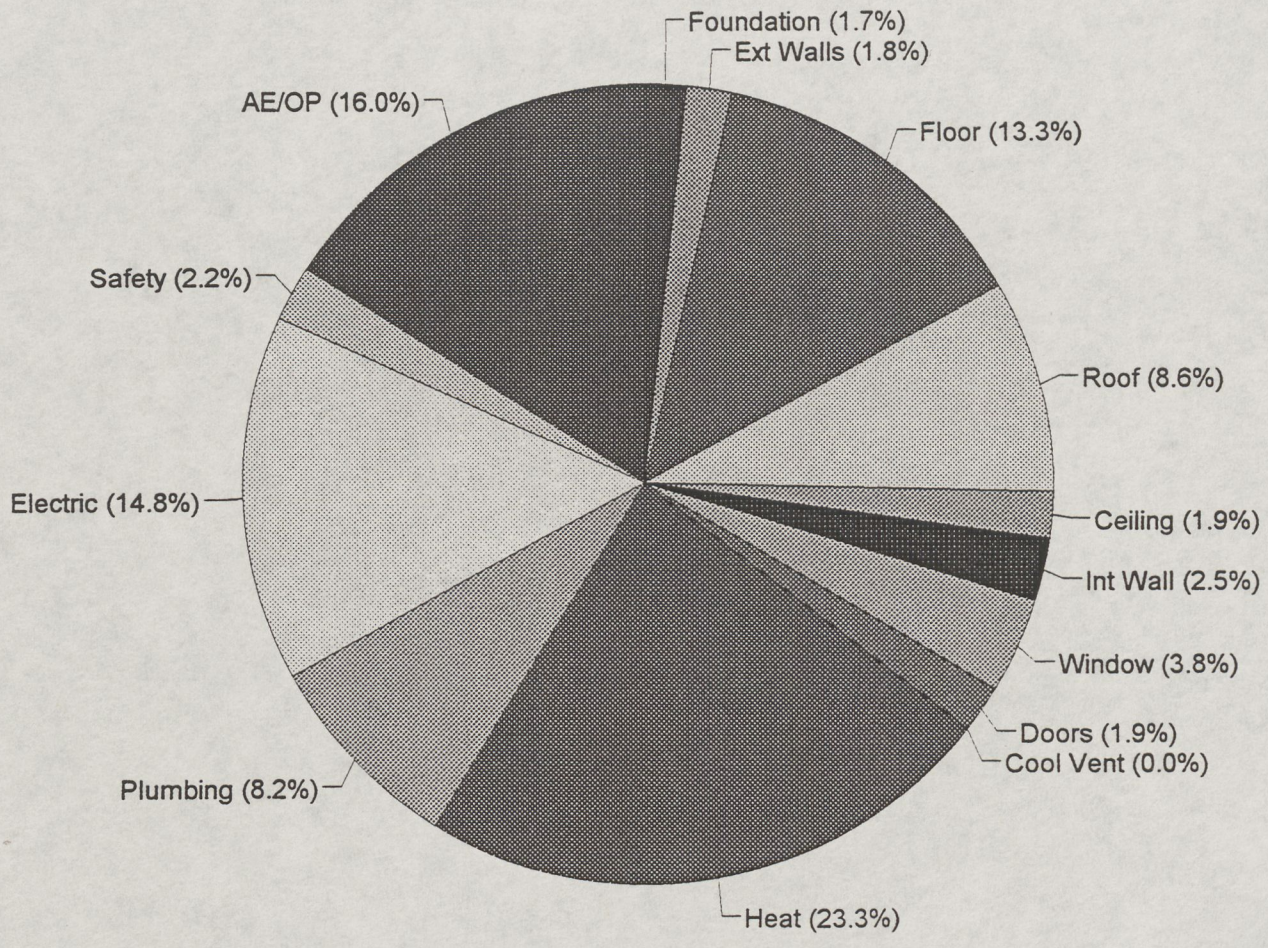
ReplacementCost :5,198,692.00

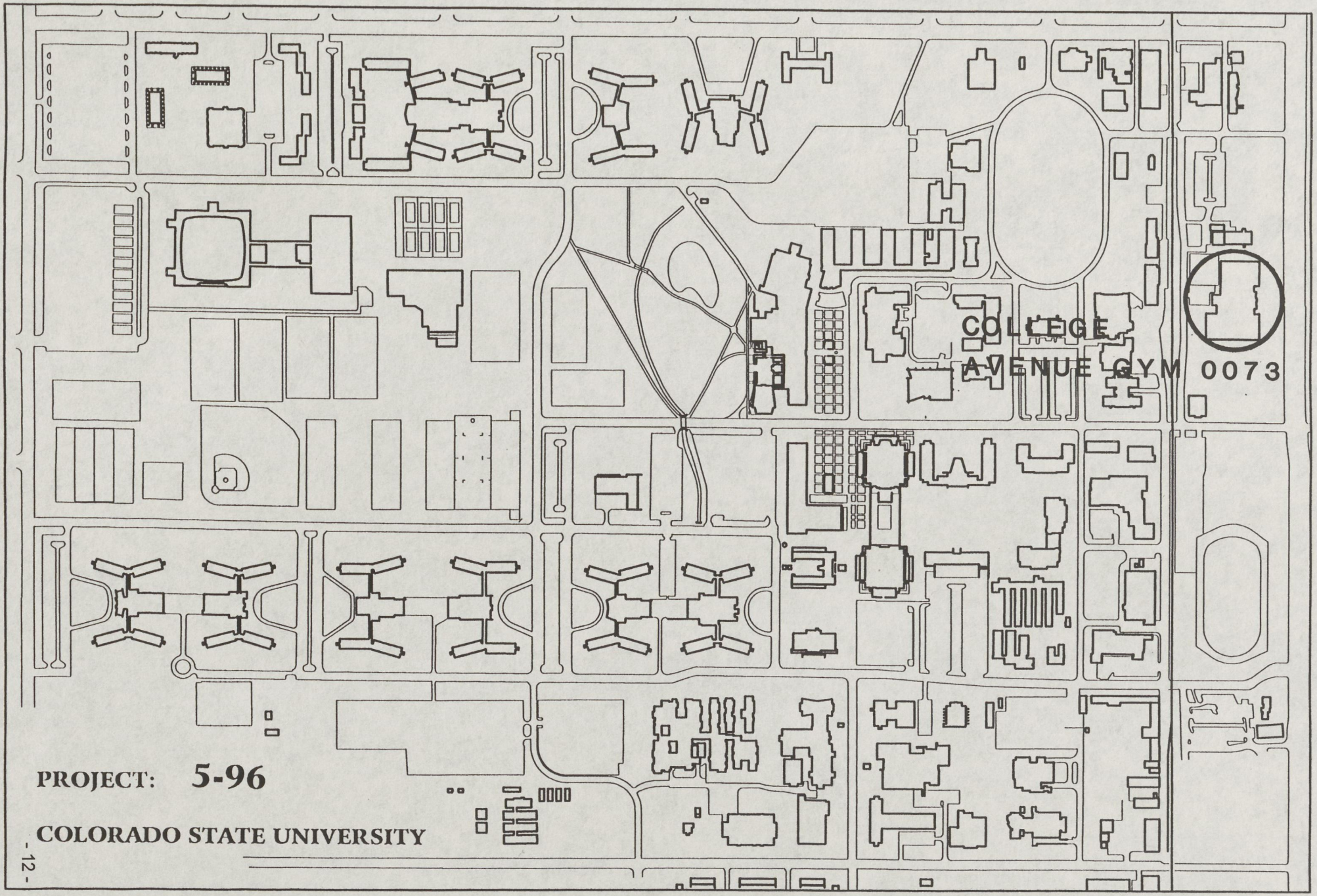
CostSqFt : 41.76

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.20	0.04	0.01	41,589.54
Ext Walls	0.14	0.06	0.01	43,669.01
Floor	0.42	0.15	0.06	327,517.60
Roof	0.23	0.18	0.04	210,547.03
Ceiling	0.90	0.01	0.01	46,788.23
Int Wall	0.30	0.04	0.01	62,384.30
Window	0.90	0.02	0.02	93,576.46
Doors	0.45	0.02	0.01	46,788.23
Cool Vent	0.00	0.00	0.00	0.00
Heat	1.00	0.11	0.11	571,856.12
Plumbing	0.65	0.06	0.04	202,748.99
Electric	1.00	0.07	0.07	363,908.44
Convey		0.00		
Safety	0.35	0.03	0.01	54,586.27
Special		0.02		
AE/OP	0.40	0.19	0.08	392,137.34

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0073 College Avenue Gym





PROJECT: 5-96

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 31-96 **M#:** M612
4. **Project Title:** Replace Det. Plumbing A, Phase 2 of 4, Microbiology
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Microbiology	0120	Main Campus	1968	Science	II-1HR	Satisfactory (CCHE1)	14/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 65,664 **Total ASF:** 40,924

Total Estimated Value: $7,390,841 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 31-96

M#: M612 **Project Title:** Replace Det. Plumbing A, Phase 2 of 4, Microbiology

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Replace galvanized water and sanitary sewer lines at Microbiology. Pipes have corroded, are leaking, and flows are restricted. Water is contaminated and is unsatisfactory for research or class experiments.

2. **Total Project Cost Estimate (From Cost Breakdown):** $1,123,178

   a) **Unit Cost:** $17.10 **Other:**

   b) **Ratio Cost:** 15.2 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Classes, teaching labs, and research labs will be negatively impacted due to unscheduled plumbing system failure at Microbiology.

5. **Additional information to support this request:**

   A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 31-96

M#: M612 **Project Title:** Replace Det. Plumbing A, Phase 2 of 4, Microbiology

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Demolition of all piping	LS	Each	$75,120.00	$75,120
2	Replace DWV piping	LS	Each	$288,382.00	$288,382
3	Replace potable water piping	LS	Each	$277,508.00	$277,508
4	Replace deionized water piping	LS	Each	$73,435.00	$73,435
5	Architectural restoration and modification	LS	Each	$95,106.00	$95,106
6	Asbestos Abatement	LS	Each	$55,058.00	$55,058
7	Replace (2) hot water heaters	LS	Each	$23,279.00	$23,279

Subtotal Construction Cost	$887,888
Contingency	$88,789
Total (Includes Contingency)	$976,677
A/E Fees	$146,502
Other	
TOTAL PROJECT COST = REQUEST	$1,123,178

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 31-96

M#: M612 **Project Title:** Replace Det. Plumbing A, Phase 2 of 4, Microbiology

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design	July 97	Dec 97	
2. Design	Dec 97	Aug 98	
3. Construction	Aug 98	Aug 99	
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 31-96

M#: M612 **Project Title:** Replace Det. Plumbing A, Phase 2 of 4, Microbiology

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount	
PRIOR PHASING			
1996/97	Replace Det. Plumb. A - Phase 1	$525,000	
		Total Dollar Amount of Prior Phases	$525,000
CURRENT AND FUTURE PHASING			
1997/98	Phase 2	$393,112	
1998/99	Phase 3	$393,112	
1999/00	Phase 4	$426,808	
		Total Dollar Amount of Current/Future Phases	$1,213,032
		Total Dollar Amount of Phased Construction	$1,738,032
		Additional Cost of Phasing	$89,854

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Phasing requires temporary plumbing loops for all systems, interim shut-offs, isolation valves, isolation and bypass loops, etc. that would not be required without phasing. Conceptual & Schematic Design of the complete system occurred in Phase 1. Phase 4 costs include system testing and project close-out related costs.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 6-97 **M#:**
4. **Project Title:** Replace Det. Items - University Greenhouse
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
University Greenhous	0108	Main Campus	1960	Science	V-N	Remodeling-C(CCHE4	24/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 35,297 **Total ASF:** 29,081

Total Estimated Value: $2,728,105 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ Major changes or revisions anticipated in near future.
- ◇ Facility 'useful' life is less than five (5) years.
- ◆ Facility 'useful' life is more than five (5) years.
- ◇ Facility renovation is planned.
- ◇ Master Plan is obsolete; Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ Facility Inventory concluded and submitted to SBD
- ◇ This Program Request is documented in previously approved Facility Inventory.
- ◆ Facility Inventory is updated via this Program Request.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-97

M#: **Project Title:** Replace Det. Items - University Greenhouse

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Greenhouses are almost 40 years old, roof and wall fiberglass skin is severely deteriorated, ventilation fans and cooling pad system are in constant need of repair. Controls are outdated and difficult to get repair parts.

2. **Total Project Cost Estimate (From Cost Breakdown):** $816,500

   a) **Unit Cost:** $23.13 **Other:**

   b) **Ratio Cost:** 29.9 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of <u>not</u> funding & justification for this specific program request:**

   Current facilities are marginal at best. Teaching and research are difficult (if not impossible) to conduct in theses facilities. Continued deterioration will severely impact several curriculums, including Horticulture and Plant Pathology programs and classes.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-97

M#: **Project Title:** Replace Det. Items - University Greenhouse

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace Greenhouse roofs and side wall "skin"	LS	Each	$143,000.00	$143,000
2	Replace heating, cooling, & ventilation systems, incl. controls	LS	Each	$226,250.00	$226,250
3	Replace lighting, incl. supplemental grow lights	LS	Each	$43,794.00	$43,794
4	Repair/Replace electrical systems as required	LS	Each	$190,900.00	$190,900
5	Repair plumbing systems	LS	Each	$58,800.00	$58,800

Subtotal Construction Cost	$662,744
Contingency	$66,274
Total (Includes Contingency)	$729,018
A/E Fees	$87,482
Other	
TOTAL PROJECT COST = REQUEST	$816,500

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-97

M#: **Project Title:** Replace Det. Items - University Greenhouse

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design	July 97	Dec 97	
2. Design	Dec 97	April 98	
3. Construction	May 98	Dec 98	
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-97

M#: **Project Title:** Replace Det. Items - University Greenhouse

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1997/98	Entire Project	$816,500

Total Dollar Amount of Current/Future Phases	$816,500
Total Dollar Amount of Phased Construction	$816,500
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0108 Univ. Greenhouses

ConstructionDate : 1960

AuditDate : 1/31/94

FCI : 57.78

Total Deficiency : 0.42

Gross Sq Ft 35,297.00

Net Sq Ft 33,043.00

Maintenance Cost : 1,151,572.33

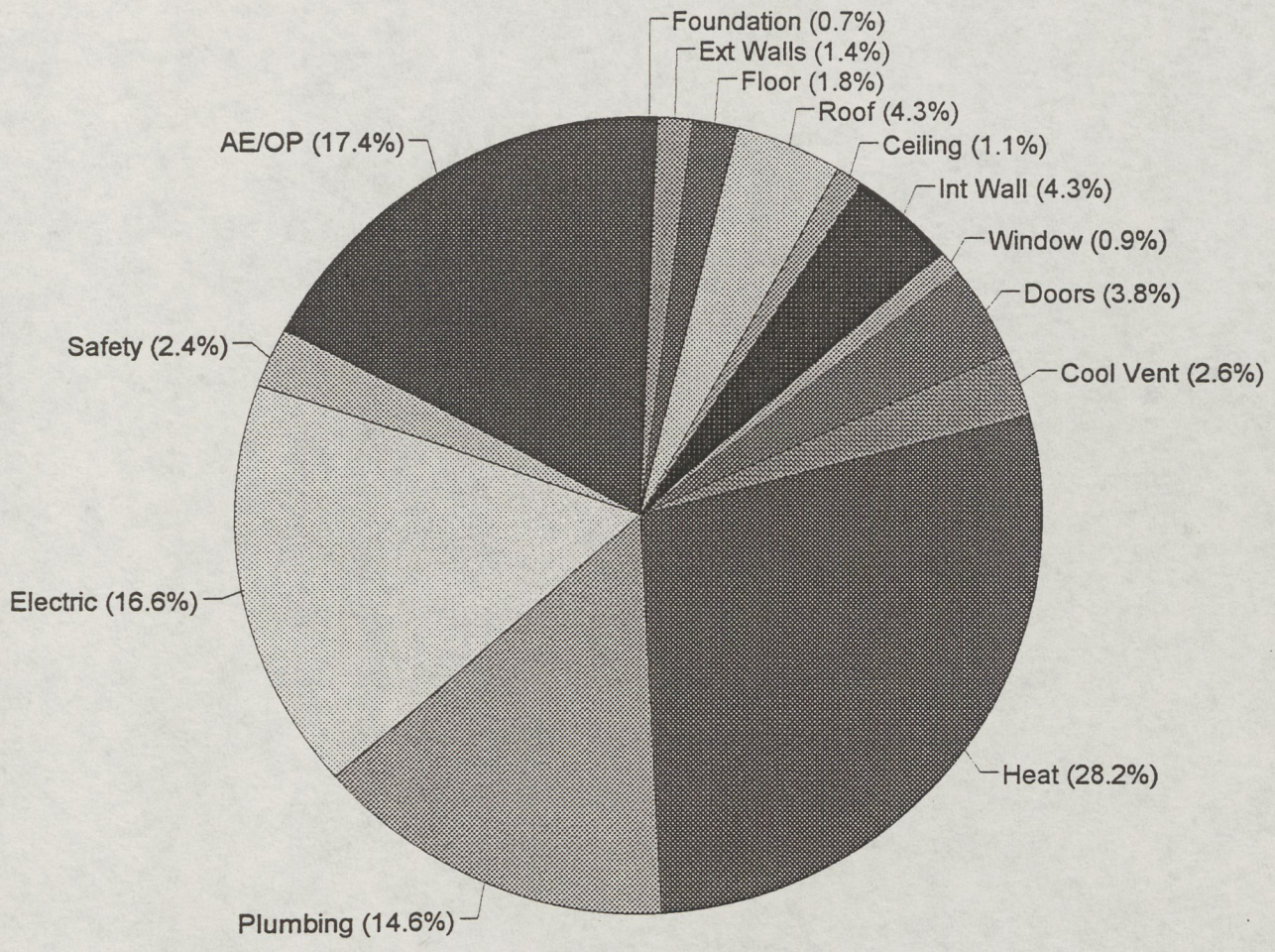
ReplacementCost : 2,727,752.00

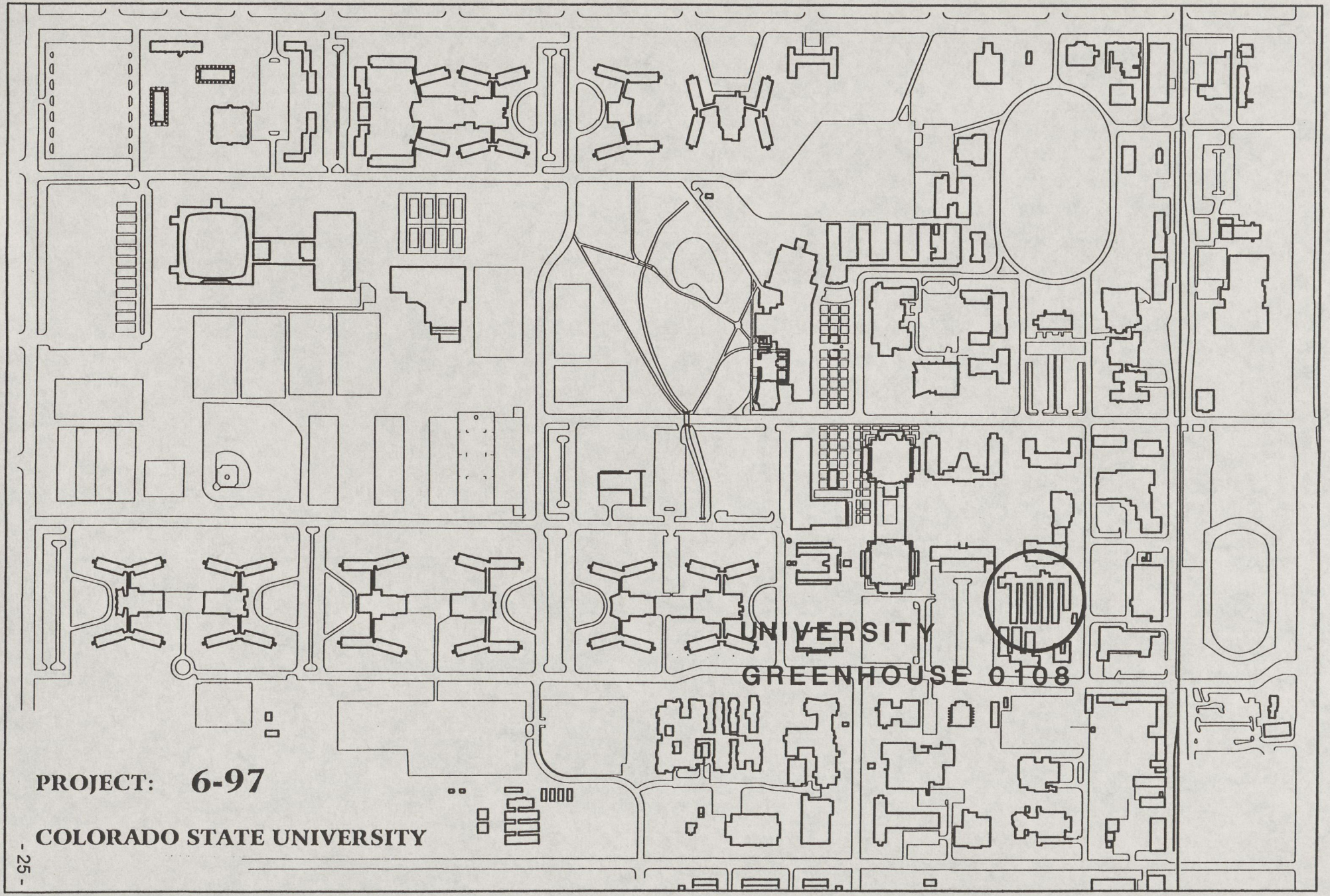
CostSqFt : 32.63

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.04	0.07	0.00	7,637.71
Ext Walls	0.10	0.06	0.01	16,366.51
Floor	0.11	0.07	0.01	21,003.69
Roof	0.31	0.06	0.02	49,917.86
Ceiling	0.15	0.03	0.00	12,274.88
Int Wall	0.20	0.09	0.02	49,099.54
Window	0.20	0.02	0.00	10,911.01
Doors	0.80	0.02	0.02	43,644.03
Cool Vent	1.00	0.01	0.01	30,005.27
Heat	1.00	0.12	0.12	324,602.49
Plumbing	0.44	0.14	0.06	168,029.52
Electric	1.00	0.07	0.07	190,942.64
Convey		0.01		
Safety	0.50	0.02	0.01	27,277.52
Special		0.01		
AE/OP	0.35	0.21	0.07	199,859.66

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0108 Univ. Greenhouses





PROJECT: 6-97

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 20-97 **M#:**
4. **Project Title:** Repair/Replace Det. Mechanical, Phase 1 of 3
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Alumni Center	0001	Main Campus	1946	Other Academic Facility	V-N	Remodeling-A(CCHE2	10/25/12
Microbiology	0120	Main Campus	1968	Science	II-1HR	Satisfactory (CCHE1)	24/30/12
Central Receiving	0131	Main Campus	1967-1977	Physical Plant Service	II-1HR	Satisfactory (CCHE1)	12/22/12
Grasslands Lab	0141	Main Campus	1970-1988	Science	III-1HR	Satisfactory (CCHE1)	14/25/12
Physiology	0142	Main Campus	1966	Science	II-FR	Remodeling-A(CCHE2	24/30/12
Anatomy-Zoology	0143	Main Campus	1973-1990	Science	II-FR	Remodeling-A(CCHE2	24/30/12
Visual Arts	0151	Main Campus	1973-1975	Fine Arts	II-1HR	Satisfactory (CCHE1)	16/30/12
Gifford	0152	Main Campus	1975	Science	II-1HR	Satisfactory (CCHE1)	24/30/12
Atmospheric Science	1120	Foothills Campus	1967-1994	Science	II-1HR	Remodeling-A(CCHE2	14/25/12
Col. Rad. Health Lab	1421	Foothills Campus	1964	Science	II-1HR	Remodeling-A(CCHE2	14/25/12
Environmental Stress	1422	Foothills Campus	1966	Science	II-1HR	Remodeling-A(CCHE2	14/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 567,738 **Total ASF:** 380,301

Total Estimated Value: $54,304,647 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 20-97

M#:

Project Title: Repair/Replace Det. Mechanical, Phase 1 of 3

C. INTEGRATED PROGRAM PLAN DATA:

1. Narrative Description of CM Problem(s) and Proposed Solution:

Boilers are past their design life, parts are difficult to obtain, and boilers are obsolete. Boilers need to be replaced. Buildings that house science related curriculums are experiencing indoor air quality problems, loss of air flow, and overall systems are not calibrated correctly to meet air flow standards. Ductwork needs to be cleaned to remove dirt and microorganisms. Buildings need to be rebalanced.

2. Total Project Cost Estimate (From Cost Breakdown): $1,466,093

a) Unit Cost: $2.58 **Other:**

b) Ratio Cost: 2.7 %

3. Are there Capital Construction Projects being requested in the current fiscal year for this facility:

No

Describe Project(s):

4. Consequences of not funding & justification for this specific program request:

Boilers will continue to deteriorate and will eventually fail. Operations within the building will be disrupted. Indoor air quality will continue to decline. Some labs may have inadequate air flow. Building systems do not perform as designed or as required.

5. Additional information to support this request:

A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 20-97

M#:

Project Title: Repair/Replace Det. Mechanical, Phase 1 of 3

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Microbiology - clean ductwork	LM	S.F.	$1.25	$82,080
2	Microbiology - rebalance building	LM	S.F.	$0.50	$32,832
3	Environmental Stress - Replace steam & hot water boilers	LS	Each	$120,986.00	$120,986
4	CRHL - Replace steam & hot water boilers	LS	Each	$123,643.00	$123,643
5	Central Receiving - Replace boiler	LS	Each	$56,359.00	$56,359
6	Physiology - clean ductwork	LM	S.F.	$1.35	$87,399
7	Physiology - rebalance building	LM	S.F.	$0.50	$32,370
8	Visual Arts - Replace boiler	LS	Each	$81,476.00	$81,476
9	Atmospheric Science - Replace two (2) boilers	LS	Each	$122,724.00	$122,724
10	Alumni Center - Replace boiler	LS	Each	$15,928.00	$15,928
11	Grasslands - Replace two (2) boilers	LS	Each	$75,962.00	$75,962
12	Anatomy-Zoology, Gifford - clean ductwork	LM	S.F.	$1.00	$240,715
13	Anatomy-Zoology, Gifford - Rebalance buildings	LM	S.F.	$0.40	$96,286

Subtotal Construction Cost	$1,168,760
Contingency	$140,351
Total (Includes Contingency)	$1,309,011
A/E Fees	$448,181
Other	
TOTAL PROJECT COST = REQUEST	$1,466,093

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 20-97

M#:

Project Title: Repair/Replace Det. Mechanical, Phase 1 of 3

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design	July 97	Dec 97	
2. Design	Dec 97	April 98	
3. Construction	April 98	Aug 98	
4. Project Close-out / Final Completion			2

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 20-97

M#: **Project Title:** Repair/Replace Det. Mechanical, Phase 1 of 3

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1997/98	Microbiology, Envronmental Stress, CRHL	$451,008
1998/99	Physiology, Central Receiving, Atmospheric Science	$486,625
1999/00	Alumni Center, Visual Arts, Grasslands, Anatomy-Zoology, Gifford	$559,521

Total Dollar Amount of Current/Future Phases $1,497,154

Total Dollar Amount of Phased Construction $1,497,154

Additional Cost of Phasing $31,061

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 7-96 **M#:** M614
4. **Project Title:** Replace Det. Items - Weber, Phase 2 of 2
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Louis R. Weber	0045	Main Campus	1922-1950	Science	III-1HR	Remodeling-A(CCHE2	12/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 55,225 **Total ASF:** 43,824

Total Estimated Value: $4,972,227 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 7-96

M#: M614 **Project Title:** Replace Det. Items - Weber, Phase 2 of 2

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Building systems are 70+ years old and failing. Steam heat system has corroded, flow is restricted, valves are blocked or leaking. Parts are difficult or impossible to get. Plumbing system suffering similar problems due to age. Make necessary repairs to heating and plumbing systems - plus architectural repairs to exterior and interior walls to restore building to a usable and safe condition.

2. **Total Project Cost Estimate (From Cost Breakdown):** $562,929

   a) **Unit Cost:** $10.19 **Other:**

   b) **Ratio Cost:** 11.3 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Academic Computing Network Service labs may be shut down due to outages or equipment damage from leaks. Teaching and student computer lab space may be lost. Classroom teaching will be interrupted.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 7-96

M#: M614 **Project Title:** Replace Det. Items - Weber, Phase 2 of 2

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Repairs to exterior walls and windows	LS	Each	$112,105.80	$112,106
2	Interior walls, doors, and ceiling repairs	LS	Each	$69,121.70	$69,122
3	Plumbing system repairs/replacement	LS	Each	$256,168.90	$256,169

Subtotal Construction Cost	$437,396
Contingency	$43,740
Total (Includes Contingency)	$481,136
A/E Fees	$81,793
Other	
TOTAL PROJECT COST = REQUEST	$562,929

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 7-96

M#: M614 **Project Title:** Replace Det. Items - Weber, Phase 2 of 2

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design	July 96	Dec 96	
2. Design	Dec 96	May 97	
3. Construction	May 97	May 98	
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 7-96

M#: M614 **Project Title:** Replace Det. Items - Weber, Phase 2 of 2

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
1995/96	Electrical Distribution as part of CSU #10-94	$185,000
1996/97	Replace Det. Items - Weber Phase 1	$680,100
	Total Dollar Amount of Prior Phases	$865,100
CURRENT AND FUTURE PHASING		
1997/98	Phase 2	$562,929
	Total Dollar Amount of Current/Future Phases	$562,929
	Total Dollar Amount of Phased Construction	$1,428,029
	Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0045 Louis R. Weber

ConstructionDate :1922

AuditDate :1/8/96

FCI :56.23

Total Deficiency : 0.44

Gross Sq Ft 55,225.00

Net Sq Ft 50,839.00

Maintenance Cost : 2,135,257.45

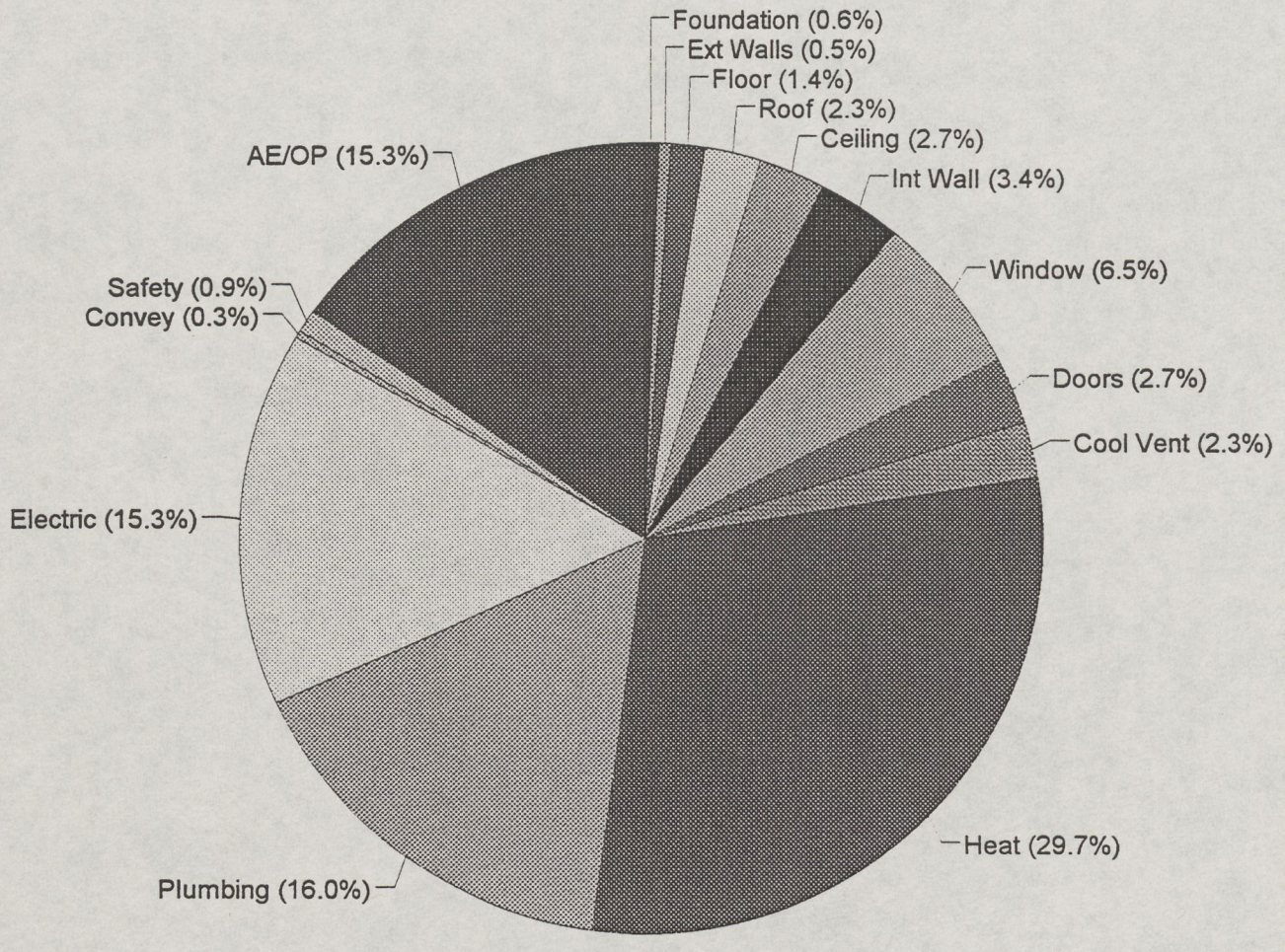
ReplacementCost :4,878,024.00

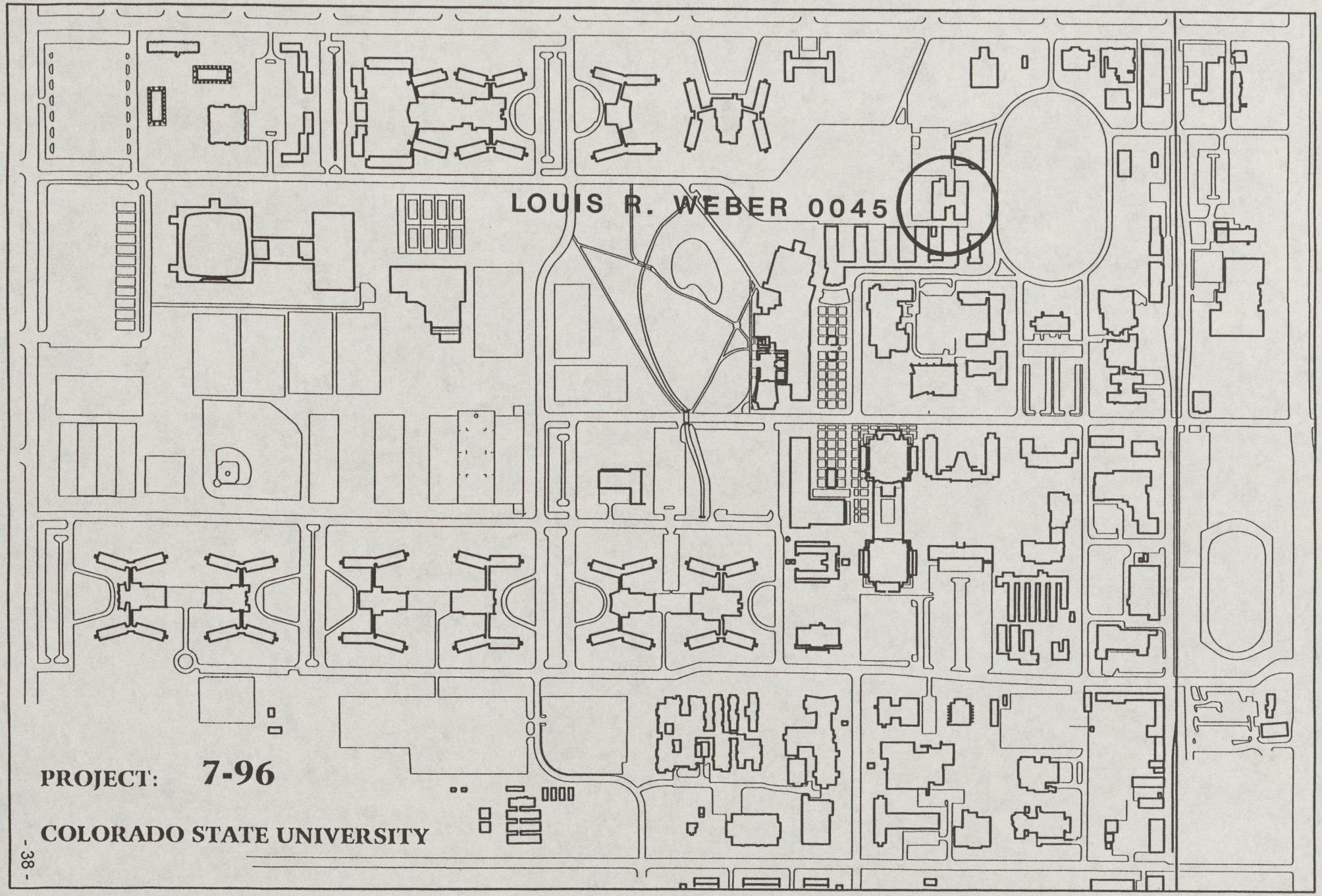
CostSqFt : 38.66

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.14	0.02	0.00	13,658.47
Ext Walls	0.06	0.04	0.00	10,731.65
Floor	0.05	0.12	0.01	29,268.14
Roof	0.20	0.05	0.01	48,780.24
Ceiling	0.30	0.04	0.01	58,536.29
Int Wall	0.25	0.06	0.02	73,170.36
Window	0.95	0.03	0.03	139,023.68
Doors	0.30	0.04	0.01	58,536.29
Cool Vent	0.25	0.04	0.01	48,780.24
Heat	1.00	0.13	0.13	634,143.12
Plumbing	1.00	0.07	0.07	341,461.68
Electric	0.61	0.11	0.07	327,315.41
Convey	0.14	0.01	0.00	6,585.33
Safety	0.10	0.04	0.00	19,512.10
Special		0.02		
AE/OP	0.37	0.18	0.07	325,754.44

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0045 Louis R. Weber





PROJECT: 7-96

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 41-97 **M#:**
4. **Project Title:** Replace Det. Roofing, Phase 1 of 3
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Alumni Center	0001	Main Campus	1946	Other Academic Facility	V-N	Remodeling-A(CCHE2	10/25/12
Green Hall	0013	Main Campus	1953	Other Auxiliary Enterprise	II-1HR	Demolition (CCHE5)	12/25/12
Aylesworth Hall	0021	Main Campus	1956	Classroom/Office	II-1HR	Remodeling-A(CCHE2	14/25/12
Occupational Therapy	0066	Main Campus	1919	Classroom/Office	III-1HR	Remodeling-A(CCHE2	14/25/12
Potato Vir+Weed Res.	0107	Main Campus	1964-1970	Science	III-N	Satisfactory (CCHE1)	14/25/12
Willard O. Eddy Hall	0113	Main Campus	1963	Classroom/Office	II-FR	Remodeling-A(CCHE2	14/25/12
Central Receiving	0131	Main Campus	1967-1977	Physical Plant Service	II-1HR	Satisfactory (CCHE1)	12/22/12
Central Rec. Storage	0132	Main Campus	1927	Physical Plant Service	V-N	Remodeling-C(CCHE4	12/22/12
Central Rec. Storage	0136	Main Campus	1975	Physical Plant Service	V-N	Satisfactory (CCHE1)	12/22/12
Anatomy-Zoology	0143	Main Campus	1973-1990	Science	II-FR	Remodeling-A(CCHE2	14/25/12
Visual Arts	0151	Main Campus	1973-1975	Fine Arts	II-1HR	Satisfactory (CCHE1)	14/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 564,529 **Total ASF:** 384,831

Total Estimated Value: $49,613,028 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 41-97

M#: **Project Title:** Replace Det. Roofing, Phase 1 of 3

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Building roofs have failed and are leaking. Patching is not feasible due to age and condition of roofs. Roofing and insulation need to be replaced. Quonset roof needs to be coated to stop further deterioration.

2. **Total Project Cost Estimate (From Cost Breakdown):** $1,204,599

   a) **Unit Cost:** $2.13 **Other:**

   b) **Ratio Cost:** 2.4 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Roofs will continue to deteriorate with damage to structure and internal equipment. Classroom activities may be disrupted. Central Receiving storage is leaking on to new materials.

5. **Additional information to support this request:**

   A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 41-97

M#: **Project Title:** Replace Det. Roofing, Phase 1 of 3

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Visual Arts - Replace roof & insulation: B/G/J/K/L/M/N/P wings (note 1)	LS	Each	$261,000.00	$261,000
2	Potato Virus & Weed Research (note 1)	LS	Each	$52,200.00	$52,200
3	Occupational Therapy - Replace tile roof (note 2)	LS	Each	$92,911.00	$92,911
4	Central Receiving (incl. storage bldgs) - Replace roof and coatings (note 3)	LS	Each	$38,287.50	$38,288
5	Aylesworth Hall - Replace roofing & insulation (note 4)	LS	Each	$161,318.00	$161,318
6	Green Hall - Replace center section roof (note 4)	LS	Each	$117,415.00	$117,415
7	Eddy Hall - Replace roofing & insulation (note 4)	LS	Each	$112,300.00	$112,300
8	Anatomy/Zoology - Replace roofing & insulation East wing (note 4)	LS	Each	$126,808.20	$126,808
9	Alumni Center - Replace wood shingles (note 5)	LS	Each	$15,519.20	$15,519

Subtotal Construction Cost	$977,759
Contingency	$97,776
Total (Includes Contingency)	$1,075,535
A/E Fees	$129,064
Other	
TOTAL PROJECT COST = REQUEST	$1,204,599

No.	Note
1	Includes tear-off of Coal Tar Pitch roofing, minor repairs to wood decking, installation of tapered insulation, installation of 15 yr. warranty modified Bitumen Roofing system. Budget - $600/square
2	Includes tear-off of existing tile, installation of new substrate, minor structural repairs, new tile roofing. This is in an historical district. Budget - $900/square
3	Replace built-up roofing on main bldg with tapered insulation and modified Bitumen Roofing system. Apply roof coatings to storage buildings as required.
4	Includes tear-off of building roofing, installation of tapered insulation, installation of 15 yr. warranty modified Bitumen Roofing system. Budget - $575/square
5	Remove existing wood shingles, install new roofing felts and new wood shingles. Budget - $450/square

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 41-97

M#: **Project Title:** Replace Det. Roofing, Phase 1 of 3

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. **Pre-Design**	July 97	Dec 97	
2. **Design**	Dec 97	April 98	
3. **Construction**	April 98	Dec 98	
4. **Project Close-out / Final Completion**			2

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 41-97

M#: **Project Title:** Replace Det. Roofing, Phase 1 of 3

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1997/98	Visual Arts, Potato Virus, Occup. Therapy, & Cen. Receiving	$547,500
1998/99	Aylesworth Hall & Green Hall	$343,399
1999/00	Eddy, Anatomy/Zoology, & Alumni Center	$313,700

Total Dollar Amount of Current/Future Phases	$1,204,599
Total Dollar Amount of Phased Construction	$1,204,599
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 1-97 **M#:**
4. **Project Title:** Replace Det. Items - Student Services
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Student Services	0076	Main Campus	1948-1980	Office	III-1HR	Remodeling-A(CCHE2	12/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 34,282 **Total ASF:** 18,947

Total Estimated Value: $2,700,888 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-97

M#: **Project Title:** Replace Det. Items - Student Services

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Major building systems are almost 50 years old and need to be replaced. Steam heating system is leaking, controls are corroded and need to be replaced. Flooring needs replacement. Plumbing system needs extensive repairs. Exterior walls and windows need extensive repair.

2. **Total Project Cost Estimate (From Cost Breakdown):** $746,395

   a) **Unit Cost:** $21.77 **Other:**

   b) **Ratio Cost:** 27.6 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Building will continue to deteriorate, with more frequent system failures and interruptions of day-to-day operations. Repair and maintenance cost will rise.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-97

M#: **Project Title:** Replace Det. Items - Student Services

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace building heating system	LS	Each	$322,227.60	$322,228
2	Repair exterior walls, windows, and structure	LS	Each	$72,593.10	$72,593
3	Repair/Replace flooring and floor covering	LS	Each	$142,837.90	$142,838
4	Repair plumbing system	LS	Each	$52,377.30	$52,377

Subtotal Construction Cost	$590,036
Contingency	$59,004
Total (Includes Contingency)	$649,039
A/E Fees	$97,356
Other	
TOTAL PROJECT COST = REQUEST	$746,395

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-97

M#: **Project Title:** Replace Det. Items - Student Services

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			6
3. Construction			12
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-97

M#: **Project Title:** Replace Det. Items - Student Services

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount	
PRIOR PHASING			
1995/96	As part of CSU #10-94	$222,519	
		Total Dollar Amount of Prior Phases	$222,519
CURRENT AND FUTURE PHASING			
1997/98	Entire project	$746,396	
		Total Dollar Amount of Current/Future Phases	$746,396
		Total Dollar Amount of Phased Construction	$968,915
		Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0076 Student Services

ConstructionDate : 1948

AuditDate : 10/4/93

FCI : 50.53

Total Deficiency : 0.49

Gross Sq Ft 34,282.00

Net Sq Ft 29,421.00

Maintenance Cost : 1,310,498.57

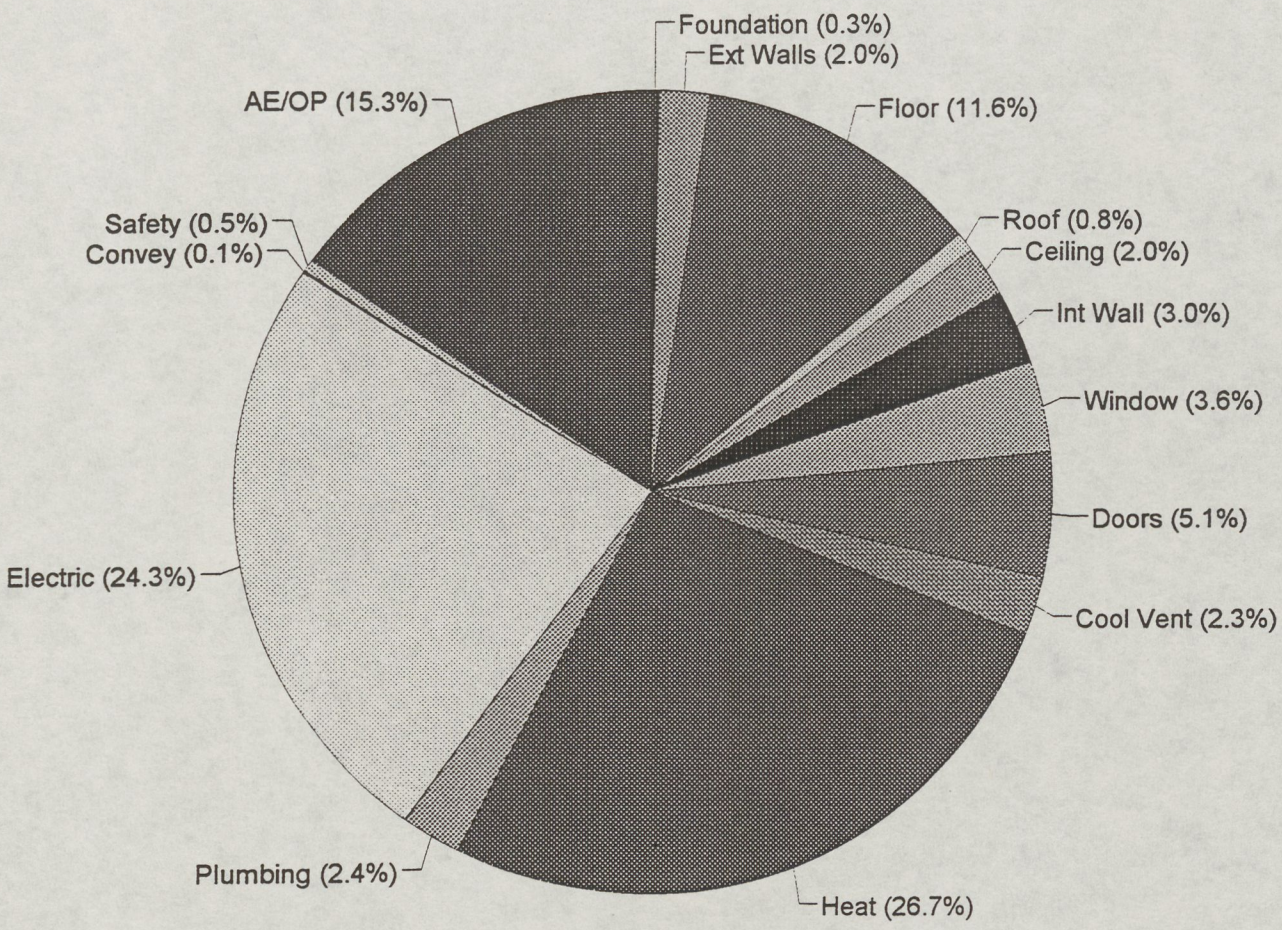
ReplacementCost : 2,649,313.00

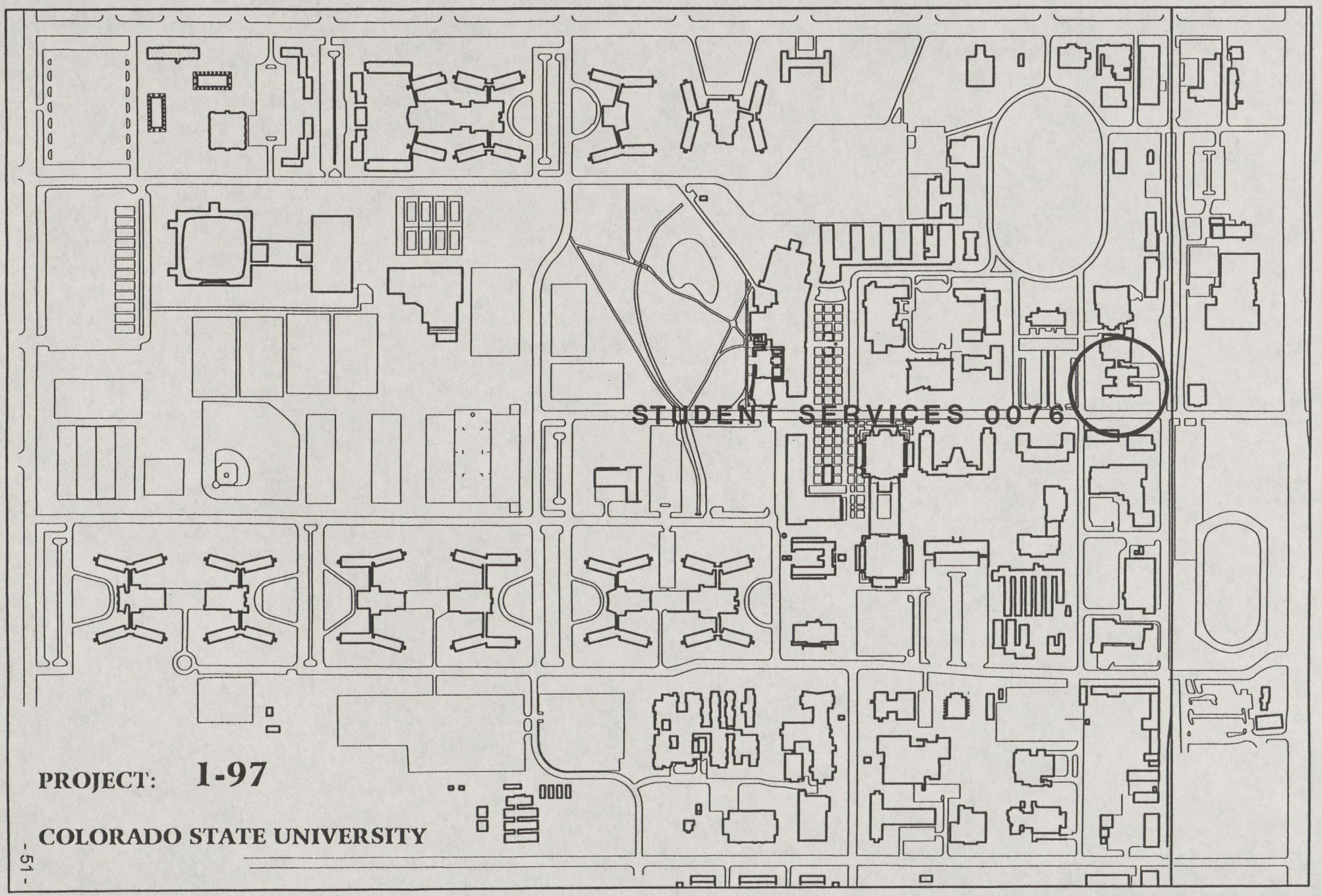
CostSqFt : 38.23

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.07	0.02	0.00	3,709.04
Ext Walls	0.11	0.09	0.01	26,228.20
Floor	0.36	0.16	0.06	152,600.43
Roof	0.13	0.03	0.00	10,332.32
Ceiling	0.20	0.05	0.01	26,493.13
Int Wall	0.30	0.05	0.02	39,739.70
Window	0.90	0.02	0.02	47,687.63
Doors	0.50	0.05	0.03	66,232.83
Cool Vent	0.50	0.02	0.01	30,467.10
Heat	0.90	0.15	0.13	350,504.11
Plumbing	0.59	0.02	0.01	31,261.89
Electric	1.00	0.12	0.12	317,917.56
Convey	0.01	0.03	0.00	794.79
Safety	0.25	0.01	0.00	6,623.28
Special		0.00		
AE/OP	0.42	0.18	0.08	199,906.56

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0076 Student Services





PROJECT: 1-97

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 81-94 **M#:**
4. **Project Title:** Replace Det. Asphalt - Phase 1 of 2
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Main Campus - Site	0000	Main Campus		Roads/Infrastructure	N/A	N/A	24/30/12
Foothills Campus - Sit	1000	Foothills Campus		Roads/Infrastructure	N/A	N/A	24/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: **Total ASF:**

Total Estimated Value: **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 81-94

M#: **Project Title:** Replace Det. Asphalt - Phase 1 of 2

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Asphalt streets on campus have deteriorated due to age, intensity of use, and need to be overlayed to remain viable for automobile and bus traffic.

2. **Total Project Cost Estimate (From Cost Breakdown):** $721,232

   a) **Unit Cost:** **Other:**

   b) **Ratio Cost:**

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Roads will continue to deteriorate, bus traffic may be interrupted or need to be re-routed. Some roads may need to be taken out of service or converted to road-base only.

5. **Additional information to support this request:**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 81-94

M#: **Project Title:** Replace Det. Asphalt - Phase 1 of 2

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace deteriorated asphalt on the Main & Foothills campuses	LS	Each	$596,059.80	$596,060

Subtotal Construction Cost	$596,060
Contingency	$59,606
Total (Includes Contingency)	$655,666
A/E Fees	$65,567
Other	
TOTAL PROJECT COST = REQUEST	$721,232

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 81-94

M#: **Project Title:** Replace Det. Asphalt - Phase 1 of 2

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design	July 97	Dec 97	
2. Design	Dec 97	April 98	
3. Construction	April 98	Aug 98	
4. Project Close-out / Final Completion			1

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 81-94

M#: **Project Title:** Replace Det. Asphalt - Phase 1 of 2

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1997/98	Phase 1	$357,350
1998/99	Phase 2	$363,882

Total Dollar Amount of Current/Future Phases	$721,232
Total Dollar Amount of Phased Construction	$721,232
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 4-97 **M#:**
4. **Project Title:** Replace Det. Items - Administration Annex, Phase 1 of 2
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Administration Annex	0077	Main Campus	1950	Office	III-1HR	Remodeling-B(CCHE3	12/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 43,145 **Total ASF:** 31,818

Total Estimated Value: $3,414,714 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 4-97

M#: **Project Title:** Replace Det. Items - Administration Annex, Phase 1 of 2

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Exterior walls and windows need extensive repairs. Heating system needs to be replaced due to condensate leakage and control valve corrosion. Electrical system needs extensive repair. Elevators need extensive repairs. Plumbing system requires moderate repairs.

2. **Total Project Cost Estimate (From Cost Breakdown):** $1,435,221

   a) **Unit Cost:** $33.27 **Other:**

   b) **Ratio Cost:** 42.0 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Heating and electrical system outages will disrupt operations at Admissions & Records. Elevator repairs need to be made to maintain building access. Other systems need repair to correct deficiencies and code related problems.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 4-97

M#: **Project Title:** Replace Det. Items - Administration Annex, Phase 1 of 2

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Repair exterior walls and windows	LS	Each	$85,921.00	$85,921
2	Replace building heating system	LS	Each	$284,731.00	$284,731
3	Repair building electrical system	LS	Each	$401,973.00	$401,973
4	Repair elevator	LS	Each	$100,493.00	$100,493
5	Repair building plumbing system	LS	Each	$66,996.00	$66,996
6	Repair interior walls, ceilings, and flooring systems	LS	Each	$174,188.00	$174,188

Subtotal Construction Cost	$1,114,302
Contingency	$133,716
Total (Includes Contingency)	$1,248,018
A/E Fees	$187,203
Other	
TOTAL PROJECT COST = REQUEST	$1,435,221

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 4-97

M#: **Project Title:** Replace Det. Items - Administration Annex, Phase 1 of 2

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design	July 97	Nov 97	
2. Design	Dec 97	May 98	
3. Construction	June 98	May 99	
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 4-97

M#:

Project Title: Replace Det. Items - Administration Annex, Phase 1 of 2

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1998/99	Phase 1	$636,835
1999/00	Phase 2	$828,386

Total Dollar Amount of Current/Future Phases	$1,465,221
Total Dollar Amount of Phased Construction	$1,465,221
Additional Cost of Phasing	$30,000

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

(1) Phase 1 includes repairs to exterior walls and windows, heating system, and elevator. Design fees included in this phase are for conceptual (CD) and schematic design of the entire project, including A/E budget opinion for the entire project (Fees are partially "front-loaded"). Design fees also include CDs and contract administration for construction work.

(2) Phase 2 includes building electrical and plumbing systems repair/replacement and the related design costs (balance of A/E fees). These repairs/replacements usually require limited interior wall and ceiling demolition, thus those components plus flooring are included. This approach minimizes interruptions to building occupants and operations.

Bldg : 0077 Administration Annex

ConstructionDate : 1950

AuditDate : 7/31/95

FCI : 58.15

Total Deficiency : 0.42

Gross Sq Ft 43,145.00

Net Sq Ft 39,330.00

Maintenance Cost : 1,402,036.18

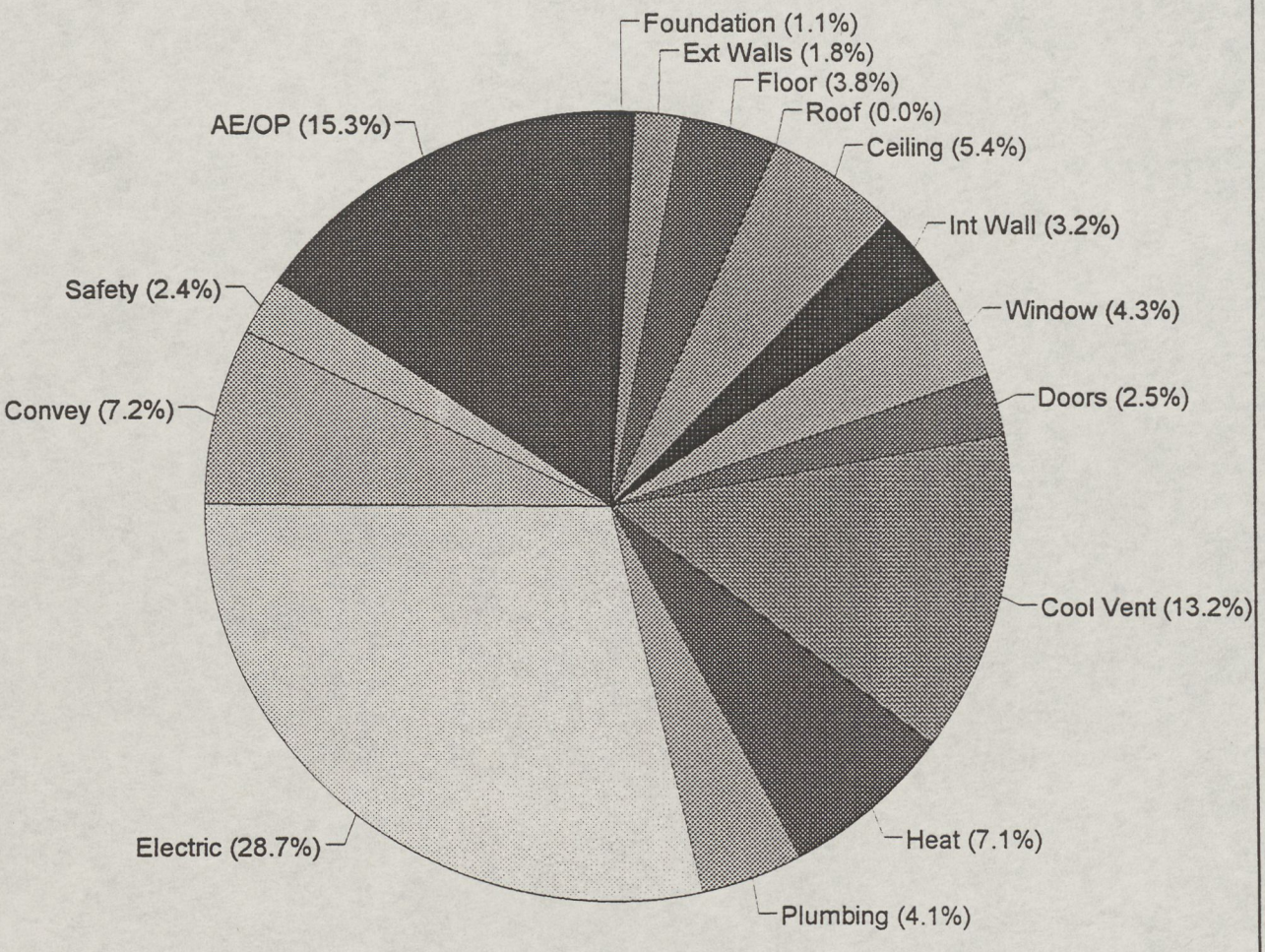
ReplacementCost : 3,349,778.00

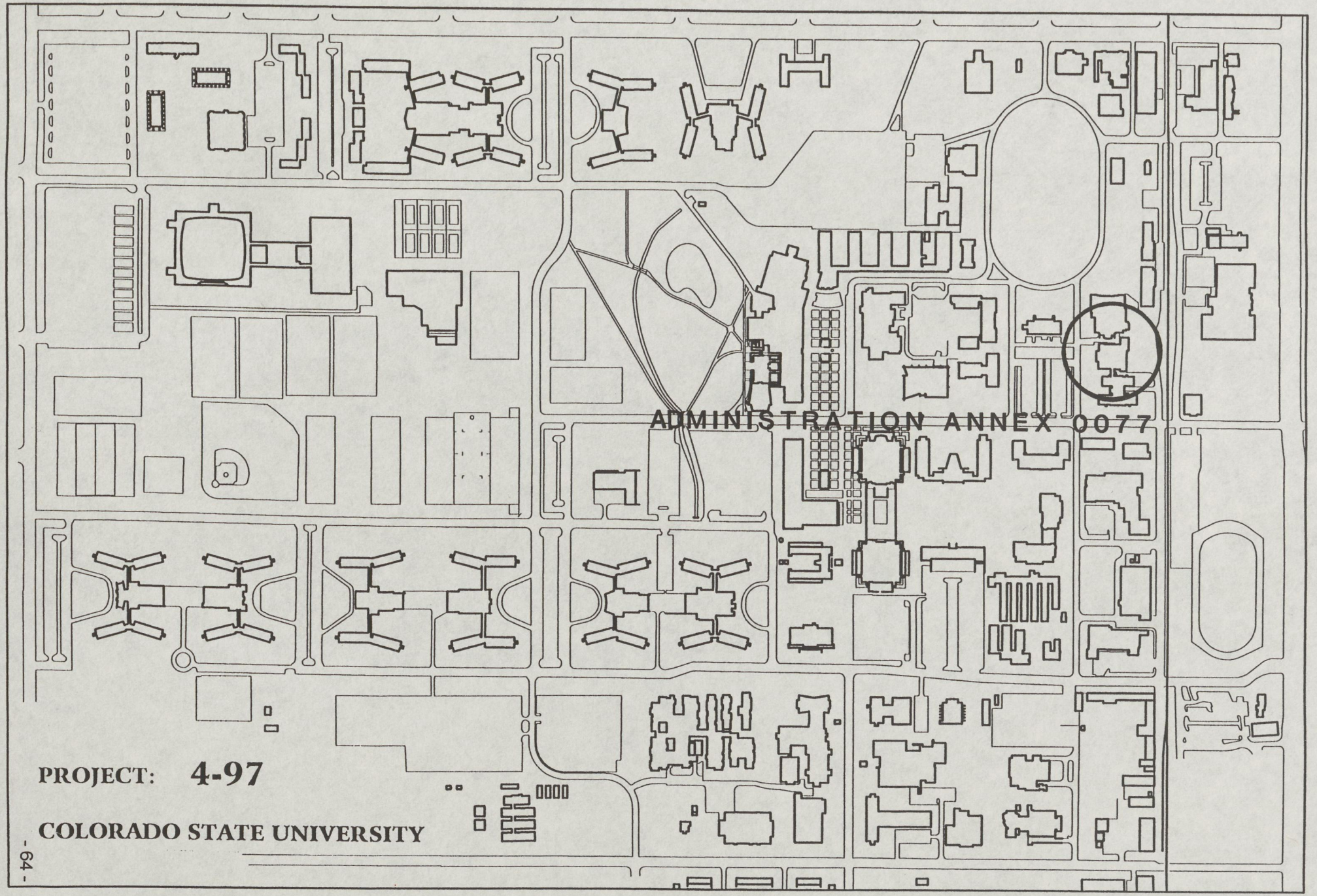
CostSqFt : 32.50

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.22	0.02	0.00	14,739.02
Ext Walls	0.09	0.09	0.01	25,625.80
Floor	0.10	0.16	0.02	53,596.45
Roof	0.01	0.03	0.00	502.47
Ceiling	0.45	0.05	0.02	75,370.01
Int Wall	0.27	0.05	0.01	45,222.00
Window	0.90	0.02	0.02	60,296.00
Doors	0.21	0.05	0.01	35,172.67
Cool Vent	0.65	0.09	0.06	185,075.23
Heat	0.35	0.09	0.03	99,655.90
Plumbing	0.85	0.02	0.02	56,946.23
Electric	1.00	0.12	0.12	401,973.36
Convey	1.00	0.03	0.03	100,493.34
Safety	1.00	0.01	0.01	33,497.78
Special		0.00		
AE/OP	0.35	0.18	0.06	213,869.93

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0077 Administration Annex





PROJECT: 4-97

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 61-96 **M#:**
4. **Project Title:** Replace Det. Safety Systems - Phase 1 of 2
5. **Agency Prioity:** 1

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Main Campus - Site	0000	Main Campus		University Campus	N/A	N/A	24/30/12
Foothills Campus - Sit	1000	Foothills Campus		University Campus	N/A	N/A	24/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: **Total ASF:**

Total Estimated Value: **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ Major changes or revisions anticipated in near future.
- ◇ Facility 'useful' life is less than five (5) years.
- ◆ Facility 'useful' life is more than five (5) years.
- ◇ Facility renovation is planned.
- ◇ Master Plan is obsolete; Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ Facility Inventory concluded and submitted to SBD
- ◇ This Program Request is documented in previously approved Facility Inventory.
- ◆ Facility Inventory is updated via this Program Request.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 61-96

M#: **Project Title:** Replace Det. Safety Systems - Phase 1 of 2

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Fire detection and alarm system at VTH is outdated and unserviceable. Alarm system at Engineering Research Center requires significant repairs. Alarm system in Chemistry is substandard and requires modifications to meet code. Numerous "EXIT" lights have failed across campus. Numerous fire hydrants need to be replaced due to age, corrosion, and reduced flow.

2. **Total Project Cost Estimate (From Cost Breakdown):** $672,119

   a) **Unit Cost:** **Other:**

   b) **Ratio Cost:**

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   These items will continue to be health, life, and safety risks to campus occupants and users if they are not repaired or replaced.

5. **Additional information to support this request:**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 61-96

M#: **Project Title:** Replace Det. Safety Systems - Phase 1 of 2

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Veterinary Teaching Hospital - Replace fire detection & alarm system	LS	Each	$107,613.40	$107,613
2	Veterinary Teaching Hospital - Make necessary architectural modifications to accomodate system	LS	Each	$41,656.80	$41,657
3	Engineering Research Center - Repair Fire alarm system	LS	Each	$35,735.00	$35,735
4	Chemistry - Repair alarm system	LS	Each	$83,100.00	$83,100
5	Campus - Replace approx. 750 failed "EXIT" signs	LS	Each	$156,621.40	$156,621
6	Campus - Replace 17 fire hydrants	LS	Each	$106,592.40	$106,592

Subtotal Construction Cost	$531,319
Contingency	$53,132
Total (Includes Contingency)	$584,451
A/E Fees	$87,668
Other	
TOTAL PROJECT COST = REQUEST	$672,119

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 61-96

M#: **Project Title:** Replace Det. Safety Systems - Phase 1 of 2

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design	July 97	Dec 97	
2. Design	Dec 97	April 98	
3. Construction	April 98	Dec 98	
4. Project Close-out / Final Completion			2

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 61-96

M#: **Project Title:** Replace Det. Safety Systems - Phase 1 of 2

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1997/98	Phase 1	$537,280
1998/99	Phase 2	$134,839

Total Dollar Amount of Current/Future Phases	$672,119
Total Dollar Amount of Phased Construction	$672,119
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

CONTROLLED MAINTENANCE PROJECT REQUESTS

PRIORITY 2

FY 1997-98

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 6-96 **M#:**
4. **Project Title:** Replace Det. Items - Printing & Publications
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Printing/Publication	0059	Main Campus	1884	Physical Plant Service	III-N	Remodeling-C(CCHE4	12/24/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 14,780 **Total ASF:** 10,676

Total Estimated Value: $1,164,405 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-96

M#: **Project Title:** Replace Det. Items - Printing & Publications

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Most of the building systems are original, obsolete, and failing. Heating and electrical systems are particularly deficient and need to be replaced. The building is historically significant and an application has been submitted to be placed on the State Historical Register.

2. **Total Project Cost Estimate (From Cost Breakdown):** $839,734

   a) **Unit Cost:** $56.82 **Other:**

   b) **Ratio Cost:** 72.1 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Continued deteriortion will increase costs when repairs are required and ongoing operations within the building will be interrupted.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-96

M#: **Project Title:** Replace Det. Items - Printing & Publications

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Stabilize foundation & exterior walls. Repair as required.	LS	Each	$62,893.60	$62,894
2	Repair/Replace flooring system and floor covering	LS	Each	$121,396.90	$121,397
3	Repair/Replace heating system	LS	Each	$76,575.00	$76,575
4	Electrical system replacement	LS	Each	$125,991.40	$125,991
5	Roofing replacement	LS	Each	$32,161.50	$32,161
6	Plumbing system repairs	LS	Each	$23,585.10	$23,585
7	Architectural repairs to interior walls, windows, ceilings, and doors	LS	Each	$192,356.40	$192,356

Subtotal Construction Cost	$634,960
Contingency	$95,244
Total (Includes Contingency)	$730,204
A/E Fees	$109,531
Other	
TOTAL PROJECT COST = REQUEST	$839,734

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-96

M#: **Project Title:** Replace Det. Items - Printing & Publications

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. **Pre-Design**	July 98	Dec 98	
2. **Design**	Dec 98	April 99	
3. **Construction**	April 99	Dec 99	
4. **Project Close-out / Final Completion**			2

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-96

M#: **Project Title:** Replace Det. Items - Printing & Publications

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
		Total Dollar Amount of Prior Phases
CURRENT AND FUTURE PHASING		
1998/99	Entire Project	$839,734

Total Dollar Amount of Current/Future Phases	$839,734
Total Dollar Amount of Phased Construction	$839,734
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0059 Printing/Publication

ConstructionDate :1884

AuditDate :2/1/95

FCI :35.58

Total Deficiency : 0.64

Gross Sq Ft 14,780.00

Net Sq Ft 12,637.00

Maintenance Cost : 735,781.11

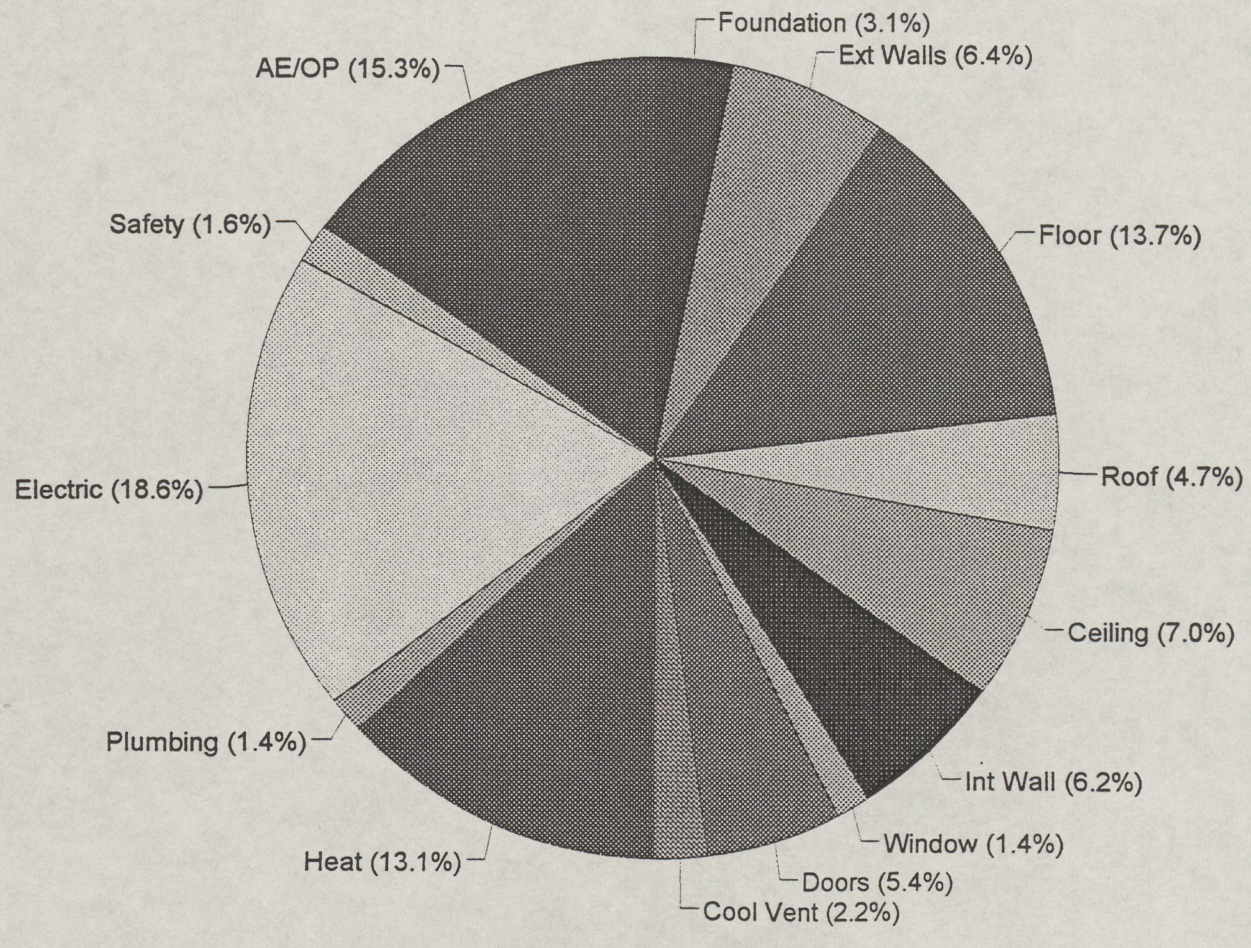
ReplacementCost :1,142,198.00

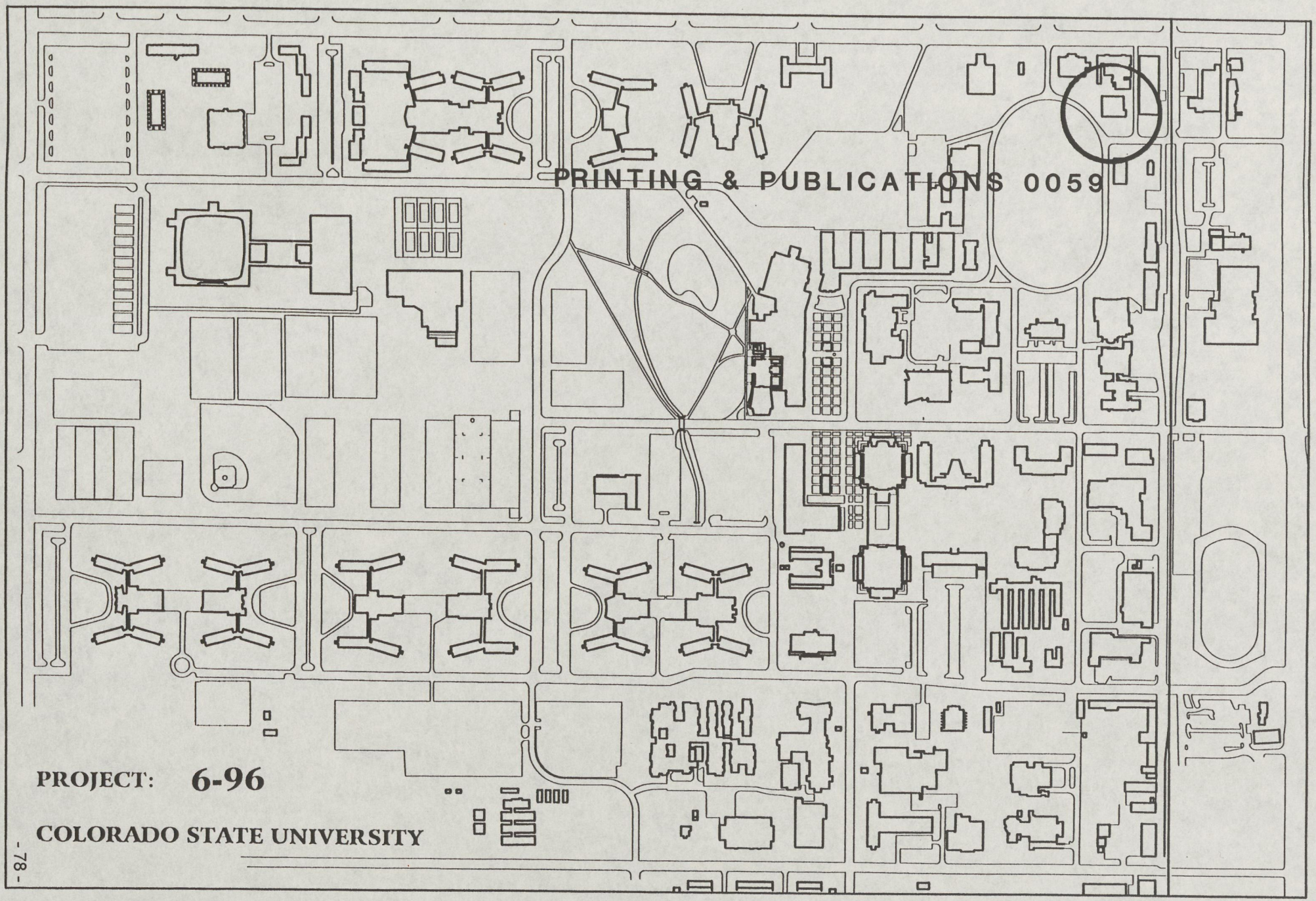
CostSqFt : 49.78

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	1.00	0.02	0.02	22,843.96
Ext Walls	0.46	0.09	0.04	47,287.00
Floor	0.55	0.16	0.09	100,513.42
Roof	1.00	0.03	0.03	34,265.94
Ceiling	0.90	0.05	0.05	51,398.91
Int Wall	0.80	0.05	0.04	45,687.92
Window	0.45	0.02	0.01	10,279.78
Doors	0.70	0.05	0.04	39,976.93
Cool Vent	0.35	0.04	0.01	15,990.77
Heat	0.65	0.13	0.08	96,515.73
Plumbing	0.45	0.02	0.01	10,279.78
Electric	1.00	0.12	0.12	137,063.76
Convey		0.03		
Safety	1.00	0.01	0.01	11,421.98
Special		0.00		
AE/OP	0.55	0.18	0.10	112,255.22

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0059 Printing/Publication





PROJECT: 6-96

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 42-87 **M#:**
4. **Project Title:** Replace Leaky Cond. Line 16G - SE Main Campus
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Main Campus - Site	0000	Main Campus		Steam Distribution	N/A	N/A	24/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: **Total ASF:**

Total Estimated Value: **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 42-87

M#: **Project Title:** Replace Leaky Cond. Line 16G - SE Main Campus

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Due to the age of the system, insulation has failed and moisture has corroded the direct buried condensate main line, branch lines, and building feed lines, causing extensive leakage and system outages.

2. **Total Project Cost Estimate (From Cost Breakdown):** $453,463

   a) **Unit Cost:** **Other:**

   b) **Ratio Cost:**

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   System will continue to leak, outages will become more frequent, and condensate may have to be "dumped" which may cause pressure and flow problems in other parts of the system.

5. **Additional information to support this request:**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 42-87

M#: **Project Title:** Replace Leaky Cond. Line 16G - SE Main Campus

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace Leaky Condensate Line, 16G	LS	Each	$368,070.50	$368,070

Subtotal Construction Cost	$368,070
Contingency	$36,807
Total (Includes Contingency)	$404,878
A/E Fees	$48,585
Other	
TOTAL PROJECT COST = REQUEST	$453,463

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 42-87

M#: **Project Title:** Replace Leaky Cond. Line 16G - SE Main Campus

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			6
3. Construction			8
4. Project Close-out / Final Completion			2

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 42-87

M#:

Project Title: Replace Leaky Cond. Line 16G - SE Main Campus

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1998/99	16G Line Replacement	$453,463

Total Dollar Amount of Current/Future Phases	$453,463
Total Dollar Amount of Phased Construction	$453,463
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 2-97 **M#:**
4. **Project Title:** Replace Det. Items - Forestry
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Forestry	0081	Main Campus	1937-1950	Science	III-1HR	Remodeling-B(CCHE3	14/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 27,046 **Total ASF:** 18,999

Total Estimated Value: $2,435,222 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ Major changes or revisions anticipated in near future.
- ◇ Facility 'useful' life is less than five (5) years.
- ◆ Facility 'useful' life is more than five (5) years.
- ◇ Facility renovation is planned.
- ◇ Master Plan is obsolete; Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ Facility Inventory concluded and submitted to SBD
- ◇ This Program Request is documented in previously approved Facility Inventory.
- ◆ Facility Inventory is updated via this Program Request.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-97

M#: **Project Title:** Replace Det. Items - Forestry

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Building heating and electrical sytems are nearly 60 years old and are obsolete. Parts are difficult or impossible to obtain. The heating system is leaking and outages are becoming more frequent. Both systems need to be replaced.

2. **Total Project Cost Estimate (From Cost Breakdown):** $774,111

   a) **Unit Cost:** $28.62 **Other:**

   b) **Ratio Cost:** 31.8 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Classes, labs, and administrative functions will be interrupted due to outages or system failures. Old electrical equipment may be a fire hazard.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-97

M#: **Project Title:** Replace Det. Items - Forestry

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace building heating system	LS	Each	$317,020.50	$317,021
2	Repair/Replace building electrical system	LS	Each	$268,318.80	$268,319

Subtotal Construction Cost	$585,339
Contingency	$87,801
Total (Includes Contingency)	$673,140
A/E Fees	$100,971
Other	
TOTAL PROJECT COST = REQUEST	$774,111

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-97

M#: **Project Title:** Replace Det. Items - Forestry

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			8
3. Construction			12
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-97

M#: **Project Title:** Replace Det. Items - Forestry

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount	
PRIOR PHASING			
1994/95	Supplemental - as part of CSU #21-94 steam controls	$22,100	
		Total Dollar Amount of Prior Phases	$22,100
CURRENT AND FUTURE PHASING			
1998/99	Entire project	$774,111	
		Total Dollar Amount of Current/Future Phases	$774,111
		Total Dollar Amount of Phased Construction	$796,211
		Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0081 Forestry

ConstructionDate :1937

AuditDate :10/3/94

FCI :51.85

Total Deficiency : 0.48

Gross Sq Ft 27,046.00

Net Sq Ft 25,030.00

Maintenance Cost : 1,150,256.04

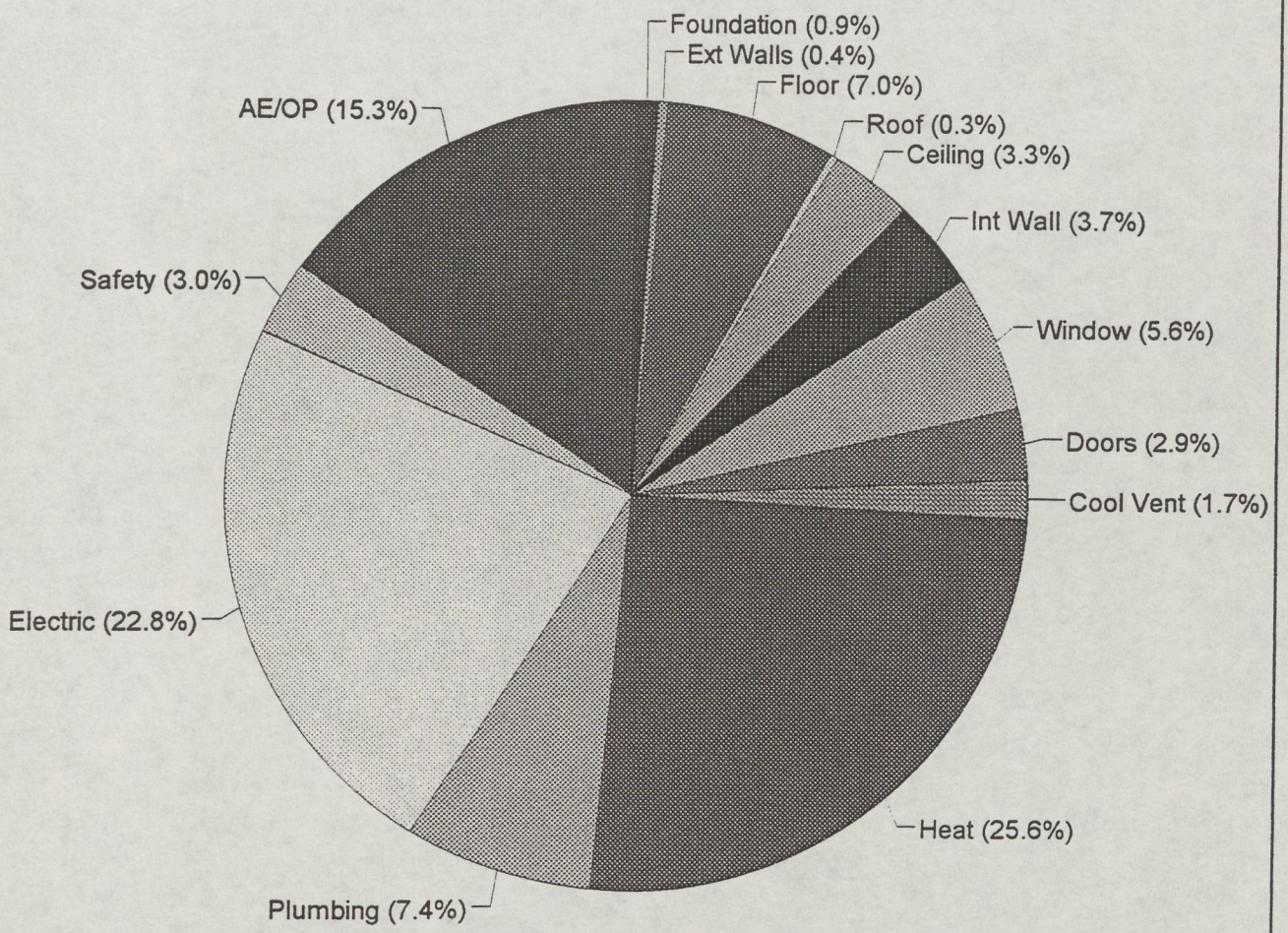
ReplacementCost :2,388,703.00

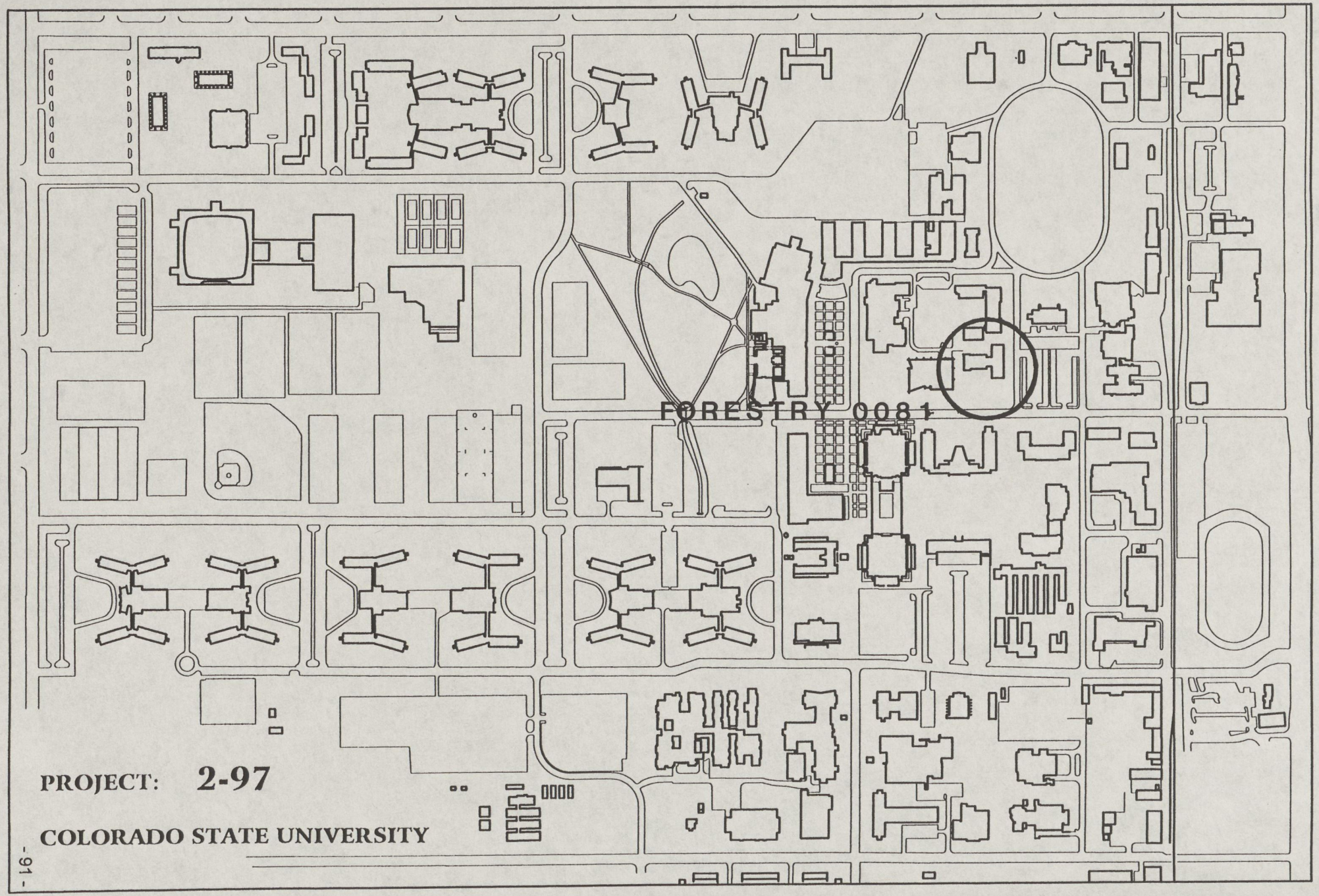
CostSqFt : 42.53

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.22	0.02	0.00	10,510.29
Ext Walls	0.05	0.04	0.00	4,777.41
Floor	0.28	0.12	0.03	80,260.42
Roof	0.03	0.05	0.00	3,583.05
Ceiling	0.40	0.04	0.02	38,219.25
Int Wall	0.30	0.06	0.02	42,996.65
Window	0.90	0.03	0.03	64,494.98
Doors	0.35	0.04	0.01	33,441.84
Cool Vent	0.20	0.04	0.01	19,109.62
Heat	0.95	0.13	0.12	295,004.82
Plumbing	0.51	0.07	0.04	85,276.70
Electric	1.00	0.11	0.11	262,757.33
Convey		0.01		
Safety	0.36	0.04	0.01	34,397.32
Special		0.02		
AE/OP	0.41	0.18	0.07	175,426.35

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0081 Forestry





PROJECT: 2-97

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 51-87 **M#:**
4. **Project Title:** Replace Leaky Cond. Line 16H - Isotope Drive Area
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Main Campus - Site	0000	Main Campus		Steam Distribution	N/A	N/A	24/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: **Total ASF:**

Total Estimated Value: **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 51-87

M#: **Project Title:** Replace Leaky Cond. Line 16H - Isotope Drive Area

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Due to the age of the system, insulation has failed and moisture has corroded the direct buried condensate main line, branch lines, and building feed lines, causing extensive leakage and system outages.

2. **Total Project Cost Estimate (From Cost Breakdown):** $380,380

   a) **Unit Cost:** **Other:**

   b) **Ratio Cost:**

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   System will continue to leak, outages will become more frequent, and condensate may have to be "dumped" which may cause pressure and flow problems in other parts of the system.

5. **Additional information to support this request:**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 51-87

M#:

Project Title: Replace Leaky Cond. Line 16H - Isotope Drive Area

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace line 16H	LS	Each	$308,750.40	$308,750

Subtotal Construction Cost	$308,750
Contingency	$30,875
Total (Includes Contingency)	$339,625
A/E Fees	$40,755
Other	
TOTAL PROJECT COST = REQUEST	$380,380

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 51-87

M#:

Project Title: Replace Leaky Cond. Line 16H - Isotope Drive Area

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			6
3. Construction			8
4. Project Close-out / Final Completion			2

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 51-87

M#: **Project Title:** Replace Leaky Cond. Line 16H - Isotope Drive Area

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1998/99	16H Line Replacement	$380,381

Total Dollar Amount of Current/Future Phases	$380,381
Total Dollar Amount of Phased Construction	$380,381
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 3-97 **M#:**
4. **Project Title:** Replace Det. Items - Guggenheim
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Guggenheim Hall	0055	Main Campus	1910	Instructional Shop	III-1HR	Remodeling-A(CCHE2	14/24/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 16,735 **Total ASF:** 9,969

Total Estimated Value: $1,318,405 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete; Last Date Approved:**

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 3-97

M#: **Project Title:** Replace Det. Items - Guggenheim

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   This 85 year old building has experienced deterioration of exterior and structural elements, as well as substantial deterioration of major building systems, particularly the steam heating system. The electrical system is substandard with some parts difficult or impossible to obtain. System replacement or major repairs are necessary.

2. **Total Project Cost Estimate (From Cost Breakdown):** $634,546

   a) **Unit Cost:** $37.92 **Other:**

   b) **Ratio Cost:** 48.1 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Building will continue to deteriorate with interruptions to classes and labs due to unscheduled outages and leaks. This building should be preserved and application has been made to place the building on the State Historical Register.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 3-97

M#: **Project Title:** Replace Det. Items - Guggenheim

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Repair exterior walls and windows	LS	Each	$45,434.50	$45,434
2	Partial roof replacement	LS	Each	$24,299.80	$24,300
3	Replace/Repair building heating system	LS	Each	$181,942.20	$181,942
4	Repair building electrical system	LS	Each	$94,646.70	$94,647
5	Repair interior walls, ceilings, doors, and flooring	LS	Each	$134,669.90	$134,670

Subtotal Construction Cost	$480,993
Contingency	$70,786
Total (Includes Contingency)	$551,779
A/E Fees	$82,767
Other	
TOTAL PROJECT COST = REQUEST	$634,546

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 3-97

M#: **Project Title:** Replace Det. Items - Guggenheim

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			8
3. Construction			12
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 3-97

M#: **Project Title:** Replace Det. Items - Guggenheim

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1998/99	Entire project	$634,546

Total Dollar Amount of Current/Future Phases	$634,546
Total Dollar Amount of Phased Construction	$634,546
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0055 Guggenheim Hall

ConstructionDate :1910

AuditDate :8/14/95

FCI :48.26

Total Deficiency : 0.52

Gross Sq Ft 16,735.00

Net Sq Ft 14,108.00

Maintenance Cost : 669,268.80

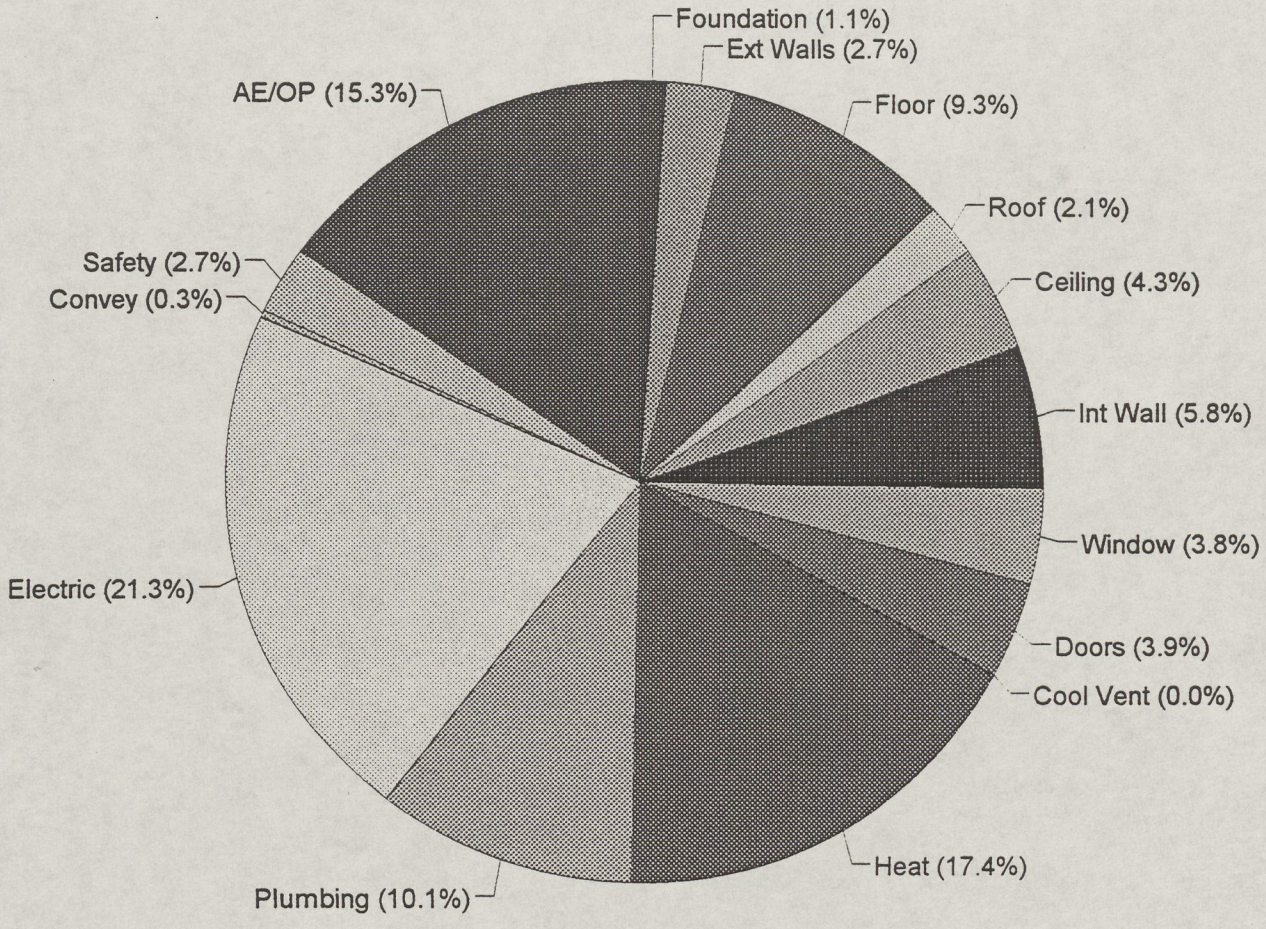
ReplacementCost :1,293,448.00

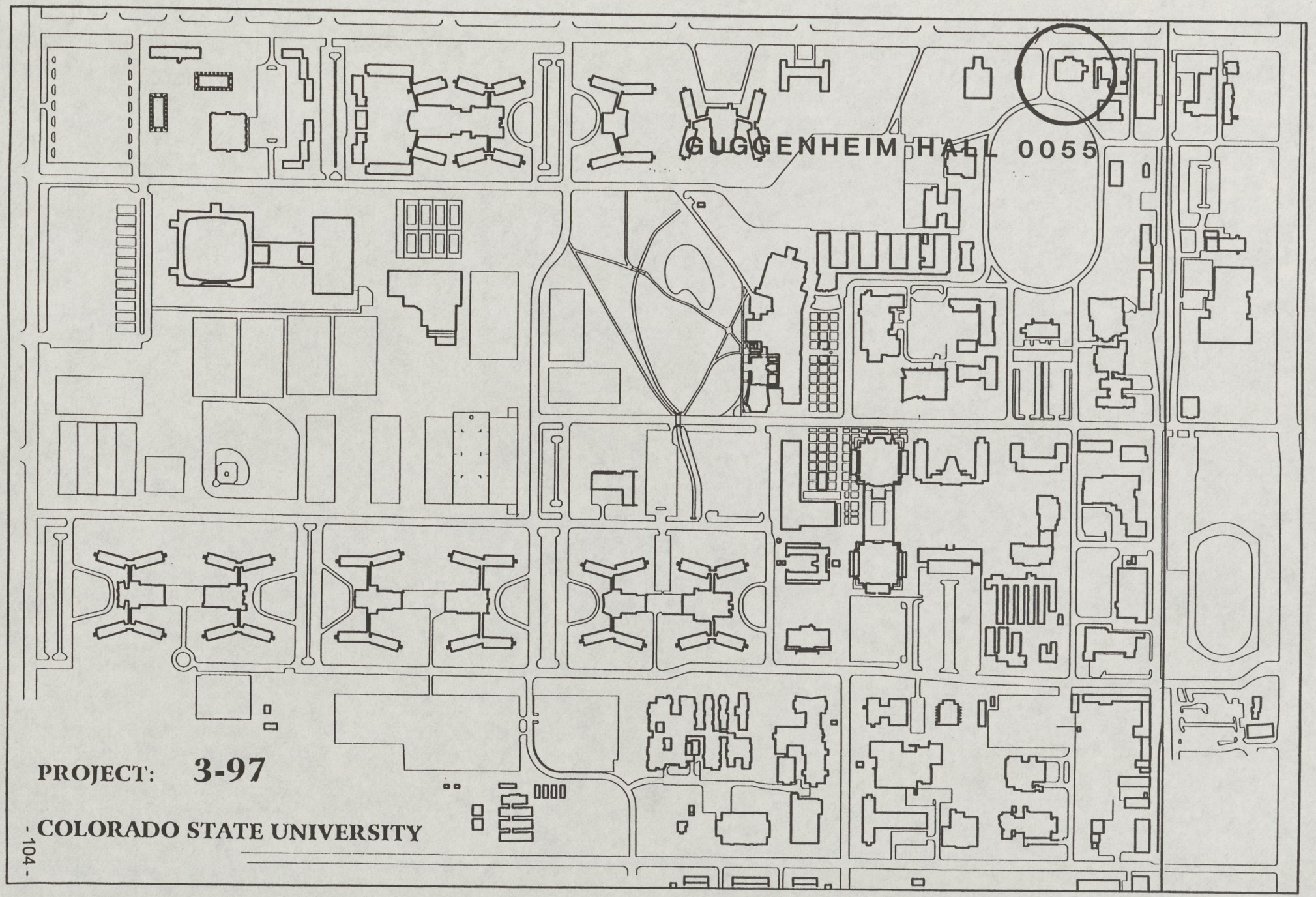
CostSqFt : 39.99

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.28	0.02	0.01	7,243.31
Ext Walls	0.35	0.04	0.01	18,108.27
Floor	0.40	0.12	0.05	62,085.50
Roof	0.22	0.05	0.01	14,227.93
Ceiling	0.55	0.04	0.02	28,455.86
Int Wall	0.50	0.06	0.03	38,803.44
Window	0.66	0.03	0.02	25,610.27
Doors	0.50	0.04	0.02	25,868.96
Cool Vent	0.00	0.00	0.00	0.00
Heat	0.53	0.17	0.09	116,539.66
Plumbing	0.75	0.07	0.05	67,906.02
Electric	1.00	0.11	0.11	142,279.28
Convey	0.15	0.01	0.00	1,940.17
Safety	0.35	0.04	0.01	18,108.27
Special		0.02		
AE/OP	0.44	0.18	0.08	102,091.85

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0055 Guggenheim Hall





PROJECT: 3-97

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 11-96 **M#:**
4. **Project Title:** Replace Det. Electrical, Phase 1 of 2
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Aylesworth Hall	0021	Main Campus	1956	Classroom/Office	II-1HR	Remodeling-A(CCHE2	14/25/12
Military Sciences	0094	Main Campus	1927-1930	Classroom/Office	III-1HR	Remodeling-A(CCHE2	14/25/12
Military Annex	0095	Main Campus	1927	Classroom/Office	III-N	Remodeling-C(CCHE4	14/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 107,267 **Total ASF:** 72,447

Total Estimated Value: $9,275,553 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. Facility Master Plan Status:

- ◇ Major changes or revisions anticipated in near future.
- ◇ Facility 'useful' life is less than five (5) years.
- ◆ Facility 'useful' life is more than five (5) years.
- ◇ Facility renovation is planned.
- ◇ Master Plan is obsolete; Last Date Approved:

10. Facility Controlled Maintenance Inventory Status:

- ◇ Facility Inventory concluded and submitted to SBD
- ◇ This Program Request is documented in previously approved Facility Inventory.
- ◆ Facility Inventory is updated via this Program Request.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 11-96

M#:

Project Title: Replace Det. Electrical, Phase 1 of 2

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Electrical systems in these buildings are old, subject to failure with parts difficult or impossible to obtain. Multiple building code violations need to be corrected. The solution is to replace the systems as required.

2. **Total Project Cost Estimate (From Cost Breakdown):** $1,043,197

   a) **Unit Cost:** $9.73 **Other:**

   b) **Ratio Cost:** 11.2 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   System failures may cause interruptions to classrooms, labs, and offices. Some systems are old and may be a fire hazard.

5. **Additional information to support this request:**

   A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 11-96

M#:

Project Title: Replace Det. Electrical, Phase 1 of 2

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Repair electrical system at Military Science	LS	Each	$130,075.40	$130,075
2	Repair electrical system at Military Science Annex	LS	Each	$45,230.30	$45,230
3	Repair electrical system at Aylesworth	LS	Each	$649,356.00	$649,356

Subtotal Construction Cost	$824,662
Contingency	$82,466
Total (Includes Contingency)	$907,128
A/E Fees	$136,069
Other	
TOTAL PROJECT COST = REQUEST	$1,043,197

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 11-96

M#: **Project Title:** Replace Det. Electrical, Phase 1 of 2

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			6
3. Construction			12
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 11-96

M#: **Project Title:** Replace Det. Electrical, Phase 1 of 2

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
		Total Dollar Amount of Prior Phases
CURRENT AND FUTURE PHASING		
1998/99	Phase 1	$301,706
1999/00	Phase 2	$750,027

Total Dollar Amount of Current/Future Phases	$1,051,732
Total Dollar Amount of Phased Construction	$1,051,732
Additional Cost of Phasing	$8,535

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 5-97 **M#:**
4. **Project Title:** Replace Det. Items - Wagar, Phase 1 of 3
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
J.V.K. Wagar	0084	Main Campus	1939-1957	Science	II-1HR	Remodeling-B(CCHE3	14/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 48,160 **Total ASF:** 29,799

Total Estimated Value: $5,204,831 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ Major changes or revisions anticipated in near future.
- ◇ Facility 'useful' life is less than five (5) years.
- ◆ Facility 'useful' life is more than five (5) years.
- ◇ Facility renovation is planned.
- ◇ Master Plan is obsolete; Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ Facility Inventory concluded and submitted to SBD
- ◇ This Program Request is documented in previously approved Facility Inventory.
- ◆ Facility Inventory is updated via this Program Request.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 5-97

M#: **Project Title:** Replace Det. Items - Wagar, Phase 1 of 3

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Major building systems are almost 60 years old and failing. Electrical and heating systems need to be replaced. Exterior walls and glass curtain walls need moderate repairs. Most floor coverings are loose or chipped, which contains asbestos, need to be replaced. Interior walls, doors, and ceilings need moderate repairs.

2. **Total Project Cost Estimate (From Cost Breakdown):** $1,564,818

   a) **Unit Cost:** $32.49 **Other:**

   b) **Ratio Cost:** 30.1 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of <u>not</u> funding & justification for this specific program request:**

   Heating system is obsolete, controls are corroded - system needs to be replaced. Electrical system has old sub-standard wiring, insulation, and panels. Classes, labs, and offices may be disrupted or halted as a result of system failures. This building contains both departmental and general assignment classrooms that are important to the University.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 5-97

M#: **Project Title:** Replace Det. Items - Wagar, Phase 1 of 3

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Repair exterior walls and windows	LS	Each	$124,664.10	$124,664
2	Repair floors/Replace floor coverings	LS	Each	$140,693.80	$140,694
3	Repair interior walls, doors, and ceilings	LS	Each	$208,181.90	$208,182
4	Replace building heating system	LS	Each	$454,753.40	$454,753
5	Repair building electrical system	LS	Each	$244,733.70	$244,734

Subtotal Construction Cost	$1,173,027
Contingency	$175,954
Total (Includes Contingency)	$1,348,981
A/E Fees	$215,837
Other	
TOTAL PROJECT COST = REQUEST	$1,564,818

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 5-97

M#: **Project Title:** Replace Det. Items - Wagar, Phase 1 of 3

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			8
3. Construction			12
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 5-97

M#: **Project Title:** Replace Det. Items - Wagar, Phase 1 of 3

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1998/99	Phase 1	$493,000
1999/00	Phase 2	$611,315
2000/01	Phase 3	$469,265

Total Dollar Amount of Current/Future Phases	$1,573,580
Total Dollar Amount of Phased Construction	$1,573,580
Additional Cost of Phasing	$8,762

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0084 J.V.K. Wagar

ConstructionDate :1939

AuditDate :1/2/96

FCI :56.61

Total Deficiency : 0.43

Gross Sq Ft 48,160.00

Net Sq Ft 41,924.00

Maintenance Cost : 2,215,490.63

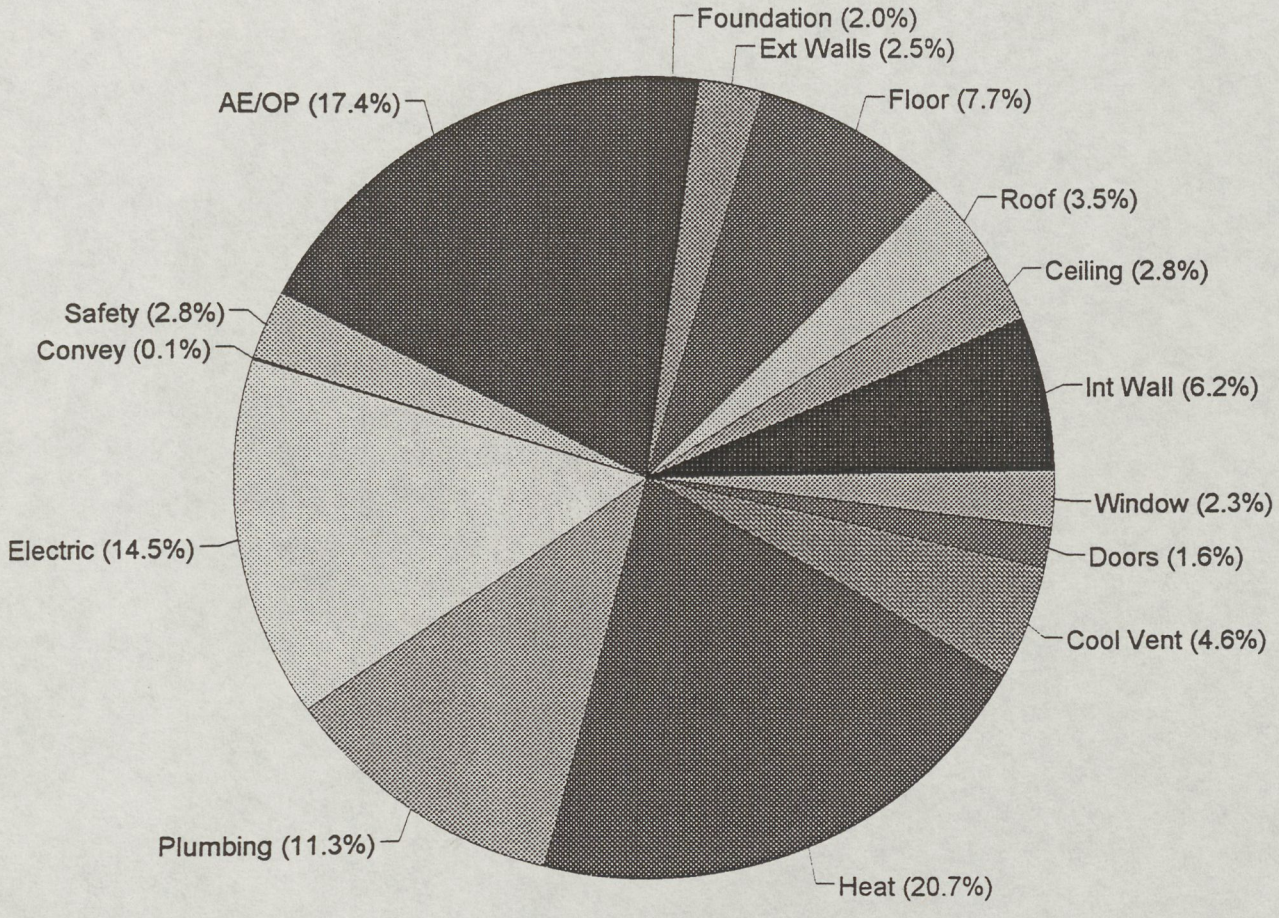
ReplacementCost :5,105,923.00

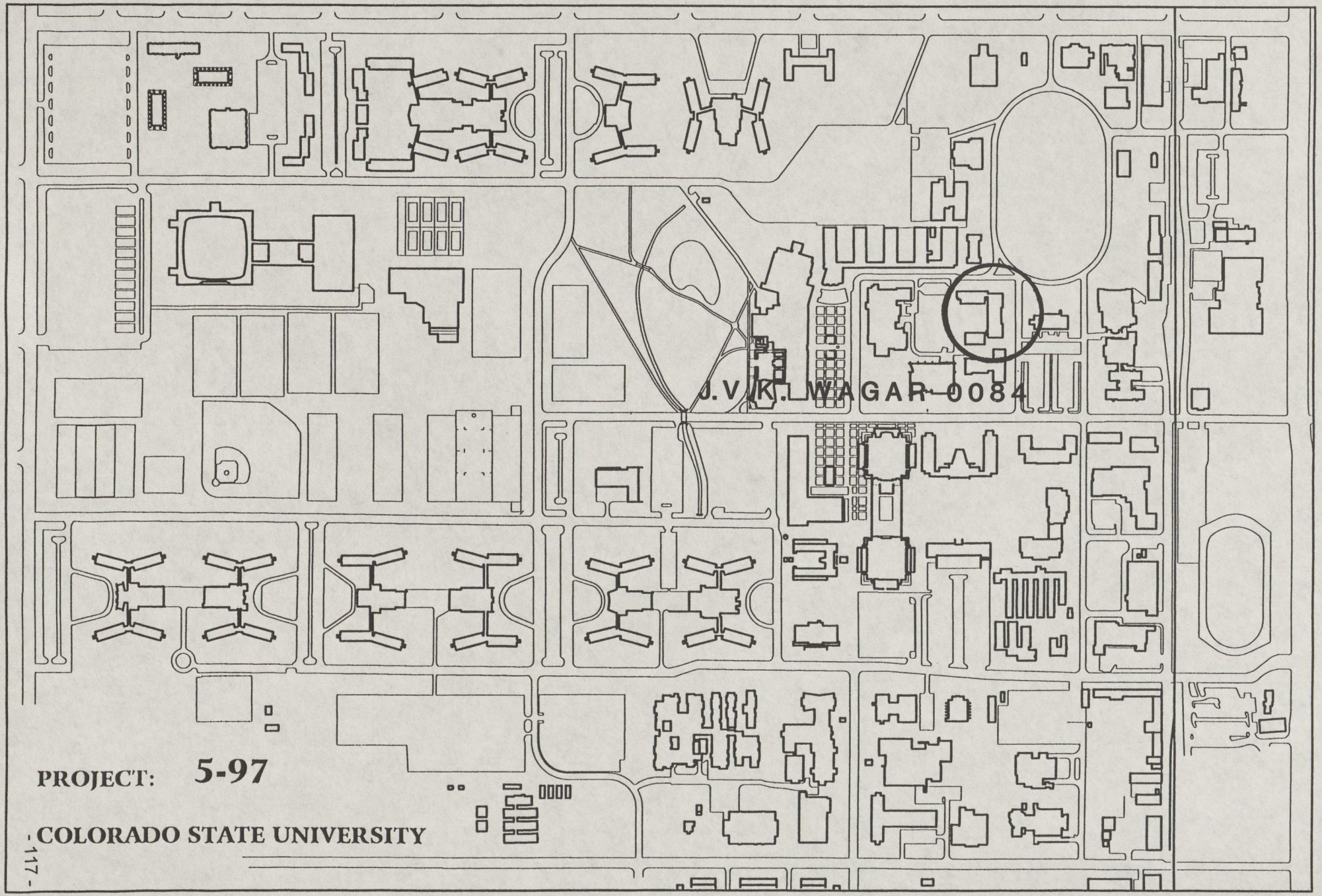
CostSqFt : 46.00

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.13	0.07	0.01	44,676.83
Ext Walls	0.18	0.06	0.01	55,143.97
Floor	0.48	0.07	0.03	171,559.01
Roof	0.25	0.06	0.02	76,588.85
Ceiling	0.40	0.03	0.01	61,271.08
Int Wall	0.30	0.09	0.03	137,859.92
Window	0.50	0.02	0.01	51,059.23
Doors	0.35	0.02	0.01	35,741.46
Cool Vent	0.67	0.03	0.02	102,629.05
Heat	0.90	0.10	0.09	459,533.07
Plumbing	0.35	0.14	0.05	250,190.23
Electric	0.90	0.07	0.06	321,673.15
Convey	0.04	0.01	0.00	1,787.07
Safety	0.60	0.02	0.01	61,271.08
Special		0.01		
AE/OP	0.36	0.21	0.08	384,506.64

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0084 J.V.K. Wagar





PROJECT: 5-97

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 22-96 **M#:**
4. **Project Title:** Replace Det. Mechanical
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Potato Vir+Weed Res.	0107	Main Campus	1964-1970	Science	III-N	Satisfactory (CCHE1)	14/25/12
Univ. Greenhouses	0108	Main Campus	1960-1969	Science	V-N	Remodeling-A(CCHE2	14/25/12
Lake St. Greenhouses	0196	Main Campus	1949-1980	Science	V-N	Remodeling-C(CCHE4	14/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 71,626 **Total ASF:** 61,757

Total Estimated Value: $5,206,162 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 22-96

M#:

Project Title: Replace Det. Mechanical

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   We are experiencing heating and cooling system failures at departmental and research greenhouses that are limiting growing and testing capabilities. Systems need to be replaced or repaired to restore building viability.

2. **Total Project Cost Estimate (From Cost Breakdown):** $691,075

   a) **Unit Cost:** $9.65 **Other:**

   b) **Ratio Cost:** 13.3 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Valuable teaching and training opportunities are being lost due to heating/cooling system failures in these greenhouses. Research facilities are sub-standard limiting the opportunities for research and training.

5. **Additional information to support this request:**

   A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 22-96

M#: **Project Title:** Replace Det. Mechanical

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Repair heating/cooling system at Lake Street Greenhouses	LS	Each	$120,375.90	$120,376
2	Replace heating system/Repair cooling system at Potato Virus & Weed Research	LS	Each	$133,648.90	$133,649
3	Replace heating and cooling systems at University Greenhouses	LS	Each	$306,912.60	$306,913

Subtotal Construction Cost	$560,937
Contingency	$56,094
Total (Includes Contingency)	$617,031
A/E Fees	$74,044
Other	
TOTAL PROJECT COST = REQUEST	$691,075

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 22-96

M#:

Project Title: Replace Det. Mechanical

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			6
3. Construction			8
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 22-96

M#:

Project Title: Replace Det. Mechanical

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1998/99	Entire project	$691,075

Total Dollar Amount of Current/Future Phases	$691,075
Total Dollar Amount of Phased Construction	$691,075
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 6-98 **M#:**
4. **Project Title:** Replace Det. Items - Shepardson, Phase 1 of 2
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Shepardson	0093	Main Campus	1939	Science	III-1HR	Remodeling-B(CCHE3	14/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 46,908 **Total ASF:** 29,842

Total Estimated Value: $4,751,512 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ Major changes or revisions anticipated in near future.
- ◇ Facility 'useful' life is less than five (5) years.
- ◆ Facility 'useful' life is more than five (5) years.
- ◇ Facility renovation is planned.
- ◇ Master Plan is obsolete;
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ Facility Inventory concluded and submitted to SBD
- ◇ This Program Request is documented in previously approved Facility Inventory.
- ◆ Facility Inventory is updated via this Program Request.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-98

M#: **Project Title:** Replace Det. Items - Shepardson, Phase 1 of 2

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Building heating system needs to be replaced due to leaks and corrosion. Electrical system needs significant repairs to correct deficiencies and code related violations. Plumbing system is old and needs major repairs. Building exterior needs repair to prevent major structural deterioration.

2. **Total Project Cost Estimate (From Cost Breakdown):** $1,107,998

   a) **Unit Cost:** $23.62 **Other:**

   b) **Ratio Cost:** 23.3 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Classes, labs, and office activities will be disrupted as a result of systems failures. Repair costs will escalate the longer these items remain in disrepair.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-98

M#: **Project Title:** Replace Det. Items - Shepardson, Phase 1 of 2

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace building heating system	LS	Each	$366,436.90	$366,437
2	Repair building electrical system	LS	Each	$261,682.30	$261,682
3	Repair building plumbing system	LS	Each	$166,525.10	$166,525
4	Repair exterior walls	LS	Each	$35,939.20	$35,939

Subtotal Construction Cost	$830,583
Contingency	$124,588
Total (Includes Contingency)	$955,171
A/E Fees	$152,827
Other	
TOTAL PROJECT COST = REQUEST	$1,107,998

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-98

M#: **Project Title:** Replace Det. Items - Shepardson, Phase 1 of 2

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			8
3. Construction			12
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 6-98

M#: **Project Title:** Replace Det. Items - Shepardson, Phase 1 of 2

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1998/99	Phase 1	$573,700
1999/00	Phase 2	$555,060

Total Dollar Amount of Current/Future Phases	$1,128,760
Total Dollar Amount of Phased Construction	$1,128,760
Additional Cost of Phasing	$20,762

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0093 Shepardson

ConstructionDate :1939

AuditDate :7/25/94

FCI :64.57

Total Deficiency : 0.35

Gross Sq Ft 46,908.00

Net Sq Ft 43,195.00

Maintenance Cost : 1,651,314.00

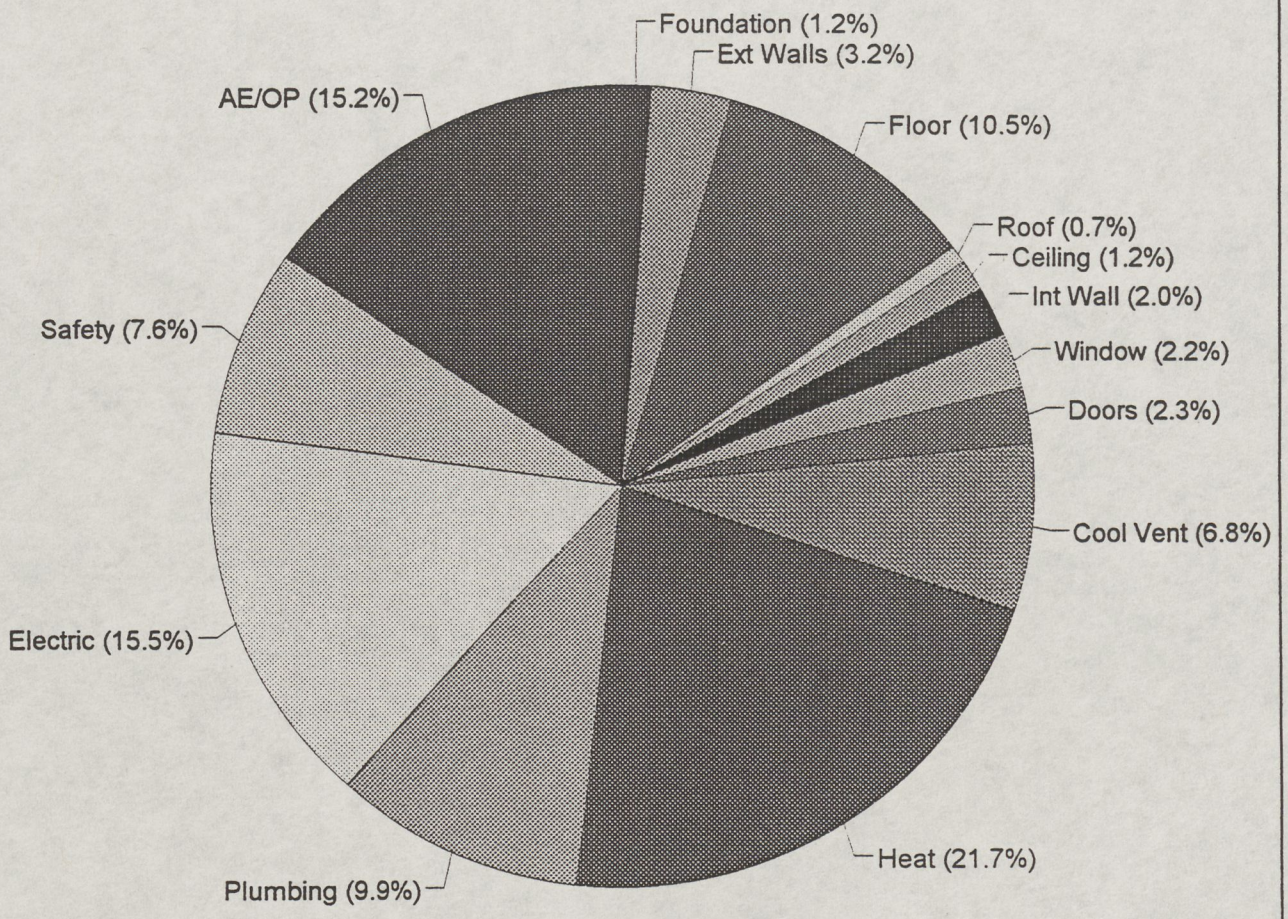
ReplacementCost :4,660,779.00

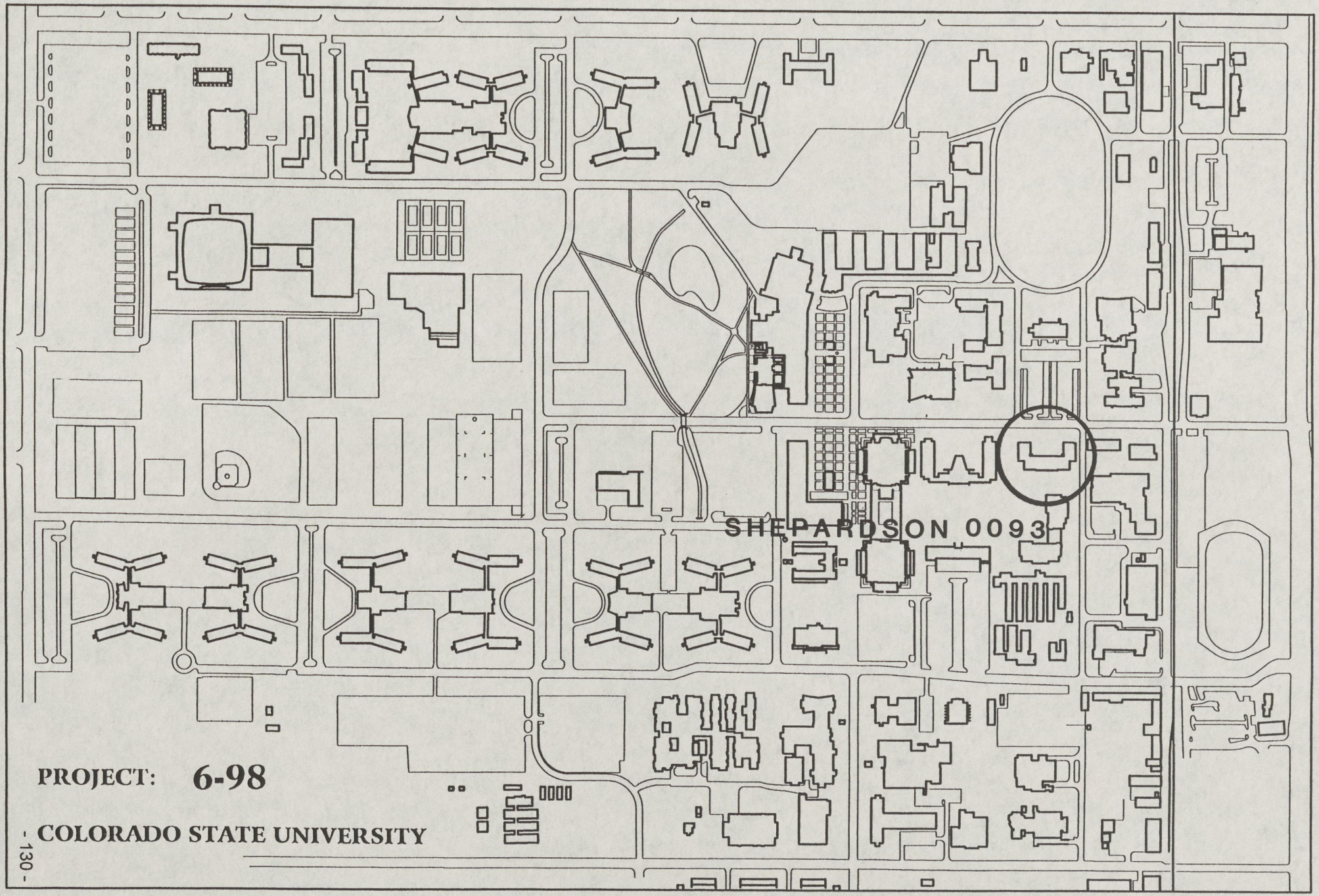
CostSqFt : 35.20

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.21	0.02	0.00	19,575.27
Ext Walls	0.28	0.04	0.01	52,200.72
Floor	0.31	0.12	0.04	173,380.98
Roof	0.05	0.05	0.00	11,651.95
Ceiling	0.11	0.04	0.00	20,507.43
Int Wall	0.12	0.06	0.01	33,557.61
Window	0.26	0.03	0.01	36,354.08
Doors	0.20	0.04	0.01	37,286.23
Cool Vent	0.40	0.06	0.02	111,858.70
Heat	0.70	0.11	0.08	358,879.98
Plumbing	0.50	0.07	0.04	163,127.27
Electric	0.50	0.11	0.06	256,342.85
Convey		0.01		
Safety	0.67	0.04	0.03	124,908.88
Special		0.02		
AE/OP	0.30	0.18	0.05	251,682.07

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0093 Shepardson





PROJECT: 6-98

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 50-96 **M#:**
4. **Project Title:** Replace Det. Flooring
5. **Agency Prioity:** 2

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Andrew G. Clark	0091	Main Campus	1967-1968	Classroom/Office	II-FR	Remodeling-A(CCHE2	14/25/12
Plant Sciences	0092	Main Campus	1959-1981	Science	II-1HR	Remodeling-B(CCHE3	14/25/12
Shepardson	0093	Main Campus	1939	Science	III-1HR	Remodeling-B(CCHE3	14/25/12
Animal Sciences	0110	Main Campus	1959-1970	Science	II-1HR	Remodeling-B(CCHE3	14/25/12
Education	0114	Main Campus	1964	Classroom/Office	II-1HR	Remodeling-A(CCHE2	14/25/12
Microbiology	0120	Main Campus	1968	Science	II-1HR	Satisfactory (CCHE1)	14/25/12
Pathology	0140	Main Campus	1976-1978	Science	II-FR	Satisfactory (CCHE1)	14/25/12
Physiology	0142	Main Campus	1966	Science	II-FR	Remodeling-A(CCHE2	14/25/12
Anatomy-Zoology	0143	Main Campus	1973-1990	Science	II-FR	Remodeling-A(CCHE2	14/25/12
Visual Arts	0151	Main Campus	1973-1975	Fine Arts	II-1HR	Satisfactory (CCHE1)	14/25/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 893,734 **Total ASF:** 559,444

Total Estimated Value: $84,981,333 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 50-96

M#: **Project Title:** Replace Det. Flooring

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Floor coverings (tile and carpeting) has worn out or come loose and cannot be replaced at various locations on campus. Areas to be replaced are classrooms, corridors, and departmental offices.

2. **Total Project Cost Estimate (From Cost Breakdown):** $429,445

   a) **Unit Cost:** $0.48 **Other:**

   b) **Ratio Cost:** 0.5 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Damaged or worn-out flooring constitutes tripping hazards. It is also difficult or impossible to maintain and clean properly.

5. **Additional information to support this request:**

   A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 50-96

M#: **Project Title:** Replace Det. Flooring

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace 5,000 SY of deteriorated carpeting	LM	SY	$27.57	$137,835
2	Replace 50,000 SF of VAT with VCT	LM	SF	$1.58	$79,128
3	Tear-up 5,000 SY of Carpet	LM	SY	$2.55	$12,762
4	Removal & Abatement 50,000 SF of tile	LM	SF	$2.20	$109,757

Subtotal Construction Cost	$339,482
Contingency	$33,948
Total (Includes Contingency)	$373,431
A/E Fees	$56,015
Other	
TOTAL PROJECT COST = REQUEST	$429,445

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 50-96

M#: **Project Title:** Replace Det. Flooring

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			5
3. Construction			8
4. Project Close-out / Final Completion			2

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 50-96

M#: **Project Title:** Replace Det. Flooring

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1998/99	Entire project	$429,445

Total Dollar Amount of Current/Future Phases	$429,445
Total Dollar Amount of Phased Construction	$429,445
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

CONTROLLED MAINTENANCE PROJECT REQUESTS

PRIORITY 3

FY 1997-98

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 1-98 **M#:**
4. **Project Title:** Replace Det. Items - Gibbons
5. **Agency Prioity:** 3

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
L.L. Gibbons	0067	Main Campus	1905-1948	Instructional Shop	III-NR	Satisfactory (CCHE1)	12/24/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 14,084 **Total ASF:** 9,827

Total Estimated Value: $1,244,040 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-98

M#: **Project Title:** Replace Det. Items - Gibbons

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   This is 90+ years old and in need of maintenance. Specifically, we are getting water damage through exterior walls on the north and east sides resulting in plaster and paint damage, original slate roofing needs to be replaced, half of the flooring needs to be replaced, windows and storm windows need repair, steam and condensate lines need to be replaced, control valves and traps are corroded, leaking, and need to be replaced. Original plumbing needs limited repairs, including some piping replacement, some fixture replacement, isolation valves, and backflow prevention. The alarm system is missing detectors, with pull stations only, and enunciators are inadequate both in design, location, and total numbers.

2. **Total Project Cost Estimate (From Cost Breakdown):** $395,326

   a) **Unit Cost:** $28.07 **Other:**

   b) **Ratio Cost:** 31.8 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Building will continue to deteriorate, with escalating costs. Heating system is inadequate and subject to frequent breakdowns. The inadequate alarm system constitutes a health & life safety concern.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-98

M#: **Project Title:** Replace Det. Items - Gibbons

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Waterproof walls, tuck point masonry & stone, repair interior walls	LS	Each	$23,760.00	$23,760
2	Replace slate roofing (south half of building)	LM	SQ	$1,000.00	$52,000
3	Repair dormers, windows, and storms	LS	Each	$12,440.00	$12,440
4	Replace steam & condensate lines, control valves & traps	LS	Each	$161,725.00	$161,725
5	Repair plumbing	LS	Each	$24,880.00	$24,880
6	Repair building alarm system	LM	S.F.	$1.00	$14,000
7	Replace flooring system in half of the building	LM	S.F.	$25.00	$18,125

Subtotal Construction Cost	$306,930
Contingency	$36,832
Total (Includes Contingency)	$343,762
A/E Fees	$51,564
Other	
TOTAL PROJECT COST = REQUEST	$395,326

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-98

M#: **Project Title:** Replace Det. Items - Gibbons

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			6
2. Design			8
3. Construction			8
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-98

M#: **Project Title:** Replace Det. Items - Gibbons

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1999/00	Entire project	$395,326

Total Dollar Amount of Current/Future Phases	$395,326
Total Dollar Amount of Phased Construction	$395,326
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0067 L. L. Gibbons

ConstructionDate :1905

AuditDate :11/6/95

FCI :69.32

Total Deficiency : 0.31

Gross Sq Ft 14,084.00

Net Sq Ft 12,365.00

Maintenance Cost : 381,671.47

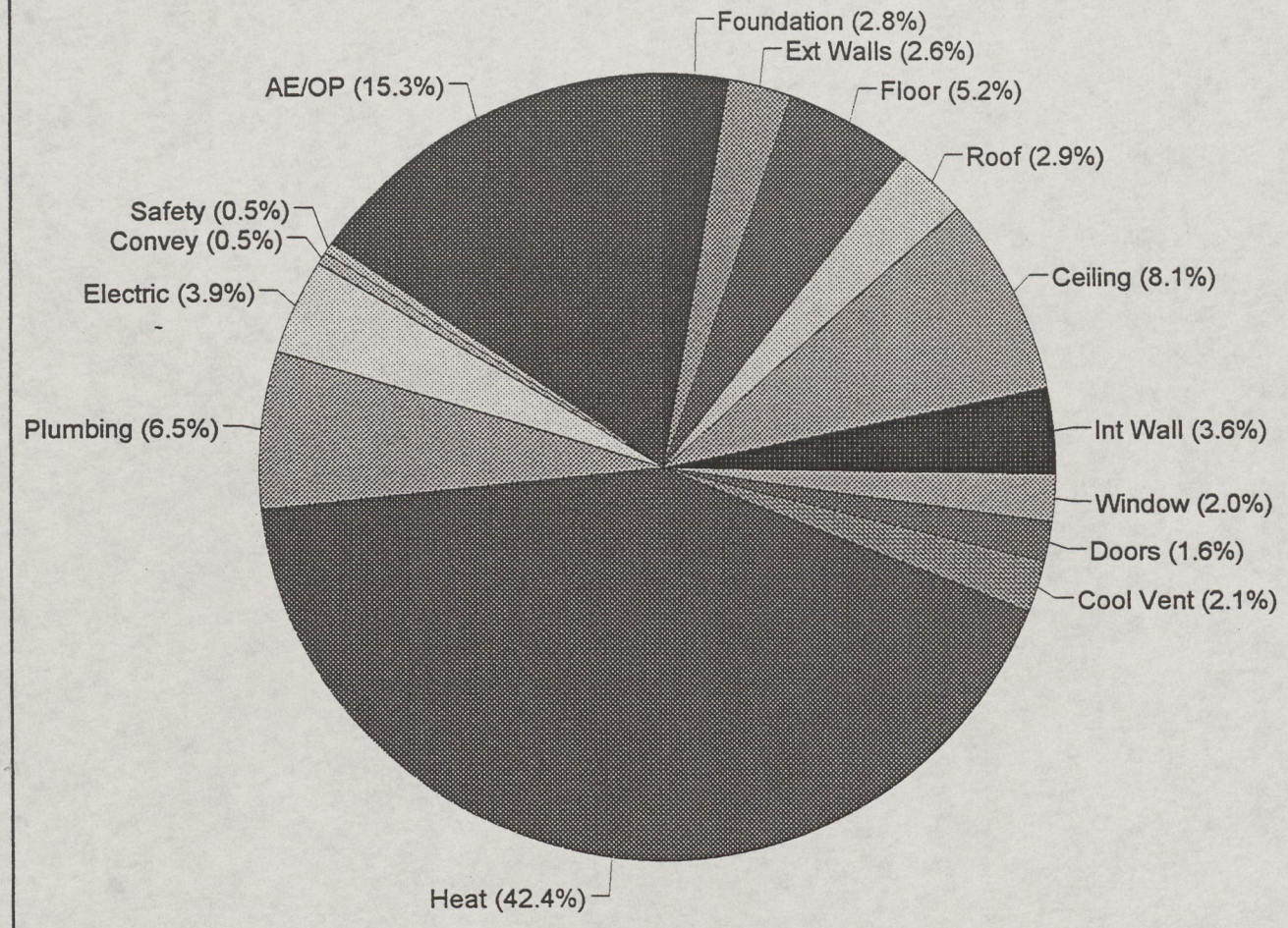
ReplacementCost :1,244,040.00

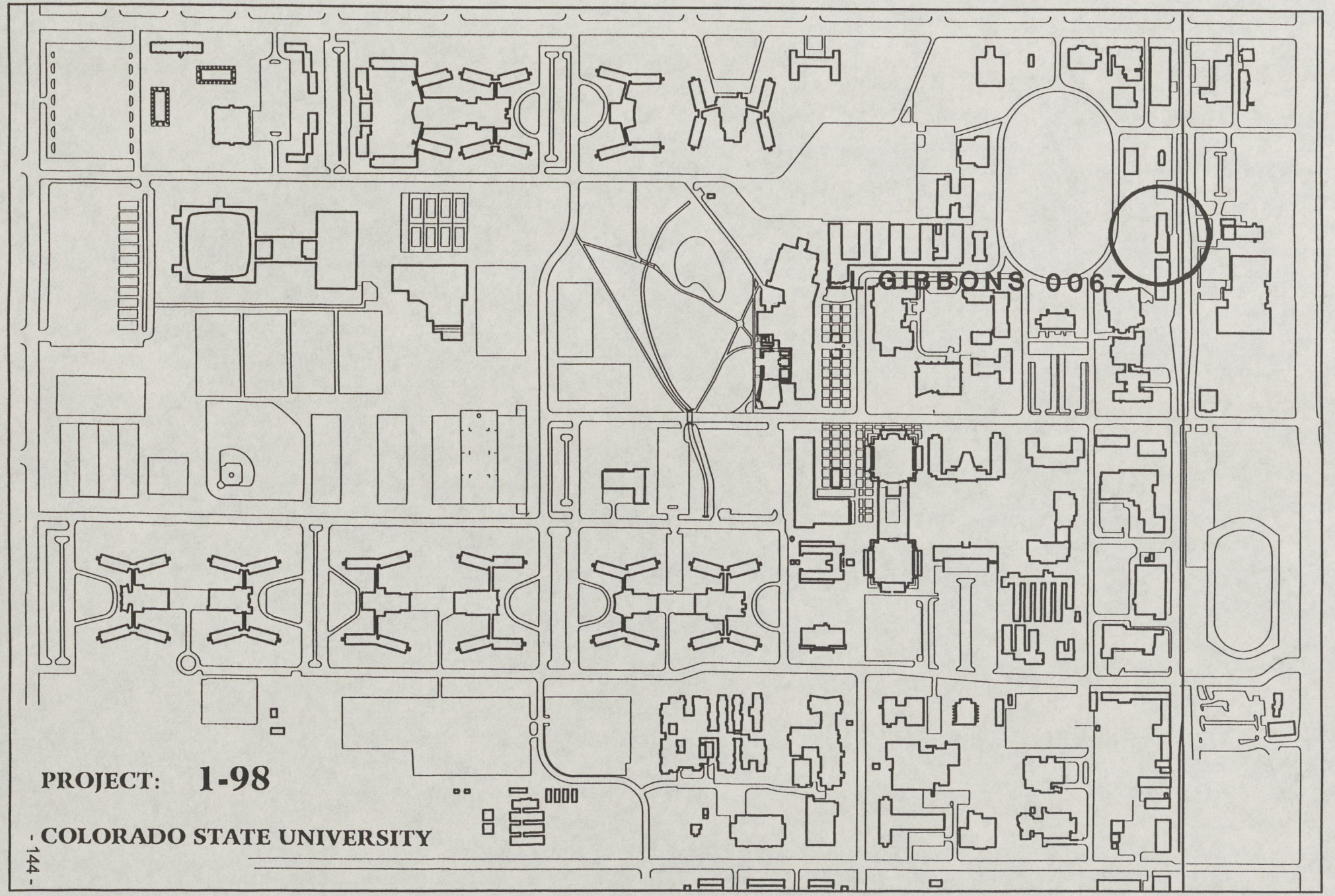
CostSqFt : 27.10

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.43	0.02	0.01	10,698.74
Ext Walls	0.09	0.09	0.01	10,076.72
Floor	0.10	0.16	0.02	19,904.64
Roof	0.30	0.03	0.01	11,196.36
Ceiling	0.50	0.05	0.03	31,101.00
Int Wall	0.22	0.05	0.01	13,684.44
Window	0.30	0.02	0.01	7,464.24
Doors	0.10	0.05	0.01	6,220.20
Cool Vent	0.16	0.04	0.01	7,961.86
Heat	1.00	0.13	0.13	161,725.20
Plumbing	1.00	0.02	0.02	24,880.80
Electric	0.10	0.12	0.01	14,928.48
Convey	0.05	0.03	0.00	1,866.06
Safety	0.14	0.01	0.00	1,741.66
Special		0.00		
AE/OP	0.26	0.18	0.05	58,221.07

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0067 L. L. Gibbons





PROJECT: 1-98

- COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 24-95 **M#:**
4. **Project Title:** Replace Det. Mechanical - Obsolete Refrig. Units, Phase 1 of 3
5. **Agency Prioity:** 3

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Administration Annex	0077	Main Campus	1950	Office	III-1HR	Remodeling-B(CCHE3	24/30/12
J.V.K. Wagar	0084	Main Campus	1939-1957	Science	II-1HR	Remodeling-B(CCHE3	24/30/12
Plant Sciences	0092	Main Campus	1959-1981	Science	II-1HR	Remodeling-B(CCHE3	24/30/12
Shepardson	0093	Main Campus	1939	Science	III-1HR	Remodeling-B(CCHE3	24/30/12
Animal Sciences	0110	Main Campus	1959-1970	Science	II-1HR	Remodeling-B(CCHE3	24/30/12
Microbiology	0120	Main Campus	1968	Science	II-1HR	Satisfactory (CCHE1)	24/30/12
Pathology	0140	Main Campus	1976-1978	Science	II-FR	Satisfactory (CCHE1)	24/30/12
Grasslands Lab	0141	Main Campus	1970-1988	Science	III-1HR	Satisfactory (CCHE1)	24/30/12
Physiology	0142	Main Campus	1966	Science	II-FR	Remodeling-A(CCHE2	24/30/12
Anatomy-Zoology	0143	Main Campus	1973-1990	Science	II-FR	Remodeling-A(CCHE2	24/30/12
Lake St. Greenhouses	0196	Main Campus	1949-1980	Science	V-N	Remodeling-C(CCHE4	24/30/12
Animal Repr & Biotech	1402	Foothills Campus	1964-1995	Science	V-N	Satisfactory (CCHE1)	24/30/12
Environmental Stress	1422	Foothills Campus	1966	Science	II-1HR	Remodeling-A(CCHE2	24/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 691,521 **Total ASF:** 454,002

Total Estimated Value: $72,215,100 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 24-95

M#:

Project Title: Replace Det. Mechanical - Obsolete Refrig. Units, Phase 1 of 3

C. INTEGRATED PROGRAM PLAN DATA:

1. Narrative Description of CM Problem(s) and Proposed Solution:

There are approximately 52 walk-in coolers with refrigeration systems that are considerably past their 20 year life expectancy. Maintenance is excessive, and parts are often difficult to obtain. Olders systems are also R-12 refrigerant, and often leak. R-12 is now regulated and gas loss is prohibited by law. R-12 gas will not be produced after January 1996. Systems should be replaced.

2. Total Project Cost Estimate (From Cost Breakdown): $1,030,411

a) Unit Cost: $1.49 **Other:**

b) Ratio Cost: 1.4 %

3. Are there Capital Construction Projects being requested in the current fiscal year for this facility:

No

Describe Project(s):

4. Consequences of not funding & justification for this specific program request:

Systems will continue to deteriorate and leak, which will put the University in violation of state and federal regulations. Loss of cooler function will also limit ability to conduct teaching labs and research in various programs.

5. Additional information to support this request:

A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 24-95

M#:

Project Title: Replace Det. Mechanical - Obsolete Refrig. Units, Phase 1 of 3

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Anatomy/Zoology (1 unit - phase 3)	LS	Each	$15,621.30	$15,621
2	Administration Annex (4 units/2 phases - phase 1 & 2)	LS	Each	$62,689.40	$62,689
3	Animal Science (7 units/3 phases - phase 1, 2, & 3)	LS	Each	$109,655.40	$109,655
4	Environmental Stress (2 units - phase 2)	LS	Each	$31,344.70	$31,345
5	Grasslands (1 unit - phase 3)	LS	Each	$15,621.30	$15,621
6	Lake Street Greenhouse (5 units - phase 3)	LS	Each	$78,310.70	$78,311
7	Microbiology (7 units - phase 3)	LS	Each	$109,655.40	$109,655
8	Pathology (1 unit - phase 1)	LS	Each	$15,621.30	$15,621
9	Physiology (4 units - phase 1)	LS	Each	$62,689.40	$62,689
10	Plant Science (11 units/2 phases - phase 1 & 2)	LS	Each	$172,344.80	$172,345
11	Shepardson (4 units - phase 1)	LS	Each	$62,689.40	$62,689
12	Surgical Metabolic (3 units - phase 2)	LS	Each	$46,966.00	$46,966
13	Wagar (2 units - phase 1)	LS	Each	$31,344.70	$31,345

Subtotal Construction Cost	$814,554
Contingency	$81,455
Total (Includes Contingency)	$896,009
A/E Fees	$134,401
Other	
TOTAL PROJECT COST = REQUEST	$1,030,411

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 24-95

M#:

Project Title: Replace Det. Mechanical - Obsolete Refrig. Units, Phase 1 of 3

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			5
3. Construction			12
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 24-95

M#:

Project Title: Replace Det. Mechanical - Obsolete Refrig. Units, Phase 1 of 3

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1999/00	Phase 1	$320,288
2000/01	Phase 2	$404,316
2001/02	Phase 3	$323,453

Total Dollar Amount of Current/Future Phases	$1,048,056
Total Dollar Amount of Phased Construction	$1,048,056
Additional Cost of Phasing	$17,646

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 2-98 **M#:**
4. **Project Title:** Replace Det. Items - Administration
5. **Agency Prioity:** 3

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Administration	0080	Main Campus	1924-1981	Office	II-1HR	Remodeling-B(CCHE3	10/24/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 32,172 **Total ASF:** 23,431

Total Estimated Value: $2,909,866 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ Major changes or revisions anticipated in near future.
- ◇ Facility 'useful' life is less than five (5) years.
- ◆ Facility 'useful' life is more than five (5) years.
- ◇ Facility renovation is planned.
- ◇ Master Plan is obsolete; Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ Facility Inventory concluded and submitted to SBD
- ◇ This Program Request is documented in previously approved Facility Inventory.
- ◆ Facility Inventory is updated via this Program Request.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-98

M#: **Project Title:** Replace Det. Items - Administration

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   This central administration building is 70+ years old and the primary deficiency is electrically related, specifically the building wiring & switch gear need to be replaced, and related panels, outlets and switches. Some plumbing fixtures need to be replace. Minor repairs needed on exterior brick & stone, windows and storm sashes. Approx. 25% of the flooring needs to be replaced.

2. **Total Project Cost Estimate (From Cost Breakdown):** $519,599

   a) **Unit Cost:** $16.15 **Other:**

   b) **Ratio Cost:** 17.9 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Central Administration functions may be interrupted due to an inadequate and obsolete electrical system. Other repairs are necessary to prevent more costly system repairs in the future.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-98

M#: **Project Title:** Replace Det. Items - Administration

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Make minor repairs to ext. brick & stone incl. tuck pointing & cleaning	LS	Each	$13,100.00	$13,100
2	Replace approx. 25% of carpeting	LS	Each	$23,375.00	$23,375
3	Make minor repairs to walls, windows, storm sashes, and doors. Replace hardware as required.	LS	Each	$26,220.00	$26,220
4	Replace plumbing fixtures, make minor plumbing repairs	LS	Each	$26,200.00	$26,200
5	Replace electrical system - wiring is 70+ years old, building switch gear is outdated.	LS	Each	$314,520.00	$314,520

Subtotal Construction Cost	$403,415
Contingency	$48,410
Total (Includes Contingency)	$451,825
A/E Fees	$67,774
Other	
TOTAL PROJECT COST = REQUEST	$519,599

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-98

M#:

Project Title: Replace Det. Items - Administration

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			6
2. Design			8
3. Construction			8
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-98

M#: **Project Title:** Replace Det. Items - Administration

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount	
PRIOR PHASING			
1996/97	Heating System Replacement	$354,200	
	Total Dollar Amount of Prior Phases		$354,200
CURRENT AND FUTURE PHASING			
1999/00	Entire project	$519,599	
	Total Dollar Amount of Current/Future Phases		$519,599
	Total Dollar Amount of Phased Construction		$873,799
	Additional Cost of Phasing		$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0080 Administration

ConstructionDate : 1924

AuditDate : 12/6/93

FCI : 60.15

Total Deficiency : 0.40

Gross Sq Ft 32,172.00

Net Sq Ft 29,481.00

Maintenance Cost : 1,137,427.13

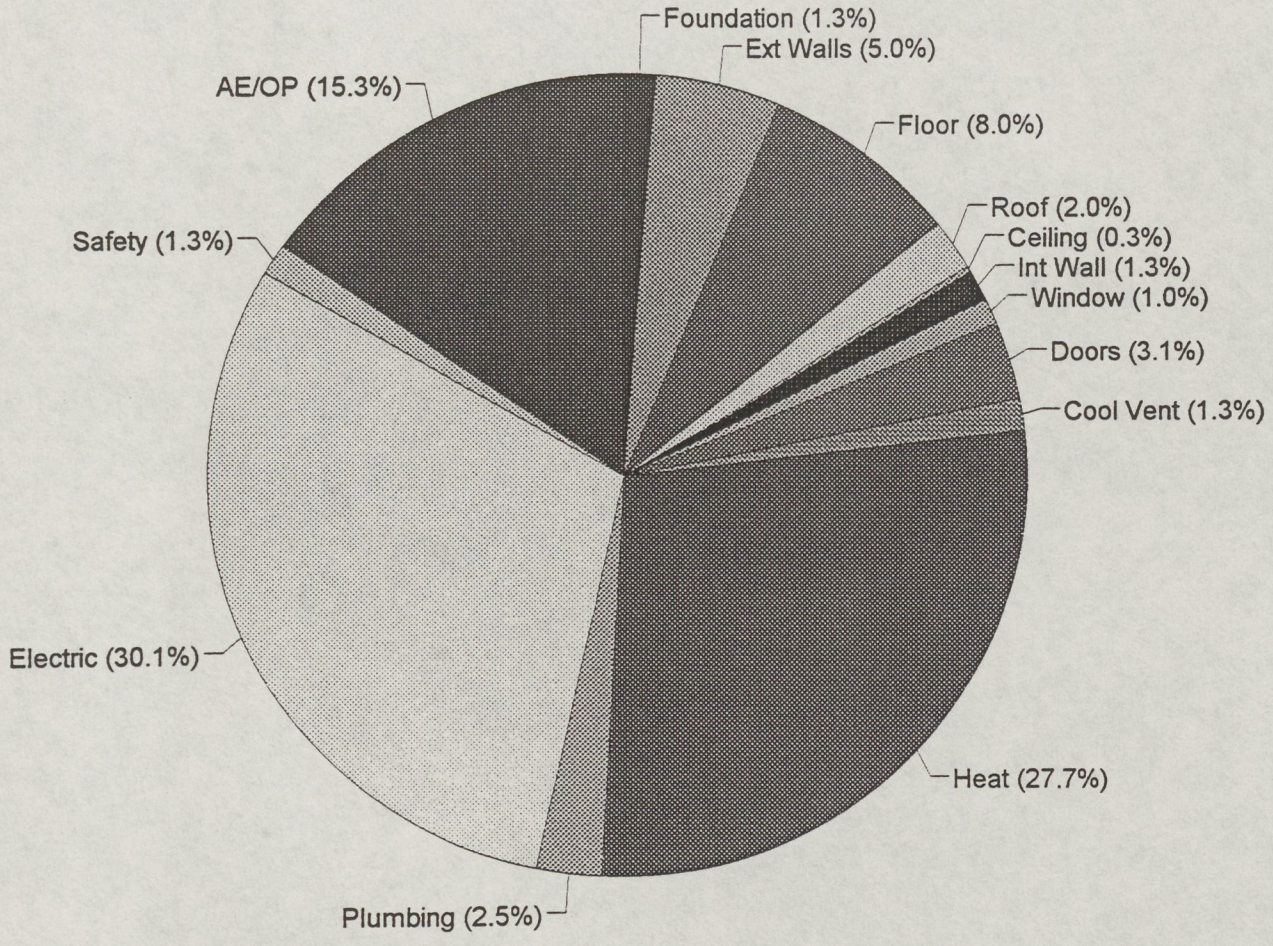
ReplacementCost : 2,854,300.00

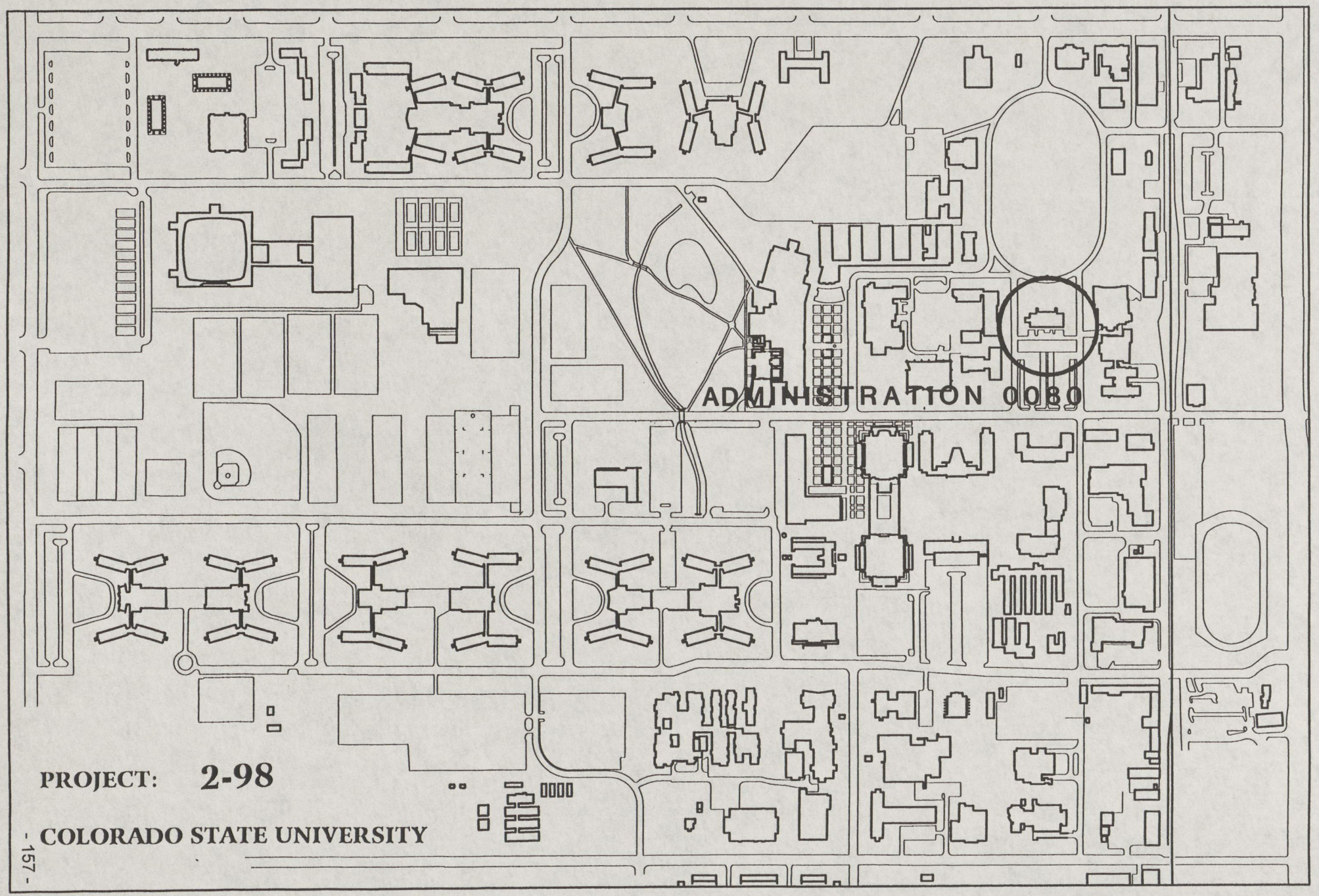
CostSqFt : 35.35

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.25	0.02	0.01	14,271.50
Ext Walls	0.22	0.09	0.02	56,515.14
Floor	0.20	0.16	0.03	91,337.60
Roof	0.27	0.03	0.01	23,119.83
Ceiling	0.02	0.05	0.00	2,854.30
Int Wall	0.10	0.05	0.01	14,271.50
Window	0.20	0.02	0.00	11,417.20
Doors	0.25	0.05	0.01	35,678.75
Cool Vent	0.22	0.02	0.01	14,442.76
Heat	0.75	0.15	0.11	314,686.58
Plumbing	0.50	0.02	0.01	28,543.00
Electric	1.00	0.12	0.12	342,516.00
Convey		0.03		
Safety	0.50	0.01	0.01	14,271.50
Special		0.00		
AE/OP	0.34	0.18	0.06	173,501.48

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0080 Administration





PROJECT: 2-98

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 80-94 **M#:**
4. **Project Title:** Replace Det. Concrete, Phase 1 of 2
5. **Agency Prioity:** 3

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Main Campus - Site	0000	Main Campus		Roads/Infrastructure	N/A	N/A	24/30/12
Foothills Campus - Sit	1000	Foothills Campus		Roads/Infrastructure	N/A	N/A	24/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: **Total ASF:**

Total Estimated Value: **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 80-94

M#: **Project Title:** Replace Det. Concrete, Phase 1 of 2

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Concrete curb & guter, sidewalks, service drives, and ramps have deteriorated since their original installation either because of age, heavy usage, snow melt chemicals, or from heavy equipment, and needs to be replaced.

2. **Total Project Cost Estimate (From Cost Breakdown):** $593,120

   a) **Unit Cost:** **Other:**

   b) **Ratio Cost:**

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Broken concrete in sidewalks may cause tripping hazards and prevent equal access under ADA requirements. Broken and damaged curb & gutter may accellerate asphalt deterioration. Services may become more difficult or impossible. Traffic flow may be limited or restricted.

5. **Additional information to support this request:**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 80-94

M#: **Project Title:** Replace Det. Concrete, Phase 1 of 2

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace deteriorated concrete sidewalks, curb & gutter, ramps and drives	LS	Each	$490,182.10	$490,182

Subtotal Construction Cost	$490,182
Contingency	$49,018
Total (Includes Contingency)	$539,200
A/E Fees	$53,920
Other	
TOTAL PROJECT COST = REQUEST	$593,120

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 80-94

M#: **Project Title:** Replace Det. Concrete, Phase 1 of 2

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			5
3. Construction			4
4. Project Close-out / Final Completion			2

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 80-94

M#:

Project Title: Replace Det. Concrete, Phase 1 of 2

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1999/00	Phase 1	$278,529
2000/01	Phase 2	$325,188

Total Dollar Amount of Current/Future Phases	$603,717
Total Dollar Amount of Phased Construction	$603,717
Additional Cost of Phasing	$10,597

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 1-99 **M#:**
4. **Project Title:** Replace Det. Items - Music
5. **Agency Prioity:** 3

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Music	0046	Main Campus	1927-1982	Fine Arts	III-1HR	Remodeling-C(CCHE4	16/7/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 38,195 **Total ASF:** 18,656

Total Estimated Value: $3,439,028 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-99

M#: **Project Title:** Replace Det. Items - Music

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Electrical system is original to the building and is obsolete, entire system from bldg feeders through switch gear, panels, wiring, and emergency lighting. Heating system piping & controls need to be replaced, building is impossible to heat evenly. Almost all of the flooring in the building needs to be replaced, carpeting is torn, seams are pulled apart and worn.

2. **Total Project Cost Estimate (From Cost Breakdown):** $1,214,052

   a) **Unit Cost:** $31.79 **Other:**

   b) **Ratio Cost:** 35.3 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of <u>not</u> funding & justification for this specific program request:**

   The building is a high usage facility for teaching, practicing, and performances, and major system failures cause interruptions to classes and building activities. Flooring has deteriorated to the point that it is a tripping hazard.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-99

M#: **Project Title:** Replace Det. Items - Music

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace flooring in entire building	LM	S.F.	$25.00	$106,125
2	Replace heating system including control valves; piping old & corroded - replace, cannot maintain even heat in the building	LS	Each	$433,722.00	$433,722
3	Electrical - replace old (orig. 70+ yrs old) switch gear, feeders, panels, wiring, fixtures, and emergency lighting	LS	Each	$402,740.00	$402,740

Subtotal Construction Cost	$942,587
Contingency	$113,110
Total (Includes Contingency)	$1,055,697
A/E Fees	$158,355
Other	
TOTAL PROJECT COST = REQUEST	$1,214,052

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-99

M#: **Project Title:** Replace Det. Items - Music

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			6
2. Design			9
3. Construction			12
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 1-99

M#: **Project Title:** Replace Det. Items - Music

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1999/00	Phase 1 - Replace Heating System	$575,769
2000/01	Phase 2	$649,929

Total Dollar Amount of Current/Future Phases	$1,225,698
Total Dollar Amount of Phased Construction	$1,225,698
Additional Cost of Phasing	$11,646

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0046 Music

ConstructionDate :1927

AuditDate :7/26/93

FCI :58.45

Total Deficiency : 0.42

Gross Sq Ft 38,195.00

Net Sq Ft 26,712.00

Maintenance Cost : 1,401,566.01

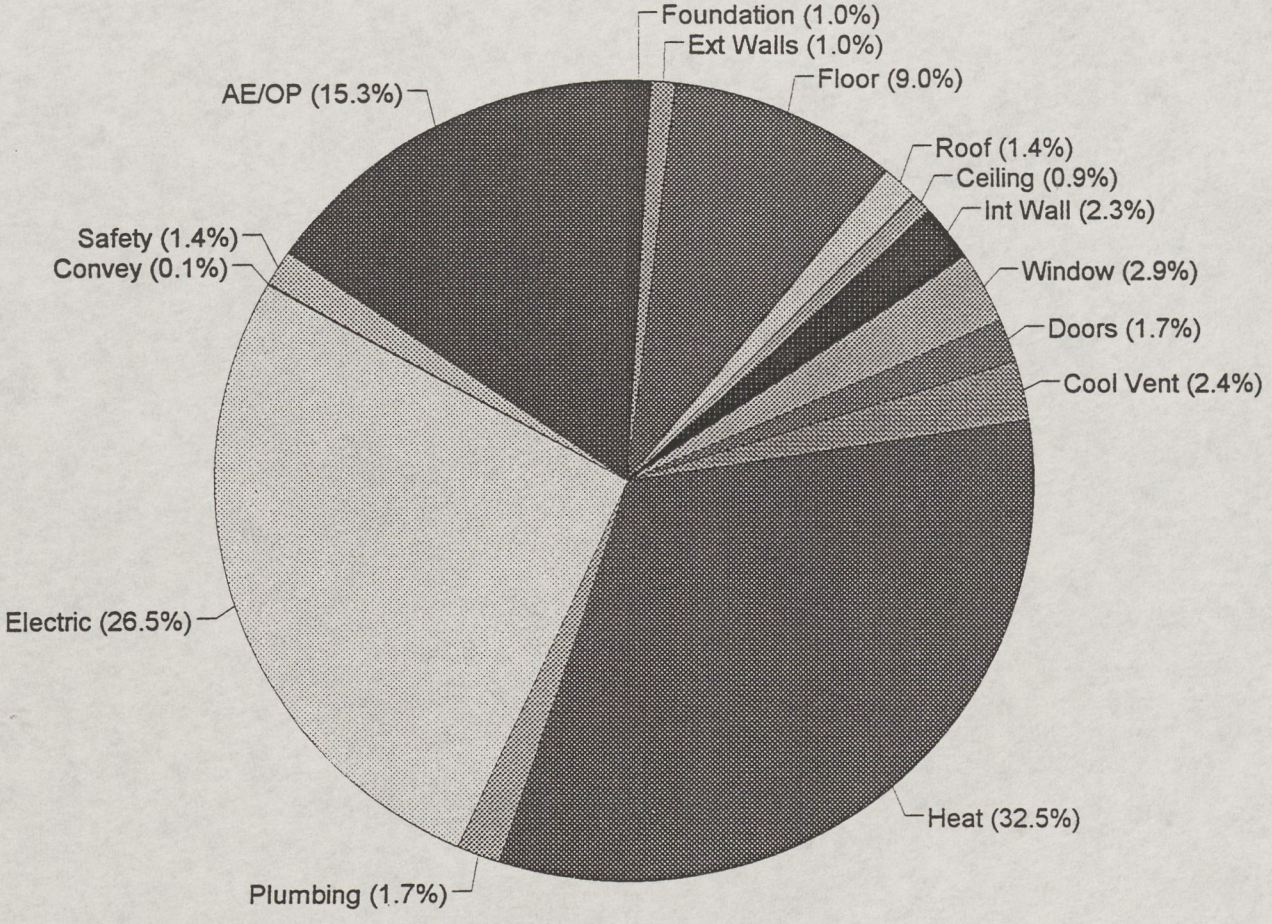
ReplacementCost :3,373,382.00

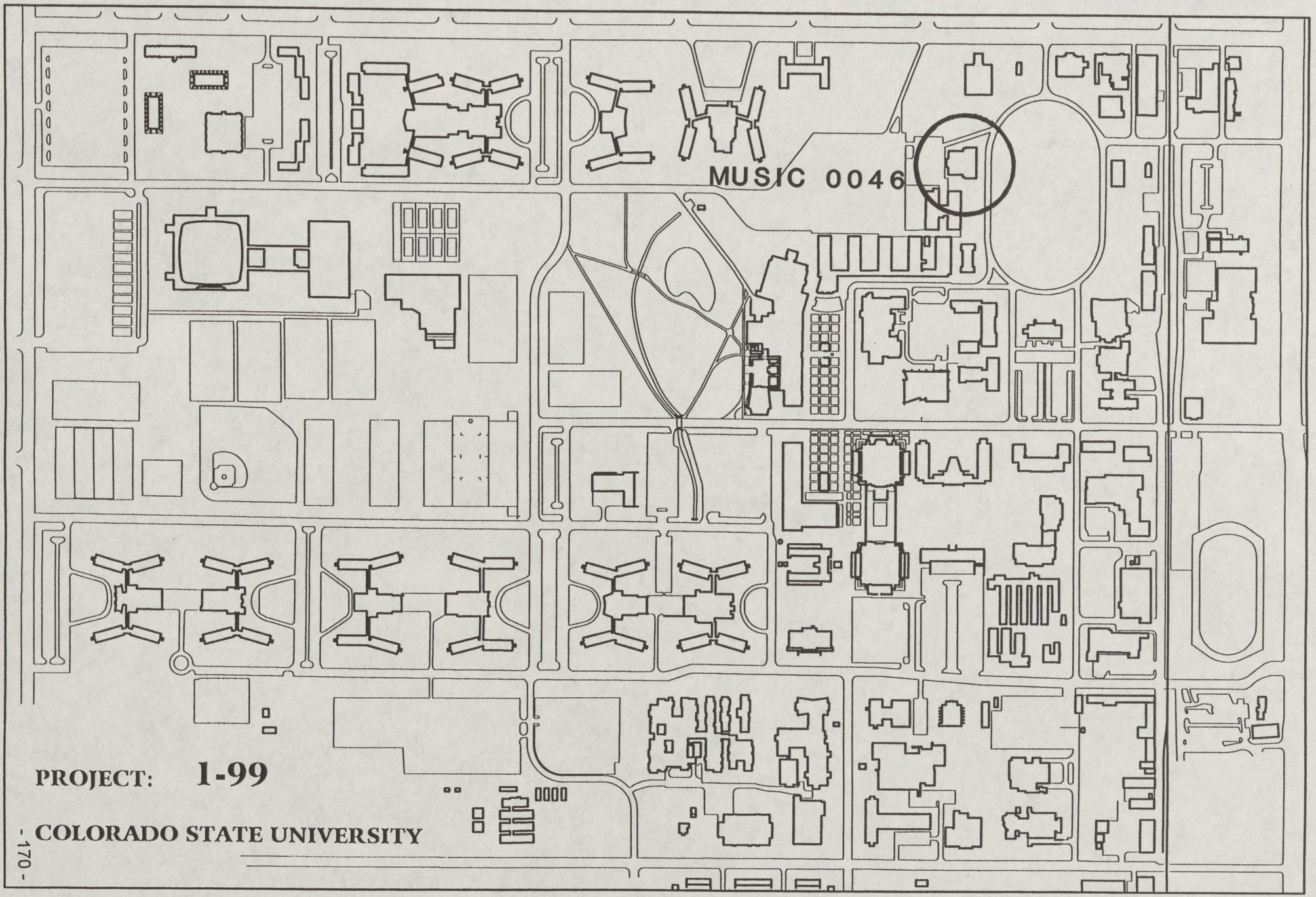
CostSqFt : 36.70

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.21	0.02	0.00	14,168.20
Ext Walls	0.10	0.04	0.00	13,493.53
Floor	0.31	0.12	0.04	125,489.81
Roof	0.12	0.05	0.01	20,240.29
Ceiling	0.09	0.04	0.00	12,144.18
Int Wall	0.16	0.06	0.01	32,384.47
Window	0.40	0.03	0.01	40,480.58
Doors	0.18	0.04	0.01	24,288.35
Cool Vent	0.50	0.02	0.01	33,733.82
Heat	0.90	0.15	0.14	455,406.57
Plumbing	0.10	0.07	0.01	23,613.67
Electric	1.00	0.11	0.11	371,072.02
Convey	0.03	0.01	0.00	1,012.01
Safety	0.15	0.04	0.01	20,240.29
Special		0.02		
AE/OP	0.35	0.18	0.06	213,798.20

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0046 Music


Foundation (1.0%)
Ext Walls (1.0%)
Floor (9.0%)
Roof (1.4%)
Ceiling (0.9%)
Int Wall (2.3%)
Window (2.9%)
Doors (1.7%)
Cool Vent (2.4%)
Heat (32.5%)
Plumbing (1.7%)
Electric (26.5%)
Convey (0.1%)
Safety (1.4%)
AE/OP (15.3%)



PROJECT: 1-99

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 70-95 **M#:**
4. **Project Title:** Replace Leaky Cond. - South Campus Loop
5. **Agency Prioity:** 3

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Main Campus - Site	0000	Main Campus		Steam Distribution	N/A	N/A	24/30/12

* Hours per Day / Days per Month / Months per Year

Total GSF: **Total ASF:**

Total Estimated Value: **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 70-95

M#: **Project Title:** Replace Leaky Cond. - South Campus Loop

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Due to the age of the system insulation has failed and moisture has corroded the direct buried condensate main line, branch lines, and building feed lines, causing extensive leakage and system outages.

2. **Total Project Cost Estimate (From Cost Breakdown):** $201,860

   a) **Unit Cost:** **Other:**

   b) **Ratio Cost:**

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   System will continue to leak and outages will become more frequent. Due to the distance from the main heating plant pressure in the system is hard to maintain.

5. **Additional information to support this request:**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 70-95

M#: **Project Title:** Replace Leaky Cond. - South Campus Loop

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace Condensate Lines - South Campus Loop	LS	Each	$156,723.50	$156,724

Subtotal Construction Cost	$156,724
Contingency	$23,509
Total (Includes Contingency)	$180,232
A/E Fees	$21,628
Other	
TOTAL PROJECT COST = REQUEST	$201,860

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 70-95

M#: **Project Title:** Replace Leaky Cond. - South Campus Loop

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			5
2. Design			6
3. Construction			8
4. Project Close-out / Final Completion			2

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 70-95

M#:

Project Title: Replace Leaky Cond. - South Campus Loop

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1999/00	South Campus Loop Replacement	$201,860

Total Dollar Amount of Current/Future Phases	$201,860
Total Dollar Amount of Phased Construction	$201,860
Additional Cost of Phasing	$0

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 2-99 **M#:**
4. **Project Title:** Replace Det. Items - Military Science
5. **Agency Prioity:** 3

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Military Science	0094	Main Campus	1927-1930	Classroom/Office	III-1HR	Remodeling-A(CCHE2	14/6/12

* Hours per Day / Days per Month / Months per Year

Total GSF: 13,814 **Total ASF:** 10,698

Total Estimated Value: $1,088,301 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. Facility Master Plan Status:

- ◇ Major changes or revisions anticipated in near future.
- ◇ Facility 'useful' life is less than five (5) years.
- ◆ Facility 'useful' life is more than five (5) years.
- ◇ Facility renovation is planned.
- ◇ Master Plan is obsolete;
  Last Date Approved:

10. Facility Controlled Maintenance Inventory Status:

- ◇ Facility Inventory concluded and submitted to SBD
- ◇ This Program Request is documented in previously approved Facility Inventory.
- ◆ Facility Inventory is updated via this Program Request.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-99

M#:

Project Title: Replace Det. Items - Military Science

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Heating system is steam radiators, piping is corroded, radiators leak, controls inoperative - replace heating system. Electrical system suffers from voltage drop, old (obsolete) feeder & distribution system, old & brittle wiring - replace electrical system. Plumbing fixtures need to be replace, and main waste/vent needs to be replaced.

2. **Total Project Cost Estimate (From Cost Breakdown):** $540,327

   a) **Unit Cost:** $39.11 **Other:**

   b) **Ratio Cost:** 49.6 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   This building houses Army & Air Force ROTC programs, plus aerospace engineering. Classes and program activities are interrupted by systems failures. Building will continue to deteriorate without corrective measures.

5. **Additional information to support this request:**

   Facilities Audit Summary sheet and graph for this building has been attached. A campus map indicating the building locations has been included.

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-99

M#: **Project Title:** Replace Det. Items - Military Science

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace building heating system, new steam & condensate lines, new fin-tube radiation, new controls	LS	Each	$137,200.00	$137,200
2	Replace building electrical systems incl. new feeder, replace panel breakers (undersized by Code), replace Exit lights and Emergency lights	LS	Each	$127,400.00	$127,400
3	Replace plumbing fixtures, replace main DWV - main has history of plugging	LS	Each	$54,880.00	$54,880
4	Replace ceiling with fire rated materials	LS	Each	$38,810.00	$38,810
5	Replace interior walls - not fire rated	LS	Each	$41,160.00	$41,160
6	Repair exterior brick & stone, tuck pointing	LS	Each	$9,115.00	$9,115

Subtotal Construction Cost	$408,565
Contingency	$61,285
Total (Includes Contingency)	$469,850
A/E Fees	$69,477
Other	
TOTAL PROJECT COST = REQUEST	$540,327

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-99

M#: **Project Title:** Replace Det. Items - Military Science

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			6
2. Design			8
3. Construction			6
4. Project Close-out / Final Completion			2

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 2-99

M#:

Project Title: Replace Det. Items - Military Science

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1999/00	Entire project	$540,327

Total Dollar Amount of Current/Future Phases	$540,327
Total Dollar Amount of Phased Construction	$540,327
Additional Cost of Phasing	($0)

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Bldg : 0094 Military Sciences

ConstructionDate : 1927

AuditDate : 8/9/93

FCI : 45.24

Total Deficiency : 0.55

Gross Sq Ft 13,814.00

Net Sq Ft 12,430.00

Maintenance Cost : 584,629.85

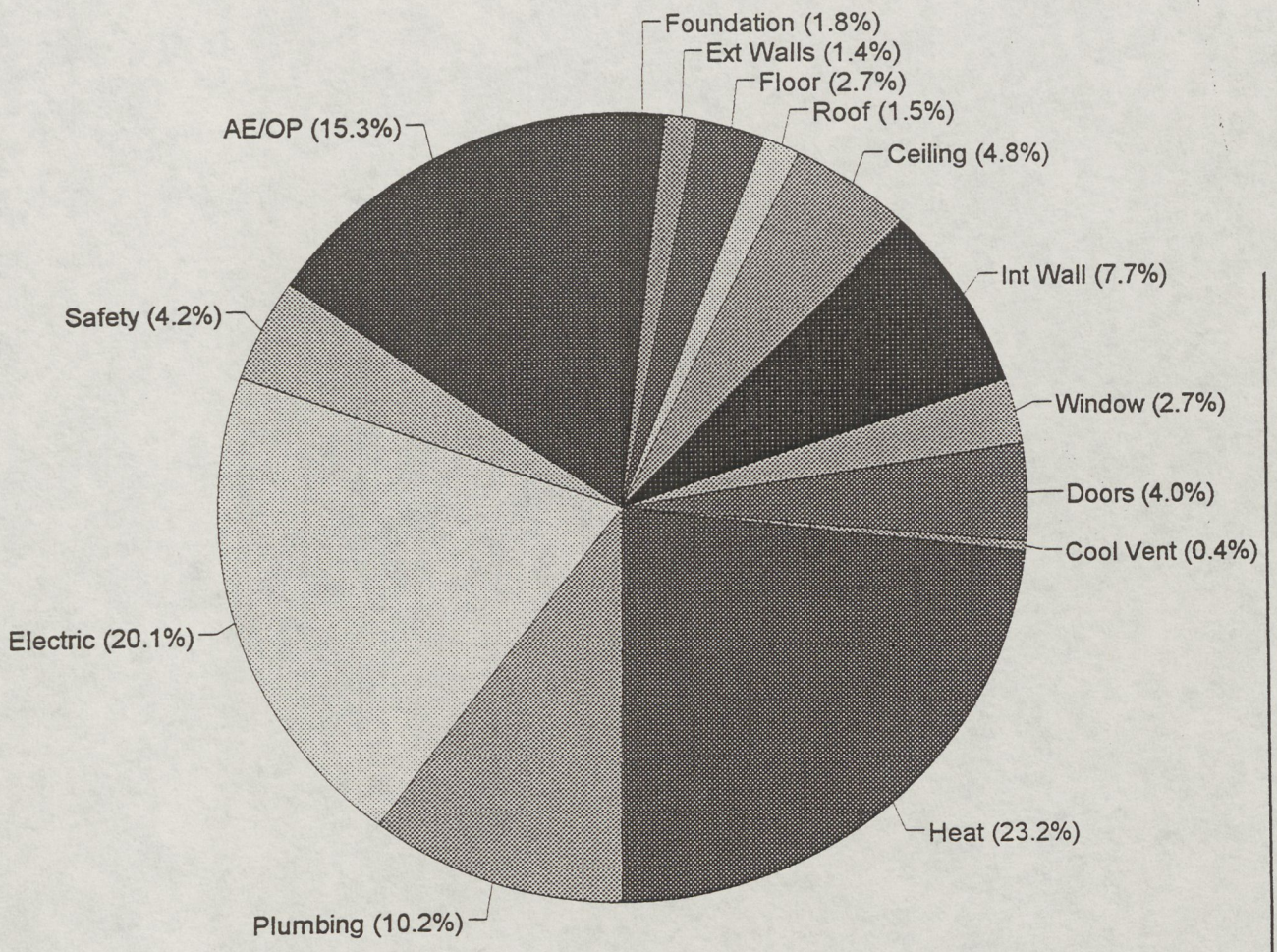
ReplacementCost : 1,067,548.00

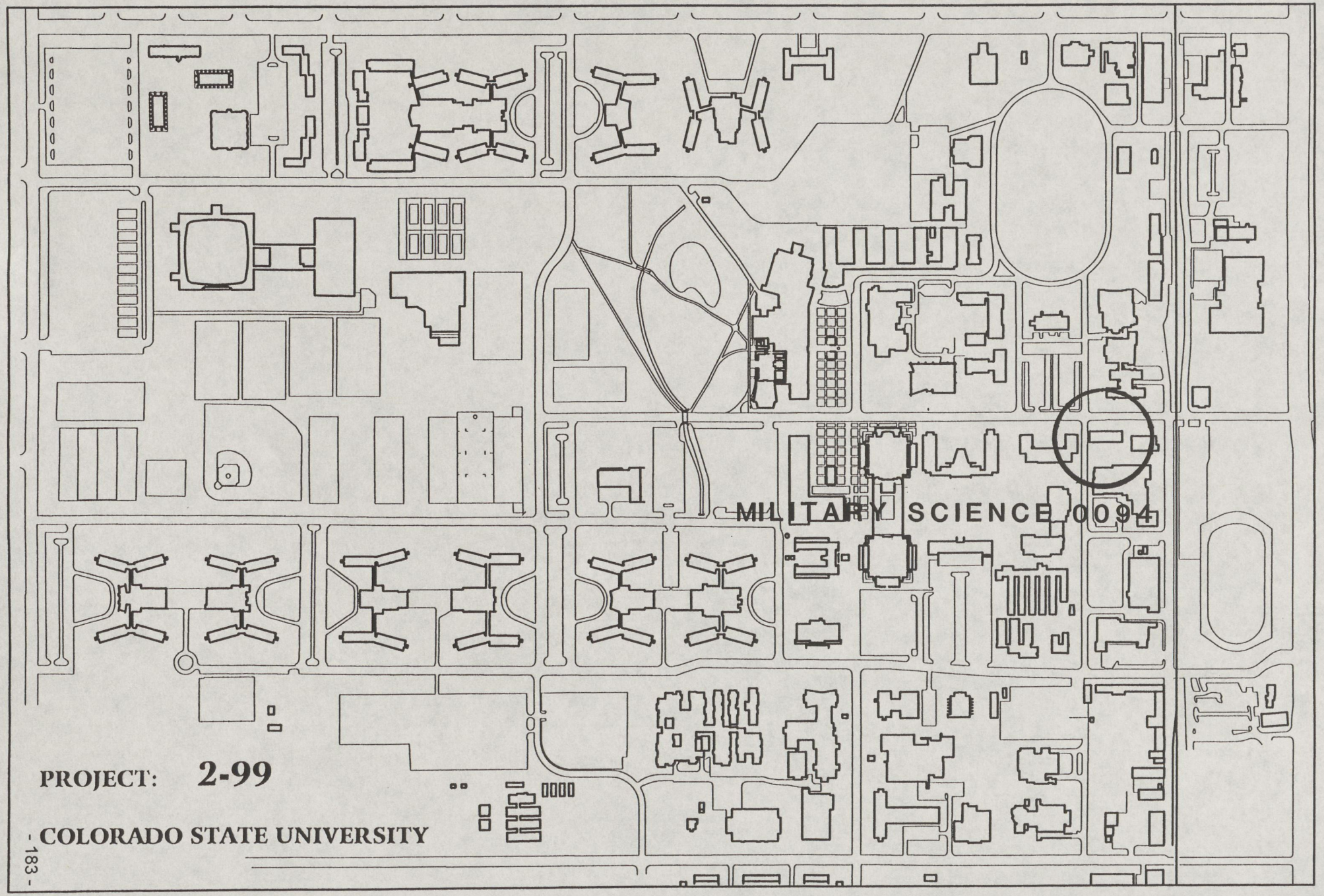
CostSqFt : 42.32

Component	Rating	Factor	Deficiency	RenewalCost
Foundation	0.50	0.02	0.01	10,675.48
Ext Walls	0.19	0.04	0.01	7,899.86
Floor	0.13	0.12	0.02	16,013.22
Roof	0.16	0.05	0.01	8,540.38
Ceiling	0.66	0.04	0.03	28,183.27
Int Wall	0.70	0.06	0.04	44,837.02
Window	0.49	0.03	0.01	15,692.96
Doors	0.55	0.04	0.02	23,486.06
Cool Vent	0.20	0.01	0.00	2,348.61
Heat	0.80	0.16	0.13	135,792.11
Plumbing	0.80	0.07	0.06	59,782.69
Electric	1.00	0.11	0.11	117,430.28
Convey		0.01		
Safety	0.58	0.04	0.02	24,767.11
Special		0.02		
AE/OP	0.46	0.18	0.08	89,180.82

The data shown above is a statistical projection based on a facilities audit conducted by Colorado State University. The audit team evaluates building components on an individual basis, and rates those components against the original system for that building when that specific system was new. The rating is shown as a net deficiency, therefore, a rating of 1.00 indicates a system that requires complete replacement or major repair. Renewal costs are based on Means Square Foot Costs, as published by the R.S. Means Company, Inc. Costs are based on the current edition of Means as of the date of the building audit. The Audit is a 3 year process, with approximately 1/3 of the buildings being audited in any given year. For example, a building audited in 1993 will have data based on 1993 costs. No interim cost adjustments are made during the audit cycle. Renewal costs shown in the chart are based on the value of the system or building component as part of a new building. These are multiplied by the deficiency factor to generate an estimate to repair a specific component. Actual costs for remodeling or replacement of systems within an existing building may vary significantly from those identified for new buildings. In addition, the "Maintenance Costs" shown do not include any project contingency, and based on actual experience, the costs associated with Architectural and Engineering professional fees and Contractor Overhead & Profit are significantly understated for this region by the Means publication.

0094 Military Sciences





PROJECT: 2-99

COLORADO STATE UNIVERSITY

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 32-97 **M#:**
4. **Project Title:** Replace Det. Plumbing Items
5. **Agency Prioity:** 3

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Student Health	0025	Main Campus	1964	Hospital Or Infirmary		Remodeling-A(CCHE2	14/6/2
Shepardson	0093	Main Campus	1939	Science	III-1HR	Remodeling-B(CCHE3	14/6/2
Animal Sciences	0110	Main Campus	1959-1970	Science	II-1HR	Remodeling-B(CCHE3	14/6/2
Willard O. Eddy Hall	0113	Main Campus	1963	Classroom/Office	II-FR	Remodeling-A(CCHE2	14/6/2
Anatomy-Zoology	0143	Main Campus	1973-1990	Science	II-FR	Remodeling-A(CCHE2	14/6/2
Chemistry	0150	Main Campus	1971-1993	Science		Satisfactory (CCHE1)	14/6/2
Gifford	0152	Main Campus	1975	Science	II-1HR	Satisfactory (CCHE1)	14/6/2
Lake St. GreenHouse	0196	Main Campus	1949-1980	Science	V-N	Remodeling-C(CCHE4	14/6/2
Engr. Res. Center	1101	Foothills Campus	1962-1967	Engineering		Remodeling-A(CCHE2	14/6/2

* Hours per Day / Days per Month / Months per Year

Total GSF: 773,547 **Total ASF:** 516,091

Total Estimated Value: $83,135,381 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 32-97

M#: **Project Title:** Replace Det. Plumbing Items

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Leslie Hot Water heaters need to be replaced at A/Z, Eddy, Gifford, and Student Health. Chemistry building waste lines are contaminated with mercury and other hazardous materials. Waste lines need to be replaced at Animal Sciences and Gifford. DHW & DCW piping needs to be replaced at ERC, Lake Street Greenhouses, and Shepardson. Water lines are corroded and leaking.

2. **Total Project Cost Estimate (From Cost Breakdown):** $860,212

   a) **Unit Cost:** $1.11 **Other:**

   b) **Ratio Cost:** 1.0 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Water piping at ERC is under sized, corroded and leaking, with leaks causing interruptions to classes and research. Leaking or corroded DWV, DCW, & DHW can become health hazards to building occupants if not corrected.

5. **Additional information to support this request:**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 32-97

M#: **Project Title:** Replace Det. Plumbing Items

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace Leslie Hot Water heaters at A/Z, Eddy, Gifford, & Student Health	LM	Each	$27,500.00	$165,000
2	Clean waste lines at Chemistry - remove mercury and other hazardous materials	LS	Each	$41,900.00	$41,900
3	Replace domestic water piping at ERC	LS	Each	$115,865.00	$115,865
4	Replace domestic water piping at Lake Street Greenhouses	LS	Each	$74,950.00	$74,950
5	Replace domestic water piping at Shepardson	LS	Each	$44,000.00	$44,000
6	Replace waste and vent at Animal Science	LS	Each	$112,429.00	$112,429
7	Replace waste and vent at Gifford	LS	Each	$96,300.00	$96,300

Subtotal Construction Cost	$650,444
Contingency	$97,567
Total (Includes Contingency)	$748,011
A/E Fees	$112,202
Other	
TOTAL PROJECT COST = REQUEST	$860,212

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 32-97

M#:

Project Title: Replace Det. Plumbing Items

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			6
2. Design			9
3. Construction			12
4. Project Close-out / Final Completion			4

F. AGENCY APPROVAL

Prepared by: CSU, Facilities Management Department, Planning Office

Date: September 1, 1996

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 32-97

M#: **Project Title:** Replace Det. Plumbing Items

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1999/00	Hot Water Heater & water piping replacement	$528,755
2000/01	Balance of project	$347,915

Total Dollar Amount of Current/Future Phases	$876,670
Total Dollar Amount of Phased Construction	$876,670
Additional Cost of Phasing	$16,458

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

Specific Controlled Maintenance Project Request
FY 1997-1998

A. AGENCY BASIC DATA:

1. **Agency:** Colorado State University
2. **Department:** Higher Education
3. **ID No.:** 62-97 **M#:**
4. **Project Title:** Replace Det. Electrical
5. **Agency Prioity:** 3

B. FACILITY [Buildings, Site Utilities, & Site Facilities] PROFILE:

Building Name	Bldg No.	Location	Date(s) Built	Functional Use	Construct Type	Physical Condition	Intensity of Use*
Andrew G. Clark	0091	Main Campus	1967-1968	Classroom/Office	II-FR	Remodeling-A(CCHE2	14/6/2
Plant Sciences	0092	Main Campus	1959-1981	Science	II-1HR	Remodeling-B(CCHE3	14/6/2
Animal Sciences	0110	Main Campus	1959-1970	Science	II-1HR	Remodeling-B(CCHE3	14/6/2
Engr. Res. Center	1101	Foothills Campus		Engineering		Remodeling-A(CCHE2	14/6/2

* Hours per Day / Days per Month / Months per Year

Total GSF: 376,155 **Total ASF:** 217,146

Total Estimated Value: $49,258,391 **Basis/source of Estimated Value:** CSU Building Data - October 1995

9. **Facility Master Plan Status:**

- ◇ **Major changes or revisions anticipated in near future.**
- ◇ **Facility 'useful' life is less than five (5) years.**
- ◆ **Facility 'useful' life is more than five (5) years.**
- ◇ **Facility renovation is planned.**
- ◇ **Master Plan is obsolete;**
  Last Date Approved:

10. **Facility Controlled Maintenance Inventory Status:**

- ◇ **Facility Inventory concluded and submitted to SBD**
- ◇ **This Program Request is documented in previously approved Facility Inventory.**
- ◆ **Facility Inventory is updated via this Program Request.**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 62-97

M#: **Project Title:** Replace Det. Electrical

C. INTEGRATED PROGRAM PLAN DATA:

1. **Narrative Description of CM Problem(s) and Proposed Solution:**

   Building electrical systems at Clark, Plant Science, and Animal Science are becoming obsolete and inadequate. Some parts are difficult to procure. Main distribution systems need significant repairs and rewiring. ERC main distribution system has multiple code violations and is overloaded and needs to be replaced.

2. **Total Project Cost Estimate (From Cost Breakdown):** $1,133,468

   a) **Unit Cost:** $3.01 **Other:**

   b) **Ratio Cost:** 2.3 %

3. **Are there Capital Construction Projects being requested in the current fiscal year for this facility:**

   No

   Describe Project(s):

4. **Consequences of not funding & justification for this specific program request:**

   Power outages, low voltage, and "brown outs" are causing disruptions to classes and research. There are multiple code violations at ERC that need to be corrected to provide a safe environment for classes and research.

5. **Additional information to support this request:**

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 62-97

M#: **Project Title:** Replace Det. Electrical

D. DETAILED COST ESTIMATE/BUDGET REQUEST

No.	Work Item	Item Category	Unit	Unit Cost	Extended Cost
1	Replace main switch gear and secondary distribution panel - Clark	LS	Each	$431,772.00	$431,772
2	Replace main switch gear and secondary distribution panel - Plant Science	LS	Each	$112,831.00	$112,831
3	Replace main switch gear and secondary distribution panel - Animal Science	LS	Each	$56,220.00	$56,220
4	Replace main building service, main distribution panel, internal distribution panels, and secondary panels at ERC	LS	Each	$319,200.00	$319,200

Subtotal Construction Cost	$920,023
Contingency	$92,002
Total (Includes Contingency)	$1,017,025
A/E Fees	$121,443
Other	
TOTAL PROJECT COST = REQUEST	$1,133,468

No.	Note

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 62-97

M#: **Project Title:** Replace Det. Electrical

E. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO	MONTHS
1. Pre-Design			6
2. Design			8
3. Construction			8
4. Project Close-out / Final Completion			3

F. AGENCY APPROVAL

Prepared by: **CSU, Facilities Management Department, Planning Office**

Date: **September 1, 1996**

Agency Authorized Signature: _____

Specific Controlled Maintenance Project Request
FY 1997-1998

ID No.: 62-97

M#: **Project Title:** Replace Det. Electrical

G. PROPOSED PHASING OPTIONS

Phase FY	Phase Description	Phase Amount
PRIOR PHASING		
	Total Dollar Amount of Prior Phases	
CURRENT AND FUTURE PHASING		
1999/00	Electrical work at Clark	$531,943
2000/01	Balance of project	$613,556

Total Dollar Amount of Current/Future Phases	$1,145,499
Total Dollar Amount of Phased Construction	$1,145,499
Additional Cost of Phasing	$12,031

Brief explanation of phasing concept, or explanation of why phasing in logical increments, approximating $250,000 is not a viable option.

General Controlled Maintenance Project Request
FY 1997-1998

Agency Page No.: 194 **(From Summary Sheet)** **Agency Priority (AP) No.:** 3

1) Agency: Colorado State University **2) Department:** Higher Education

3) Physical Plant ID #: 99-97 **4) Date:** 9/1/96 **5) Cost Estimate:** $55,563,759

6) Requested Project Title: Unprioritized Deferred Maintenance CSU Campuses

7) Description of Project Problem:
This is a brief summary of the Unprioritized needs for Colorado State University, based on projections derived from the Facilities Audit conducted in fiscal years 1993-94, 1994-95, and 1995-96. The audit is now in the first year of the second audit cycle.

8) Category (Select one):

	◇ Mechanical	◇ Site Utilities
◇ Architectural	◇ Electrical	◆ Site Facilities

9) Sub-category: All Facilities

10) Recommended Solution: Fund Controlled Maintenance to a level that will allow Colorado State University to return its facilities to the appropriate standards.

11) Cost Estimate Prepared By: Facilities Management, (970) 491-0162

1	A/E Services Included	
2	Structure (General, Mechanical and Electrical)	$55,563,759
3	Services (Sewer, Water, Gas and Electricity)	
4	Site Improvement (Roads, Walks, Grading, Etc.)	
5	Other (Construction Contingency) Included	

12) Consequence of not funding this request:
Facilities at Colorado State University will continue to deteriorate, with periodic interruptions in service and an overall decrease in quality of the physical plant required for the University.

NOTE: If additional information is available (such as sqs. roof, age, type; special electrical or applicable mechanical information; photos identifying problems), please fill in and attach Supplement Sheet. A cost estimate breakdown shall be attached at a minimum. The format may be the Agency's. It need not be typed, but must be legible.

◆ Additional Information: See Following Attachment

◇ Additional Information: Not Available

Method of Calculating Unprioritized Deferred Maintenance
Project 99-97

From the Projection for Deferred Maintenance contained in the CSU Facilities Audit (see Appendix A)
3,939,338 S.F. of buildings x $22.26 [Avg. Cost per S.F. of Deferred Maintenance, (1)] = $87,697,495

		$87,697,495
(2)	X	.80
		$70,157,996
Construction contingency (10%)		7,015,800
Total Projection		$77,173,796
Less Priority 1 Projects (3)	-	8,831,601
Less Priority 2 Projects (3)	-	7,084,924
Less Priority 3 Projects (4)	-	5,693,512
Total Unprioritized Deferred Maintenance		$55,563,759

(1) The Average Cost per S.F. of Deferred Maintenance listed above contains provisions for Contractor's Overhead and Profit, and A/E Design Fees. Although these items are understated, they are not being adjusted at this time.

(2) The Total Deficiency is multiplied by a factor of 80% to reflect that buildings with an overall rating of 80% or higher are considerably less likely to require major Controlled Maintenance than buildings with lower ratings.

(3) This number represents the total of all building project requests listed in the respective priority. Utility and infrastructure projects are excluded from this total, since they are not a part of the CSU Building Audit Data.

(4) The number reflects the total of all projects listed above 99-97 in Priority 3, including the exception for Utilities noted in #3 above. This number allows for the projection of the total Unprioritized Deferred Maintenance for the CSU Campus.

SUMMARY SHEET
CONTROLLED MAINTENANCE

5-YEAR PLAN

FY 1997-98

FORM CMP

Colorado State University
FORM CMP (rev. 9/11/95)

Fiscal Year 1997-1998
5 YEAR CONTROLLED MAINTENANCE PROGRAM
($ in Thousands, based on phasing costs)

Approved: _____
Executive Director
Date: _____

Project Number	Project Title	Total Project Cost	Prior Appropriation	Budget Year Request	Year Two Request	Year Three Request	Year Four Request	Year Five Request
5-96	Replace Det. Items - Phase 2 - South College Gym	$1,768,600	$980,600	$788,000				
31-96	Replace Det. Plumbing - Phase 2 - Microbiology	$1,620,000	$525,000	$395,000	$350,000	$350,000		
2-97	Replace Det. Items - University Greenhouse	$750,000		$750,000				
20-97	Replace Det. Mechanical	$1,400,000		$500,000	$500,000	$400,000		
7-96	Replace Det. Items - Phase 2 - Weber	$2,159,100	$865,100	$551,400	$742,600			
41-94	Replace Det. Roofing	$1,190,604		$544,174	$336,336	$310,094		
1-97	Replace Det. Items - Student Services	$953,563	$222,519	$731,044				
81-94	Replace Det. Asphalt - Phase 1	$706,398		$350,000	$356,398			
4-97	Replace Det. Items - Administration Annex - Phase 1	$921,100		$460,500	$460,600			
61-96	Replace Det. Safety Items - Phase 1	$700,000		$375,000	$325,000			
6-96	Replace Det. Items - Printing and Publications	$822,463			$411,000	$411,463		
42-87	Replace Leaky Condensate - Line 16G - SE Main Campu	$444,136			$444,136			
2-97	Replace Det. Items - Forestry	$725,225			$725,225			
51-87	Replace Leaky Condensate - Line 16H - Isotope Dr.	$372,557				$372,557		
3-97	Replace Det. Items - Guggenheim	$595,942			$595,942			
11-96	Replace Det. Electrical Items	$1,030,100				$734,600	$295,500	
5-97	Replace Det. Items - Wagar	$1,474,700				$461,700	$573,200	$439,800
22-96	Replace Det. Mechanical Items	$676,861				$676,861		
6-98	Replace Det. Items - Shepardson	$1,058,000				$537,900	$520,100	
50-96	Replace Det. Flooring - multiple bldg's.	$420,613				$420,613		
1-98	Replace Det. Items - Johnson Hall	$1,595,000	$700,885			$447,000	$447,115	
24-95	Replace Det. Mechanical - Obsolete Refrigeration Units	$1,026,500				$313,700	$396,000	$316,800
2-98	Replace Det. Items - Administration	$1,297,893	$354,200				$500,000	$443,693
80-94	Replace Det. Concrete - Main & Foothils Campuses	$591,300					$272,800	$318,500
1-99	Replace Det. Items - Gibbons	$298,000				$298,000		
70-95	Replace Leaky Condensate - South Campus Loop	$197,708					$197,708	
2-99	Replace Det. Items - Music	$963,000					$467,000	$496,000
32-97	Replace Det. Plumbing	$950,000					$500,000	$450,000
62-97	Replace Det. Electrical System - Bldg Main Feeders	$880,000					$480,000	$400,000
99-97	Unprioritized Deferred Maintenance	$54,942,476						$54,942,476
	Total	$82,531,839	$3,648,304	$5,445,118	$5,247,237	$5,734,488	$4,649,423	$57,807,269

STATUS REPORT
PREVIOUSLY FUNDED
CONTROLLED MAINTENANCE PROJECTS

FY 1997-98

CONTROLLED MAINTENANCE PROJECT STATUS REPORT
FY 94/95 THROUGH FY 96/97

Project Number	Project Description	Appropriation Amount	Date Funds Available	% of Total Funds Unencumbered	Date of Design Contract	Expected Design Completion	Expected Construction Bid Date	Date of Construction Contract	Expected Project Occupation	Project Settlement Date	Name of AE	Name of Prime Contractor	CSU Project Manager
M225	Det. Cond. 16F	$23,500	1993	0.00%									
M225	Det. Cond. East Loop	$324,300	1994	10.00%	5-4-93	N/A	N/A	5-1-95	8-96	N/A	Cator,Ruma	Mark Young	Daggett
M225	Det. Cond. 16F	$524,099	1996	5.00%	9-30-93	N/A	N/A	6-10-96	8-96	N/A	Cator,Ruma	Mark Young	Daggett
M228	Det. roofing	$228,055	1994	0.00%	9-93	N/A	N/A	6-30-94	N/A	1-9-95	Midyette, Seieroe	B&M	Aycock
M315	Det. Items Ammons Hall	$20,000	1993	0.00%									
M315	Det. Items Ammons Hall	$72,400	1995	26.00%	2-29-96	10-96	11-96	N/A	11-97	N/A	Andrews & Anderson		Lyons
M315	Det. Items Ammons Hall	$731,900	1995	100.00%	2-29-96	10-96	11-96	N/A	11-97	N/A	Andrews & Anderson	N/A	Lyons
M316	Det. Mech. Engineering	$253,700	1994	91.00%	8-23-94	12-96	1-97	N/A	7-97	N/A	Andrews & Anderson	N/A	Lyons
M405	Det. Cond. D, U	$276,500	1994	33.00%	7-94	N/A	8-96	4-17-95	12-96	N/A	Cator,Ruma	G.L. Hoff	Daggett
M406	Det. Electrical Eng, VTH	$307,700	1994	89.00%	8-25-94	12-96	1-97	N/A	7-97	N/A	Andrews & Anderson	N/A	Lyons
M407	Det. Mech. Painter	$434,000	1994	10.00%	8-22-94	N/A	N/A	2-12-96	8-96	N/A	Performance Engineering	Baldwin	Lyons
M408	Det. Roofing Eng,Grasslands	$215,460	1994	0.00%	9-93	N/A	N/A	6-30-94	N/A	1-9-95	Midyette, Seieroe	B&M	Aycock
M512	Det. Items Statistics	$399,742	1995	0.00%	2-27-95	N/A	N/A	8-31-95	N/A	N/A	ARG	MBI	Aycock
M513	Det. Roof,Walls Ind. Science	$313,600	1995	0.00%	9-20-95	N/A	N/A	7-1-96	2-97	N/A	Wiss, Janney, Elsther & Assoc.	Mark Young	Keiss
M513	Htg. System Ind. Science	$480,000	1995	0.00%	9-20-95	N/A	N/A	7-1-96	2-97	N/A	Wiss, Janney, Elsther & Assoc.	Mark Young	Keiss
M513	Det. Items Ind. Science Ph3	$316,474	1996	71.00%	9-20-95	N/A	N/A	7-1-96	2-97	N/A	Wiss, Janney, Elsther & Assoc.	Mark Young	Keiss
M514	Det. Items Exp. Stations	$361,800	1995	4.00%	8-4-95	N/A	N/A	6-20-96	12-96	N/A	Bill Dokes	Sun Constr.	Stoddard
M515	Det.Electrical N.E.Campus	$435,780	1995	0.00%	9-20-95	N/A	N/A	5-2-95	10-96	N/A	Gordon, Gumeson	Sturgeon	Aycock
M515	Det. Electrical	$316,520	1995	18.00%	9-20-95	N/A	N/A	5-2-96	10-96	N/A	Gordon, Gumeson	Sturgeon	Aycock
M515	Det. Electrical Ph3	$330,814	1996	100.00%	N/A	11-96	12-96	N/A	5-97	N/A	Gordon, Gumeson	N/A	Aycock
M555	Det. Roofing	$285,600	1995	0.00%	96-95	N/A	N/A	BM-11-25-95	10-96	N/A	ARG	Front Range	Armstrong
M556	Det. Electrical Student Services	$185,181	1995	35.00%	8-14-95	N/A	N/A	3-8-96	8-96	N/A	Gust	Interstate	Aycock
M556	Det. Electrial Weber	$222,519	1995	0.00%	8-14-95	N/A	N/A	3-8-96	8-96	N/A	Gust	Interstate	Aycock
M557	Det. Mech. College Gym	$358,087	1995	86.00%	9-20-95	8-96	9-96	N/A	9-97	N/A	RMH Group	N/A	Daggett
M561	Roofing - Aud/Gym	$385,700	1995	40.00%	9-6-95	N/A	N/A	12-7-95	N/A	N/A	ARG	Weather Craft	Armstrong
M565	Det. Mech. A/Z	$208,613	1995	100.00%	9-20-95	8-96	9-96	N/A	3-97	N/A	RMH Group	N/A	Daggett
M611	Det. Mech. Johnson Hall	$700,885	1996	100.00%	N/A	12-96	1-97	N/A	9-97	N/A	N/A	N/A	Keiss
M612	Det. Plumbing Micro, Aud/Gym	$525,000	1996	100.00%	N/A	1-97	2-97	N/A	3-99	N/A	MKK	N/A	Stoddard
M613	Det. Mech. Administration	$354,200	1996	100.00%	N/A	2-97	3-97	N/A	9-97	N/A	N/A	N/A	Lyons
M614	Det. Items, Weber, Ph1	$680,100	1996	100.00%	N/A	3-97	4-97	N/A	8-97	N/A	ARG	N/A	Armstrong
M615	Det. Items, Vet. Science Annex	$264,765	1996	100.00%	N/A	4-97	5-97	N/A	11-97	N/A	Christopher Carvell	N/A	Armstrong
M670	Det. Items College Gym	$679,100	1996	100.00%	N/A	3-97	4-97	N/A	4-98	N/A	Aller-Lingle	N/A	Stoddard
M720	Det. Flooring	$49,800	1994	0.00%	10-4-93	N/A	N/A	4-27-94	N/A	2-10-96			Matula

SBP 95-05 Rev. 5/96

FACILITIES AUDIT DATA

FY 1997-98

APPENDIX A

Title : Satisfactory Condition - Corresponds to CCHE Condition 1

Building	FCI	Outstanding Maintenance	Replacement Cost
Rockwell Hall	98.11	48,257	
Mol. & Rad. Biosci.	98.10	242,425	12,781,409
Dog Colony	95.98	15,648	388,960
West Hangar	96.50	7,527	215,157
Equine Center	96.11	108,449	2,790,189

Title : Remodeling A - Corresponds to CCHE Condition 2

Building	FCI	Outstanding Maintenance	Replacement Cost
Student Health	75.16	1,079,108	4,344,234
Auditorium Gymnasium	79.82	4,702,294	23,304,757
Weather Station	83.10	5,223	30,912
Danforth Chapel	77.19	106,659	467,612
Industrial Sci. Labs	75.80	378,708	1,564,611
Plant Laboratory	91.14	85,116	960,898
Spruce Hall	92.83	103,872	1,448,015
Occupational Therapy	86.07	271,961	1,952,225
Heating Plant	93.67	853,218	13,485,771
Natural Resources	82.96	1,176,769	6,905,433
Engineer. So./Glover	93.41	423,444	6,427,503
Morgan Library	84.83	2,027,154	13,365,491
Andrew G. Clark	82.48	3,439,069	19,626,029
Observatory	89.64	11,788	113,781
Willard O. Eddy	81.58	988,572	5,367,424
Education	85.99	506,288	3,615,026
Stock Judging Pav.	90.64	48,430	517,555
Facilities Svc-South	84.45	125,598	807,731
Central Receiving	85.99	145,440	1,038,262
Hazardous Waste	90.08	15,025	151,388
Hazardous Waste	78.88	8,396	39,750
Central Rec. Storage	84.52	7,597	49,070
Book Storage Fclty.	93.42	33,914	515,200
Pathology	92.84	447,171	6,246,969
Grasslands Lab	80.28	316,495	1,605,028
Anatomy-Zoology	89.41	1,743,290	16,461,663
Painter Center	87.15	390,013	3,035,118
Chemistry	81.49	4,111,069	22,263,222
Visual Arts	79.07	1,274,312	6,089,000
Gifford	78.91	1,450,930	6,878,402
Floriculture Lab	82.98	34,482	202,541
Hort. Greenhouse	87.08	58,301	451,150

Title : Remodeling A - Corresponds to CCHE Condition 2

Building	FCI	Outstanding Maintenance	Replacement Cost
Isolation Barn	78.72	27,789	130,610
Horse+Food Animal Bn	78.72	388,383	1,825,449
Vet. Teaching Hosp.	92.04	1,352,505	16,997,679
Canine/Raptor	85.71	82,789	579,268
Dairy Center	91.18	245,150	2,780,426
Maintenance Garage	91.13	3,292	37,111
Univ Services Center	87.38	907,739	7,191,723
Atmos. Simulation	90.22	155,045	1,585,683
Ag. Engr. Rsch. Ctr.	88.74	113,629	1,009,374
Engr. Res. Center	77.33	3,520,183	16,553,614
Hydro-Machinery Lab	77.12	340,047	1,486,241
Atmos Sci Addn-Solar	92.31	68,151	885,811
Atmospheric Science	77.43	561,905	2,489,829
Atmos. Science Annex	84.27	60,586	385,164
Solar Energy House 1	79.91	101,114	503,294
Solar Energy House 2	78.88	84,570	400,383
Solar Greenhouse	85.54	18,114	125,286
R.E.P.E.A.T.Facility	82.79	29,247	169,928
Communicable Disease	91.13	814,287	9,177,552
Rad. Genetics Bldg.	92.37	1,289	16,896
Stallion Laboratory	76.16	31,084	130,390
Swine Confinement	88.87	14,171	127,300
Animal Disease Lab	83.13	130,721	775,008
Surgical Metabolic	94.36	291,515	5,169,984
Food Preparation	88.44	8,423	72,886
Col. Rad. Health Lab	86.30	174,199	1,271,126
Environmental Stress	79.85	261,136	1,296,184
Irradiation Site	85.55	33,542	232,043

Title : Remodeling B - Corresponds to CCHE Condition 3

Building	FCI	Outstanding Maintenance	Replacement Cost
Aylesworth Hall	61.60	2,941,062	7,659,375
Engineering	60.46	6,028,001	15,246,096
Nutrition Research	66.19	18,446	54,563
L. L. Gibbons	69.32	381,671	1,244,040
Administration	60.15	1,137,427	2,854,300
Plant Sciences	60.27	3,228,687	8,125,959
Shepardson	64.57	1,651,314	4,660,779
Facilities Svc-North	74.85	594,708	2,364,768
Insectary	67.09	125,354	380,924
Potato Vir+Weed Res.	67.67	422,959	1,308,428
Microbiology	71.72	2,050,637	7,249,962
Central Rec. Storage	74.19	29,914	115,915
Physiology	72.58	1,959,829	7,148,591
Lake St. Greenhouses	62.83	397,965	1,070,770
A.E.R.C. Annex	74.74	54,788	216,864
Solar Energy House 3	73.58	105,899	400,825
Hughes Stadium	69.78	4,109,230	13,597,268

Title : Remodeling C - Corresponds to CCHE Condition 4

Building	FCI	Outstanding Maintenance	Replacement Cost
Louis R. Weber	56.23	2,135,257	4,878,024
Music	58.45	1,401,566	3,373,382
Guggenheim Hall	48.26	669,269	1,293,448
Printing/Publication	35.58	735,781	1,142,198
Plant Lab/Grn House	36.52	325,678	513,000
Cooperative Units	44.41	262,017	471,331
Botany Greenhouses	45.73	123,180	226,982
College Avenue Gym	52.72	2,458,098	5,198,692
Vocational Education	35.03	580,018	892,736
Student Services	50.53	1,310,499	2,649,313
Administration Annex	58.15	1,402,036	3,349,778
Johnson Hall	52.76	2,003,216	4,240,508
Forestry	51.85	1,150,256	2,388,703
J.V.K. Wagar	56.61	2,215,491	5,105,923
Military Sciences	45.24	584,630	1,067,548
Univ. Greenhouses	57.78	1,151,572	2,727,752
Animal Sciences	59.42	1,629,724	4,015,740
Archaeology Lab	50.50	40,591	82,000
Ft. Coll. Pwr Palnt	50.46	738,206	1,490,000
Radiation Waste	58.47	16,416	39,526

Title : Demolition - Corresponds to CCHE Condition 5

Building	FCI	Outstanding Maintenance	Replacement Cost
Statistics	16.71	1,636,672	1,965,076
Ammons Hall	32.74	1,271,727	1,890,763
Industrial Sciences	22.25	1,407,797	1,810,625
Vet. Science Annex	16.87	334,709	402,648
Military Annex	29.32	262,581	371,496

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