

UCSU 1.9/5/2013-14
C-2

CONTROLLED MAINTENANCE REQUEST

CSU FACILITIES ● planning ● design ● construction

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SCAL YEAR
2013-2014

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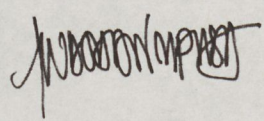
**OFFICE OF THE STATE ARCHITECT
 AGENCY CONTROLLED MAINTENANCE SUBMITTAL/TRANSMITTAL
 STATE BUILDINGS PROGRAMS**

FY 2013/2014

To: Rod Vanderwall
 From: Colorado State University-Fort Collins
 Name: Shelly Carroll
 Phone No: 970-491-0167
 Email address: Shelly.Carroll@colostate.edu

Form Number and Name. (Electronic version required)		Required / Optional	Submitted Yes or N/A
SBP CM-1	Controlled Maintenance Request Summary	Required	Yes
SBP CM-2	Five-Year Controlled Maintenance Program Plan	Required	Yes
SBP CM-2.1	Agency Asset Management Maintenance Strategy	Required	Yes
SBP CM-3	Controlled Maintenance Project Request(s)	If applicable	Yes
SBP CM-4	Controlled Maintenance Project Status Report	Required	Yes
SBP CC-1	Capital Construction Project Status Report	Required	Yes
SBP CM-5	Agency's Building Inventory Report	Required	Yes
SBP CM-6	Vacant Facility Management Plan(s)	If applicable	Yes
EMP EPC-1	Energy Performance Contract Report	If applicable	N/A
EMP HPCP-1	High Performance Certification Program	If applicable	Yes
	Pictures in either JPEG or TIFF format	If applicable	Yes
	Drawings in either JPEG, TIFF, or PDF format	If applicable	Yes

AGENCY APPROVAL

Printed (typed) Name: Mike Rush Date: 9/9/2012
 Authorized Signature: 

**OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2013/2014
 STATE BUILDINGS PROGRAMS**

1) Agency Colorado State University 2) Department Higher Education
 3) Date July 31, 2012

4) Proj M#	4) Agency ID NO.	5) PROJECT TITLE and PHASE	6) PROJ. ESTIMATE \$	Agency Priority # AP	Operational Criteria x OC	Criticality Index x CI	Project Score = PS
				7) Nos. 1-5	8) Nos. 1-3	9)	10)
	1-14	Fire Sprinkler Installation Moby B wing Phase <u>1</u> of <u>1</u> Total Project Cost: \$1,178,112 Prior Appropriation: \$0 Current Year Request: \$1,178,112 Project Balance: \$0		1	1		
	2-14	College Lake Dam Repair Phase <u>1</u> of <u>1</u> Total Project Cost: \$352,000 Prior Appropriation: \$0 Current Year Request: \$352,000 Project Balance: \$0		1	1		
	3-14	Fire Sprinkler Installation Visual Arts Phase <u>1</u> of <u>1</u> Total Project Cost: \$807,793 Prior Appropriation: \$0 Current Year Request: \$807,793 Project Balance: \$807,793		1	2		

^A Current-Year CM Total \$	\$2,337,905
^A FY 2014/2015 CM Total \$	\$11,276,645
^A FY 2015/2016 CM Total \$	\$12,800,000
^A FY 2016/2017 CM Total \$	\$10,275,510
^A FY 2017/2018 CM Total \$	\$11,250,000
^B Total Five Year CM Plan (Short-Term Needs) \$	\$47,940,060
^C Non-Prioritized Building Maintenance Total \$	\$151,805,412
^D Non-Prioritized Infrastructure Maintenance Total \$	\$270,134,214
^E Total Non-Prioritized (Long-Term) Needs	\$421,939,626
^F Total Projects CM Needs	\$469,879,686

flip

FY12 Utility Construction Replacement Value and Deferred Maintenance All Campuses

H:\UtilityAudits - Utility\Summary of Audit Values and Unit Costs\FY12 Replacement and Renewal Cost.xlsx\Summary

Revision No. 1

14-Aug-12

EXISTING CAMPUS UTILITY INFRASTRUCTURE								35k STUDENT SUPPORT		Complete Utility Renewal and Increase to Support 35,000 Student Campus ⁷
Existing Utility System	Length (Miles)	Linear Cost ¹	Current Replacement Cost	2012 Construction Replacement Cost	2012 Project Replacement Cost ²	2012 Condition Index ³	2012 Project Renewal Cost (Deferred Maint.) ⁴	Total Project Cost to Accommodate 35,000 Student Campus ⁵	Net Project Cost for 35,000 Student Campus ⁶	
ELECTRIC	60.1	\$205	\$ 65,030,592	\$ 65,030,592	\$ 84,539,770	0.80	\$ 11,835,568	\$ 26,000,000	\$ 26,000,000	\$ 37,835,568
DISTRICT HEATING										
Steam	8.4	\$405	\$ 17,887,716	\$ 17,887,716	\$ 23,254,031	0.50	\$ 10,231,774			
Condensate	8.4	\$305	\$ 13,470,996	\$ 13,470,996	\$ 17,512,295	0.50	\$ 7,705,410			
Tunnel				\$ 25,000,000	\$ 32,500,000	0.60	\$ 11,050,000			
Heating Plant System				\$ 25,000,000	\$ 32,500,000	0.70	\$ 7,800,000			
Subtotal				\$ 81,358,712	\$ 105,766,326		\$ 36,787,183	\$ 41,500,000	\$ 41,500,000	\$ 78,287,183
DISTRICT COOLING										
Pipes	5	\$405	\$ 10,692,000	\$ 10,692,000	\$ 13,899,600	0.85	\$ 1,250,964			
Plant Equipment				\$ 20,000,000	\$ 26,000,000	0.85	\$ 2,340,000			
Subtotal				\$ 30,692,000	\$ 39,899,600		\$ 3,590,964	\$ 19,500,000	\$ 19,500,000	\$ 23,090,964
NATURAL GAS/PROPANE	4.3	\$105	\$ 2,372,832	\$ 2,372,832	\$ 3,084,682	0.40	\$ 1,665,728	\$ -	\$ -	\$ -
WATER	34.9	\$305	\$ 56,202,960	\$ 56,202,960	\$ 73,063,848	0.60	\$ 24,841,708	\$ 20,000,000	\$ 13,000,000	\$ 37,841,708
SANITARY	24.5	\$405	\$ 52,326,648	\$ 52,326,648	\$ 68,024,642	0.60	\$ 23,128,378	\$ 8,000,000	\$ 8,000,000	\$ 31,128,378
STORMWATER	22.6	\$405	\$ 48,306,456	\$ 48,306,456	\$ 62,798,393	0.60	\$ 21,351,454	\$ 10,000,000	\$ 5,000,000	\$ 26,351,454
IRRIGATION	35.9	\$205	\$ 38,858,160	\$ 38,858,160	\$ 50,515,608	0.40	\$ 27,278,428	\$ -	\$ -	\$ 27,278,428
METERING				\$ 3,000,000	\$ 3,900,000	0.60	\$ 1,326,000	\$ 3,900,000	\$ -	\$ 3,900,000
				\$ 378,148,360	\$ 491,592,868	0.62	\$ 151,805,412	\$ 128,900,000	\$ 113,000,000	\$ 265,713,684

Key & Notes:

1. Linear replacement cost includes construction cost for pipe, conduit, conductors, accessories, vaults, manholes, transformers, switches, etc.
2. Project replacement cost includes this soft cost multiplier: **1.3**
3. New condition = 1.0, unserviceable = 0.0.
4. Project renewal cost assumes renewal to an overall condition of: **0.94**
5. This includes all projects costs for infrastructure upgrade to support the 35,000 student campus.
6. This is a net cost to support the 35,000 student campus (some items are already covered in the renewal costs).
7. Combined cost to renew all utilities to 85% condition index and support increased load for 35,000 students.

**OFFICE OF THE STATE ARCHITECT
AGENCY ASSET MANAGEMENT MAINTENANCE STRATEGY FY 2013/2014
STATE BUILDINGS PROGRAMS**

1) Agency:	Colorado State University
2) Department:	Higher Education
3) Prepared by:	Shelly Carroll
4) Date:	July 31, 2012

(This form is to be coordinated with the Five Year Controlled Maintenance Program Plan CM-02 in the agency's annual request document.)

#1. Please describe your agency's overall strategy for maintaining and upgrading the condition of your general funded buildings and related infrastructure as supported by your current Facilities Audit Process and indicated in the Five Year Controlled Maintenance Plan. (For example is the intent to upgrade as funding allows, by criticality, by building, by system, by infrastructure, by complex or by a combination of these components). Please provide examples of project requests taken directly from your current Controlled Maintenance Five Year Plan.

CSU has a database of prioritized maintenance projects that is routinely updated by the maintenance department. In addition we had a building audit inspection system in place through the 2010 cycle (ended due to budget cuts), which fed into that database. Maintenance needs are generally addressed by criticality as funding allows.

#2. Please describe how your agency coordinates the Five Year Controlled Maintenance Plan with routine and preventative maintenance programs and, the Capital Construction Five Year Plan including Capital Renewal project requests.

CSU's routine maintenance plan tackles small maintenance items and works to extend the life of existing systems. Mechanical filters, belts and oil are changed on a regular basis. Electrical switches are tested every 6 months. As buildings and infrastructure age the maintenance needs become too extensive to be handled within the operating budget. At that point a determination is made to pursue a controlled maintenance request, a capital renewal request or a capital construction project to redevelop the building. Coordination of these requests is through the University Architect.

#3. Please identify any other internal or external maintenance funding sources and the amount of annual funding that your agency receives by source to address buildings and infrastructure deficiencies and emergency needs and, describe how these are coordinated with your Five Year Controlled Maintenance Plan. (Note that this does not refer to line-item operating budgets for routine maintenance and utilities, but availability of other internal funds and funding sources such as, student fees, revenues, gifts, grants, bond financing, federal, state or local funds, etc.)

The University has committed \$1.7M annually for maintenance and infrastructure deficiencies. Student fees cannot be used for maintenance items, per their bylaws. We have CDC federal lease funds for maintenance items (boilers, etc) at the CDC building, which is owned by CSU and leased to CDC. We leverage university funds to generate utility rebates on energy conservation projects. These are the only other funding sources for maintenance.

#4. If your agency has auxiliary funded buildings or buildings funded through other sources, is there a similar Facilities Audit Process and Five Year Deferred Maintenance Plan to address building and infrastructure deficiencies and describe how these are identified and coordinated with your Five Year Controlled Maintenance Plan?

Auxiliaries have an audit program that identifies deficiencies. Auxiliaries are responsible for their own maintenance and must keep their buildings equivalent to the University Standard Facility Conditions Index (range 68-78). Auxiliary building maintenance projects are coordinated at the Administrative, Vice President level. Facilities management utility engineers are responsible for all utilities.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2013/2014
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N) (on CC-A specify HPCP compliance)

1) Agency Colorado State University

2) Department Higher Ed

3) Agency ID No. 1-14 Project M # _____

4) Agency Priority # 1

5) Project Title Install Fire Supression system in Moby B wing

B. FACILITY PROFILE

1) Facility Type Site (Utilities underground)
or Site (Improvements above ground)
 or Building Name (s) Moby Arena B wing
Risk Mgmt. Bldg(s) ID#

2) Facility Location Main Campus

3) Facility Area/Age GSF 35,370 ASF _____ Date Built 1966

4) Facility Functional Use/Occupancy Classroom/laboratory

5) Facility Construction (Type) _____

6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 68.13 Targeted FCI = 94 Date of Last Audit 9/10/2007

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
12/20/12

8) Facility - Current Replacement Value \$ 34,907,464

9) Master Plan Status - Check one or more of the following:

a) Facility 'useful' life is less than five (5) years.

b) Facility 'useful' life is more than five (5) years.

c) Master Plan is obsolete; Last Date Approved (by OSPB/CDHE)

d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.)

10) Facility Audit Survey:

a) Facility Audit Survey concluded and submitted to SBP - Date _____

b) Status of the Infrastructure Assessment. % Completed _____

c) Facility Audit Survey Cycle _____

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

Project No.	Project Title	Completion date or status
-------------	---------------	---------------------------

_____	_____	_____
_____	_____	_____
_____	_____	_____

C. INTEGRATED PROGRAM PLAN DATA

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

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

Install sprinkler system in Moby B wing. This project is phase II of a master plan to fully sprinkler the Moby A, B and C wings. (CSU has self-funded sprinkler system installation in A wing, in coordination with the concourse and training room expansions). This project will require extensive asbestos abatement of sprayed-on fireproofing above the ceiling, as well as complete removal of existing ceilings as hazardous waste. Once abatement is complete the sprinklers will be installed and ceilings replaced. Each wing of the building is a stand alone phase. C wing contains the Moby swimming pool and related facilities, and is a low priority for sprinkler installation at this time.

2) Total Project Cost Estimate (From Cost Breakdown) \$ 1,178,112

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

The current code issues in the existing Moby B wing are as follows:

- Allowable exiting distances are exceeded on the second level
- Allowable building areas for the type of construction are exceeded

Adding to the concern, research done in this building often involves obese subjects and those with limited lung and heart function. These people need extra time to safely exit the building in a fire event.

The code deficiencies make any further donor funded additions impossible, unless those projects pay the cost of the sprinkler installation for the whole wing. This is not a cost that donors will bear, limiting the recent robust donor support for multiple projects in the Health and Exercise Department.

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

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

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

This project will alleviate the code concerns in the B wing, allow for safe exit of building occupants and research study participants, allow for future donor funded additions and remove spray on asbestos fireproofing that has been an issue for maintenance personnel for decades.

**OFFICE OF THE STATE ARCHITECT
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STATE BUILDINGS PROGRAMS**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
3) Method and Date of Estimate Cost opinion

4) Professional Services

Site Surveys, Investigations, and Reports:	10,000
Arch/Eng/Basic Services:	94,617
Code Review/Inspection:	16,751
Other (Explain): Advertisement	1,000
Total of Professional Services:	\$ 122,368

5) Construction Improvement (by Construction Specification Institute (CSI) Division format)

WORK ITEM (Labor/Material/Equipment)	UNIT sf, cf, lf, etc.	UNIT COST	EXTENDED COST
Infrastructure			
a) Utility Services:			
30 HP 1000 GPM fire pumps	2 ea	19,650	39,300
b) Site Improvements:			
Structure/Systems/Components			
Wet pipe automatic sprinkler system	35,370 sf	3.80	134,406
Replace ceilings (due to ceiling removal)	35,370 sf	3.05	107,879
New T8 trougher lights	150 ea	205	30,750
Cut/patch/protect existing	35,370 sf	0.27	9,550
Tie into fire panel	Ea	10,349	10,349
Other(explain):			
Asbestos abatement (spray on fireproofing)	53,112 sf	8.08	429,145
Asbestos abatement contaminated ceilings	13,206 sf	3.52	46,485
Contractor's General Conditions: 8%			65,707
Contractor's Overhead & Profit: 9%			75,063
Total of Construction Improvement Costs:			\$948,634

5a) Total square feet/lineal feet of Construction Improvement area:	35,370
5b) Overall cost per square foot/lineal foot of construction Improvement:	\$26.53/sf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			\$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	\$107,110
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8) Total Cost of the Project (single phase) or Total for this specific Phase of all professional services (4), construction improvements(5), miscellaneous costs(6), and project contingency(7)	\$1,178,112
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**OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2013/2014
 STATE BUILDINGS PROGRAMS**

Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2009/2010		
	FY 2010/2011		
	FY 2011/2012		
	FY 2012/2013		
(Subtotal)			\$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2013/2014	1 of 1	\$1,178,112

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		
	FY 2017/2018		
(Subtotal)			\$

TOTAL PROJECT DOLLAR AMOUNT

\$ 1,178,112

(All Prior, Future Phases subtotals and Current Dollar amount)

¹ List all previous phases with actual appropriation by year (include federal funding). Note if different from requested amount.

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

F. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO
1. Pre-Design (Insert Dates)	July 2013	Aug 2013
2. Design (Insert Dates)	Aug 2013	Dec 2014
3. Construction (Insert Dates)	Dec 2014	Dec 2015 (phased construction to align with University breaks)
4. Project Close-out/Final Completion		March 2015



Budget Opinion

Remodel Services

Facilities Service Center North

This is only for Budgetary consideration only. Price may change after design is completed

Date: 07/11/11
 Project #: 110709H-B
 Customer ID# 6030
 Expiration Dat 10/9/2011

To: Steve Hultin
 Facilities Management
 491-0169
 Moby building B wing

P.M.	Phone #	Project title
Tony DeKrey	491-0136	Install new building Fire Sprinkler System and alarm system in B-wing only

Quantity	Labor/Material	Description	Unit Price	Less received	Line Total
35370.00		Using a wet pipe automatic sprinkler system, using Sch. 40 steel black pipe. Price is figured by square foot for distrubution lines on a grid system	\$ 4.15		146,785.50
		Add 5 to 14% for Cut and patch to match existing construction	6%		8,807.13
		Add 3 to 15% for dust protection and clean up	5%		7,339.28
		Add 2 to 13% for material handling and storage	3%		4,403.57
		Class III stand pipe exists already in current additions to B-wing this budget opinion is based on being able to use the existing standpipe for the rest of B-wing	1.36		
1.00		Provide two each fire 30 HP 1000 GPM fire pumps to boost presure to 2nd floor sprinkler system.	39,300.00		39,300.00

Construction Subtotal	206,635.47
Contingency	20,663.55
Design fees	\$ 24,796.26
Third Party Code review	1,251.23
Code Inspections	\$ 3,600.00
PM Fees	\$ 23,143.17
Advertisement fees	
Total \$	280,089.68

This magnitude of cost is based on information which is now known and reasonably apparent from our investigation. It is possible that unknown conditions, a more detailed analysis, changes in scope and the bidding process could cause substantial changes in the estimate. This is a preliminary cost opinion; do not send an WOA for construction based upon this amount.

- This is a cost opinion on the Project named, subject to the conditions noted below:
1. Packing of book shelves or files priory to moving is not included.
 2. Asbestos or Lead hazard assessment or abatement is not covered unless stated
 3. This quote does not cover the activation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed a (WOA) for the amount shown in red to the right of the Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of Kathy Brady.

State Purchasing Regulations require all single Purchase orders over \$50,000 be advertised before payment can be made to the contractor.

\$ 37,619.08

Thank you for your business!

251 Edison Dr., Fort Collins, CO 80523-6030

Carroll,Michelle

From: DeKrey,Tony
Content: Wednesday, August 01, 2012 9:04 AM
From: Carroll,Michelle
Subject: RE: Moby B wing sprinkler cost estimate--one more thing

Shooting from the hip I normally figure \$3.40 per square foot for new grid and tile. On a budget opinion I figure \$250 a fixture for new T8 drop in trougher lights. This gives them time to anchor to the deck as per code now and time to deal with any issues that always seem to come up.

Tony DeKrey
Project Manager
Phone: (970) 491-3637
Fax: (970) 491-3831

Estimated Asbestos Abatement Costs

Description - Item	Quantity	Unit	Unit Cost	Total Cost	Estimated Cost
ABATEMENT COSTS - ASBESTOS MATERIALS REQUIRED TO BE REMOVED					
Fire proofing Moby B wing	53,112	SF	\$10.00	\$531,120	
Asbestos contaminated plaster ceilings	12,583	SF	\$4.00	\$50,332	
Asbestos contaminated drywall ceilings	623	SF	\$2.00	\$1,246	
<i>Sub-Total Abatement Cost - Materials Required To Be Removed</i>					\$582,698
ABATEMENT COSTS - ASBESTOS MATERIALS THAT MAY REQUIRE REMOVAL					
Fire proofing HPL south overhang	1,320	SF	\$10.00	\$13,200	
Asbestos contaminated block walls	1,271	LF	\$15.00	\$19,065	
Asbestos contaminated drywall walls	2,823	LF	\$12.00	\$33,876	
Pipe insulation mechanical penthouse	1,000	LF	\$15.00	\$15,000	
<i>Sub-Total Abatement Cost - Materials That May Require Removal</i>					\$81,141
ASBESTOS CONSULTING					
<i>Abatement Project Design And Oversight</i>					\$50,000
TOTAL COST ESTIMATE OF MATERIALS REQUIRED TO BE REMOVED					\$632,698
TOTAL COST ESTIMATE OF MATERIALS THAT MAY REQUIRE REMOVAL					\$81,141
TOTAL COST ESTIMATE IF ALL MATERIALS LISTED ARE REMOVED					\$713,839

SF=Square Feet, LF = Linear Feet, TO = Total

Project Estimate Notes:

Quantities are approximate for estimating purposes only

Asbestos abatement costs may vary due to sequencing and phasing of project

Pipe insulation quantities above ceilings in areas that contain asbestos fire proofing are included in costs to remove fire proofing

Costs for removal of asbestos contaminated duct work and electrical conduit are included in costs to remove fire proofing

Asbestos flooring materials if any are found are not included in this cost estimate

Carroll,Michelle

From: Greg Estes [greg@centuryenvironmental.com]
Sent: Tuesday, July 31, 2012 2:11 PM
To: Carroll,Michelle
Subject: RE: Moby B wing abatement cost--another question

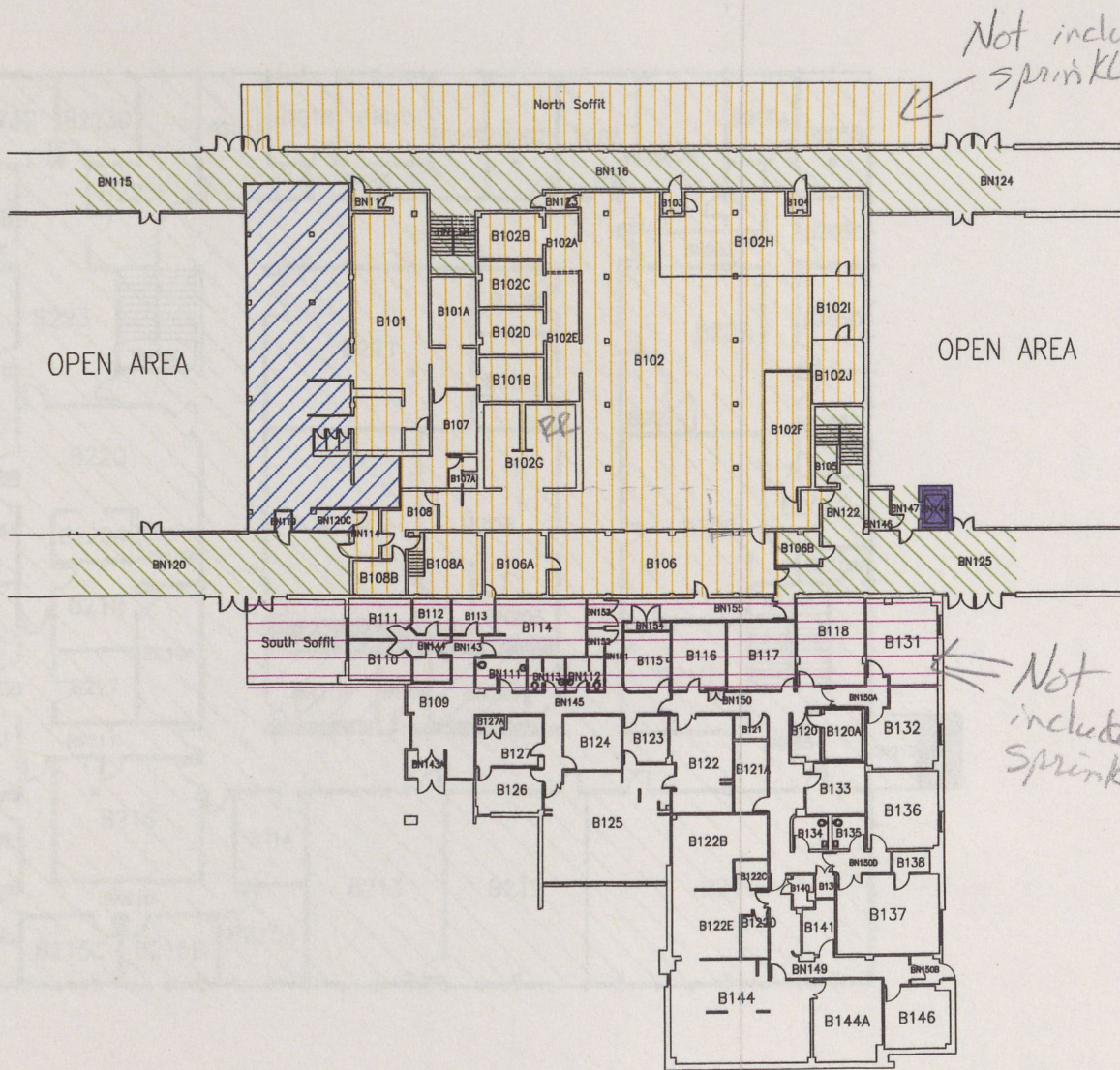
Hi Shelly,

The north soffit for Moby B Wing is included because it is part of the building requiring life safety upgrades. The soffit are is open to the rest of the first floor and would not make sense to isolate from the remainder of the building. Air monitoring is included with the oversight costs section \$50,000. Ceiling tile removal costs have been be included with the removal of the fireproofing wherever suspended ceiling tiles exist.






From: Carroll,Michelle [mailto:Shelly.Carroll@ColoState.EDU]
Sent: Tuesday, July 31, 2012 1:12 PM
To: 'Greg Estes'
Subject: Moby B wing abatement cost--another question

Hi Greg. Maybe I should've saved these all up for one email—My question concerns the areas that have ceiling tiles under the spray on fireproofing-I noticed that you only considered the plaster and drywall ceilings to be subject to abatement. Won't the ceiling tiles also be contaminated?

Shelly Carroll
Facilities Management
Colorado State University
Shelly.Carroll@Colostate.edu
970-491-0167



Not included in sprinkler project

-  Location of asbestos containing fire proofing associated with south soffit.
-  Location of asbestos containing fire proofing above drywall ceiling.
-  Location of asbestos containing fire proofing above ceiling tile.
-  Location of asbestos containing fire proofing above plaster ceiling.
-  Location of asbestos containing fire proofing in elevator shaft.

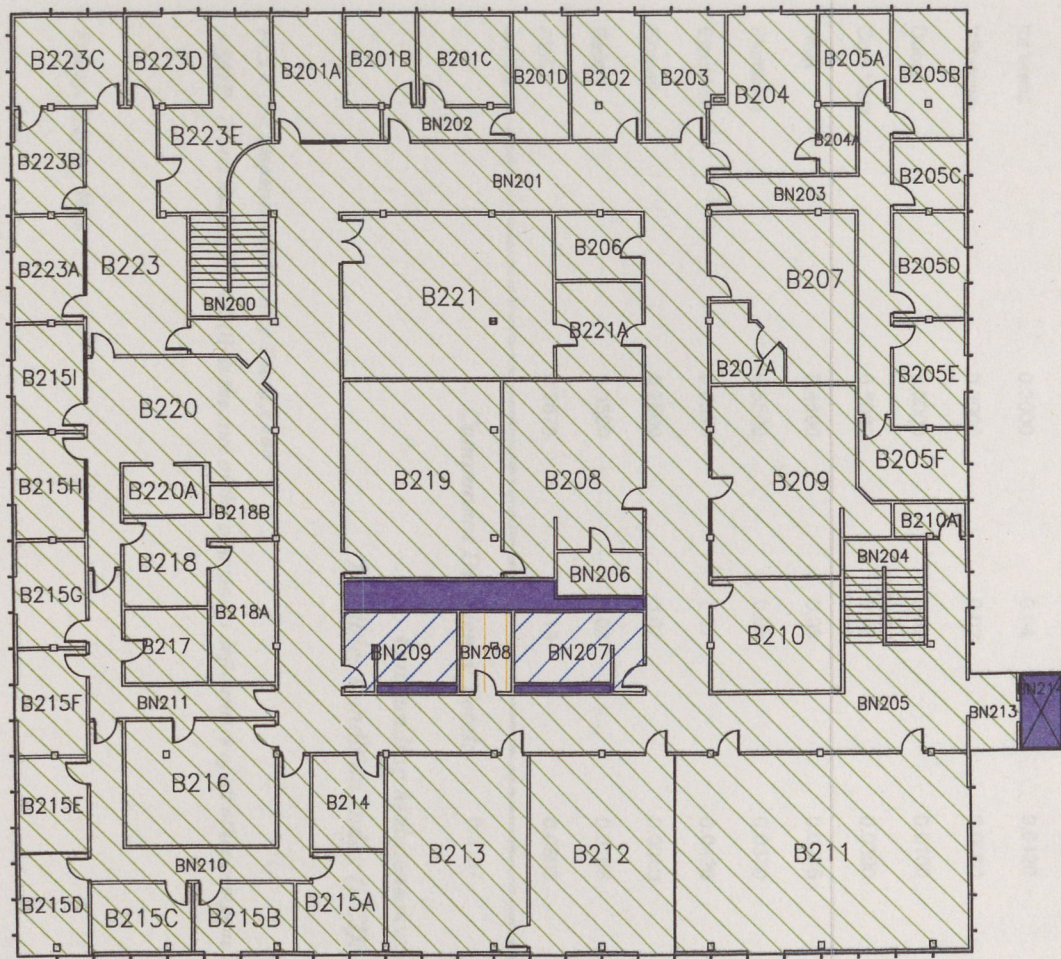
Not included in sprinkler project

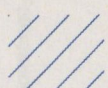






Century Environmental Hygiene, LLC
 3201 E. Mulberry St. Unit C, Fort Collins, CO 80524
 PH: 970-266-8000 FX: 970-266-0022
 www.centuryenvironmental.com

Colorado State University
 Moby B Wing

PROJECT NO.: 3891.12	
First Floor	SCALE: Not to Scale
DRAWN BY: NR	DATE: 07-27-12



-  Location of asbestos containing fire proofing above drywall ceiling.
-  Location of asbestos containing fire proofing above ceiling tiles.
-  Location of asbestos containing fire proofing above plaster ceiling.
-  Location of asbestos containing fire proofing in pipe chase and elevator shaft.



Century Environmental Hygiene, LLC
 3201 E. Mulberry St, Unit C, Fort Collins, CO 80524
 PH: 970-266-8000 FX: 970-266-0022
 www.centuryenvironmental.com

Colorado State University
 Moby B Wing

PROJECT NO.: 3891.12	
Second Floor	SCALE: Not to Scale
DRAWN BY: NR	DATE: 07-27-12

**Facilities Audit Program
Building Summary**

Building Name: Auditorium Gymnasium **Number:** 0027
Construction Date: 1966 **Gross Square Feet:** 280,438 **Net Square Feet:** 235,973
Date of Audit: 09/10/2007 **Cycle:** 6 **Phase:** 2 **No. of Stories:** 2
Classification: M310 Gymnasium, 1 Story **SBP Class:** 15 Physical Education
Replacement Cost: \$34,907,463.96 **Cost Per SF:** \$124.47

<i>Component</i>	<i>Total Rating</i>	<i>Multiplier Used</i>	<i>Component Deficiency</i>	<i>Renewal Cost</i>
Foundation	0.0800	0.04	0.0032	\$111,703.88
Ext Walls	0.2500	0.06	0.0150	\$523,611.95
Floors	0.1200	0.15	0.0180	\$628,334.36
Roof	0.3000	0.18	0.0540	\$1,885,003.20
Ceiling	0.6000	0.01	0.0060	\$209,444.79
Int Walls	0.3000	0.04	0.0120	\$418,889.57
Windows	0.3000	0.02	0.0060	\$209,444.79
Doors	0.5000	0.02	0.0100	\$349,074.63
Cool Vent	0.5000	0.06	0.0300	\$1,047,223.90
Heat	0.4500	0.05	0.0225	\$785,417.93
Plumbing	0.5500	0.06	0.0330	\$1,151,946.31
Electrical	0.6090	0.07	0.0426	\$1,488,105.12
Convey	0.2500	0.02	0.0050	\$174,537.32
Safety	0.3500	0.03	0.0105	\$366,528.36
AE/OP	0.2678	0.19	0.0509	\$1,776,360.54

Component Deficiency Total: 0.3187

Outstanding Maintenance: \$11,125,626.70

Facilities Condition Index (FCI): 68.13

FCI = (1-Component Deficiency Total) x 100

AE/OP: (Total Rating for AE/OP is the sum of the component deficiencies of all other components)

Friday, July 06, 2012

**OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2013/2014
 STATE BUILDINGS PROGRAMS**

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N) (on CC-A specify HPCP compliance)

1) Agency Colorado State University

2) Department Higher Ed

3) Agency ID No. 2-14 Project M # _____

4) Agency Priority # 1

5) Project Title College Lake Dam Repairs

B. FACILITY PROFILE

1) Facility Type Site (Utilities underground)
 or Site (Improvements above ground) College Lake Dam
 _____ or Building Name (s) _____
 _____ Risk Mgmt. Bldg(s) ID# _____

2) Facility Location Foothills Campus (immediately east of Horsetooth Reservoir and 1 mile north of Hughes Stadium)

3) Facility Area/Age GSF _____ ASF _____ Date Built 1919

4) Facility Functional Use/Occupancy Water impoundment for research, fisheries and irrigation

5) Facility Construction (Type) _____

6) Facility Physical Condition and Facility Condition Index (FCI) Number

Actual FCI = _____ Targeted FCI = _____ Date of Last Audit _____

(Describe)
 College Lake has a storage capacity of 780 acre-feet at the spillway crest elevation of 5155.5. According to the State Engineer's Dam Safety Inspector, the dam has inadequate spillway capacity. See Division of Water Resources Inspection report dated 8/4/2011.

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12

8) Facility - Current Replacement Value \$ n/a

9) Master Plan Status - Check one or more of the following:

a) Facility 'useful' life is less than five (5) years.

b) Facility 'useful' life is more than five (5) years.

c) Master Plan is obsolete; Last Date Approved (by OSPB/CDHE)

d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.)

10) Facility Audit Survey:

a) Facility Audit Survey concluded and submitted to SBP - Date _____

b) Status of the Infrastructure Assessment. % Completed _____

c) Facility Audit Survey Cycle _____

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

Project No.	Project Title	Completion
-------------	---------------	------------

**OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2013/2014
 STATE BUILDINGS PROGRAMS**

	DATA	date or status
_____	_____	_____
_____	_____	_____
_____	_____	_____

C. INTEGRATED PROGRAM PLAN DATA

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

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

College Lake Dam was recently reclassified as a High Hazard, small dam (Division of Water Resources letter dated 5/12/11). This new designation requires CSU to undertake significant remediation to the existing dam. The State Engineer's Dam Safety Inspector has determined that the spillway has inadequate capacity to safely pass the 0.9 PMP inflow design flood (IDF) criteria. The dam crest has also been determined to be non-uniform along its length. Improvements required to meet the higher hazard classification include construction of an emergency spillway and crest improvement to establish a uniform crest elevation. The work will require earthwork, spillway construction, materials testing and restoration. A possible capacity increase will be evaluated concurrently with the emergency spillway design, and the Emergency Action Plan will be revised, as per inspection action items (8/4/2011 report).

2) Total Project Cost Estimate (From Cost Breakdown) \$ 352,000

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

If the remediation is not performed, the State will require College Lake to be drained. College Lake is crucial to the large (e.g. 100-acre feet in three months) hydraulic research experiments at the Engineering Research Center (ERC). Additionally it provides the water supply for the CSU Department of Fishery and Wildlife Biology research facility ponds, irrigation of Colorado State Forest Service tree nursery, and irrigation of Main and Foothills campus landscaping using non-potable water. Impacts of draining College Lake include cessation of research at the ERC Hydraulic Laboratory, reduction of research at the Fisheries facility, and irrigation using potable water, which would cost more than \$500,000 per year.

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

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

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

This project will raise the embankment height and bring the spillway capacity of the dam to state mandated standards. CSU has addressed some minor remediation such as tree removal and rip rap placement on the embankment. CSU also funded a spillway analysis to determine the most cost effective solution to the problem. The engineer's cost opinion from that analysis is the basis of the following cost data.

**OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2013/2014
STATE BUILDINGS PROGRAMS**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
3) Method and Date of Estimate Cost opinion

4) Professional Services

Site Surveys, Investigations, and Reports:	CSU funded
Arch/Eng/Basic Services:	27,500
Code Review/Inspection:	15,000
Other (Explain):	
Total of Professional Services:	42,500

5) Construction Improvement (by Construction Specification Institute (CSI) Division format)

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u> sf, cf, lf, etc.	<u>UNIT COST</u>	<u>EXTENDED COST</u>
Infrastructure			
a) Utility Services:			
b) Site Improvements:			
Structure/Systems/Components			
Upgrade existing spillway			
Misc grading	LS	3500	3,500
Existing concrete removal	LS	3000	3,000
Concrete	25 CY	700	17,500
Riprap	600 tons	35	21,000
Construction of new spillway			
Spillway excavation	800 CY	4	3,200
Concrete	70 CY	700	49,000
Riprap	2700 tons	35	94,500
Embankment raise			
Stripping	5 acres	2000	10,000
Embankment fill	3300 CY	6	19,800
Top soil and seeding	5 acres	3000	15,000
Other(explain):			
Contractor's General Conditions: <i>10%</i>			24,600
Contractor's Overhead & Profit: <i>7%</i>			16,400
Total of Construction Improvement Costs:			277,500

5a) Total square feet/lineal feet of Construction Improvement area: n/a
5b) Overall cost per square foot/lineal foot of construction Improvement:

6) Miscellaneous (explain)

Total of Miscellaneous Costs: \$

**OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2013/2014
 STATE BUILDINGS PROGRAMS**

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	32,000
--	--------

8) Total Cost of the Project (single phase) or Total for this specific Phase of all professional services (4), construction improvements(5), miscellaneous costs(6), and project contingency(7)

352,000

Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2009/2010		
	FY 2010/2011		
	FY 2011/2012		
	FY 2012/2013		
(Subtotal)			\$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2013/2014	1 of 1	\$352,000

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		
	FY 2017/2018		
(Subtotal)			\$

TOTAL PROJECT DOLLAR AMOUNT

\$ 352,000

(All Prior, Future Phases subtotals and Current Dollar amount)

¹ List all previous phases with actual appropriation by year (include federal funding). Note if different from requested amount.

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

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2013/2014
STATE BUILDINGS PROGRAMS

F. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

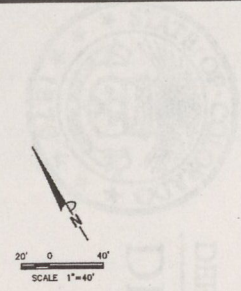
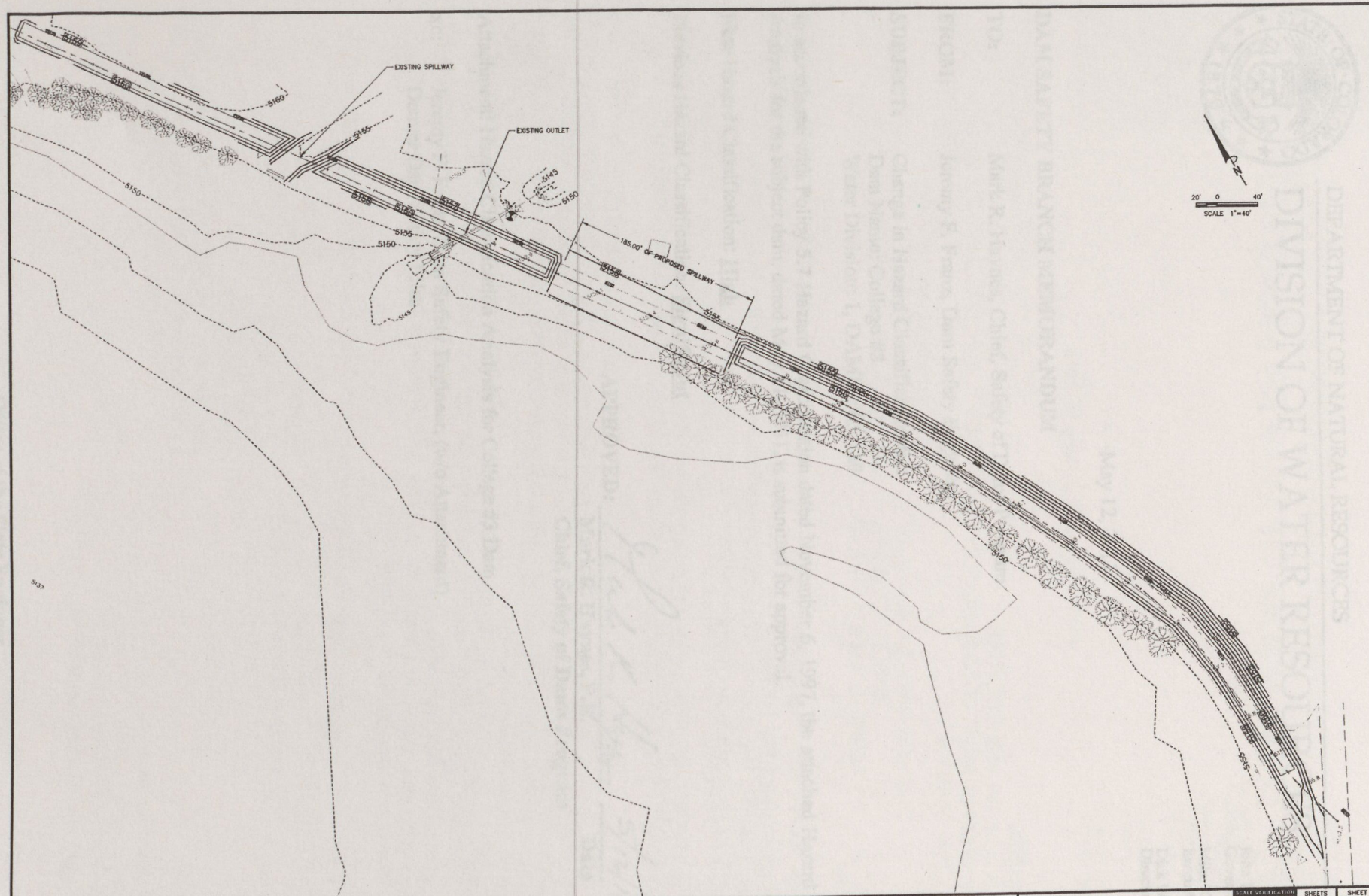
PHASE	FROM	TO
1. Pre-Design (Insert Dates)		
2. Design (Insert Dates) CSU funded	Aug 2012	June 2013
3. Construction (Insert Dates)	July 2013	Nov 2013
4. Project Close-out/Final Completion	Dec 2013	Dec 2013

**TABLE 4
OPINION OF COST
COLLEGE LAKE #3 DAM
ALTERNATIVE 4
RIPRAP SPILLWAY TOP ELEVATION 5160**

Item No.	Description	Qty	Units		Amount
1	Construction Costs				
	Mobilization, Insurance, Bonds	1	L.S.	\$ 36,000	\$ 36,000
	Surveying	1	L.S.	\$ 5,000.00	\$ 5,000
					\$ 41,000
2	Upgrading Existing Spillway Spillway				
	Misc. Grading	1	L.S.	\$ 3,500.00	\$ 3,500
	Existing Concrete Removal	1.0	L.S.	\$ 3,000.00	\$ 3,000
	Concrete	25	C.Y.	\$ 700.00	\$ 17,500
	Riprap	600	Tons	\$ 35.00	\$ 21,000
					\$ 45,000
3	Excavation and Construction of New Spillway				
	Spillway Excavation	800	C.Y.	\$ 4.00	\$ 3,200
	Concrete	70	C.Y.	\$ 700.00	\$ 49,000
	Riprap	2700	Tons	\$ 35.00	\$ 94,500
					\$ 146,700
4	Embankment Raise				
	Stripping	5	Acres	\$ 2,000.00	\$ 10,000
	Embankment Fill	3300	C.Y.	\$ 6.00	\$ 19,800
	Top Soil & Seeding	5.0	Acres	\$ 3,000.00	\$ 15,000
					\$ 44,800
TOTAL CONSTRUCTION COST					\$ 278,000
CONTINGENCY(20%)					\$ 56,000
ENGINEERING					\$ 56,000
TOTAL					\$ 390,000

Notes:
 Spillway width of 185 feet
 20' of Riprap and Bedding protection downstream of the new spillway
 Assumes a 21" D50 Riprap with 6" of Bedding
 12"

4.5' fbd.



NO.	DATE	REVISION	BY

DRAWN V.G. DESIGNED LCB DATE 2/17/12
 CHECKED LCB
 SCALE AS SHOWN APPROVED _____ PROJ. NO. 09.093



Smith Geotechnical/Engineering Consultants
 1225 Red Cedar Circle
 Fort Collins, Colorado 80524
 (970) 490-2620

CSU COLLEGE LAKE

ALTERNATIVE 4

NO. SHEETS	SHEET
4	4



DEPARTMENT OF NATURAL RESOURCES

DIVISION OF WATER RESOURCES

John W. Hickenlooper
Governor

Mike King
Executive Director

Dick Wolfe, P.E.
Director/State Engineer

May 12, 2011

DAM SAFETY BRANCH MEMORANDUM

TO: Mark R. Haynes, Chief, Safety of Dams Program

FROM: Jeremy F. Franz, Dam Safety Engineer

SUBJECT: Change in Hazard Classification for:
Dam Name: College #3
Water Division: 1, DAMID: 030120

In accordance with Policy 5.7 Hazard Classification dated November 6, 1997, the attached Hazard Classification Analysis for the subject dam, dated May 11, 2011, is submitted for approval.

New Hazard Classification: **High**

Previous Hazard Classification: **Significant**

APPROVED:

Mark R. Haynes
Mark R. Haynes, P.E.
Chief, Safety of Dams Program

5/12/11
Date

Attachment: Hazard Classification Analysis for College #3 Dam.

xc: Jeremy F. Franz, Dam Safety Engineer, (w/o Attachment)
Denver Dam Safety Files

Office of the State Engineer

1313 Sherman Street, Suite 818 • Denver, CO 80203 • Phone: 303-866-3581 • Fax: 303-866-3589

<http://water.state.co.us>



DEPARTMENT OF NATURAL RESOURCES

DIVISION OF WATER RESOURCES

John W. Hickenlooper
Governor

Mike King
Executive Director

Dick Wolfe, P.E.
Director/State Engineer

David L. Nettles, P.E.
Division Engineer

May 18, 2011

DOUG NAGEL

STATE BOARD OF AGRICULTURE
FACILITIES MNGT DEPT, COLORADO STATE UNIVERSITY
FT. COLLINS, CO 80523

When replying, please refer to:
COLLEGE #3 DAM
W. DIV. 1, DAMID: 030120

Dear Doug:

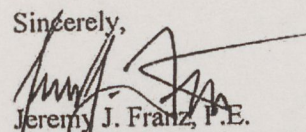
On May 11, 2011, I completed a hazard classification study for the above referenced structure. The findings of my study indicated that the hazard classification of the structure should change from its previous rating as a Significant Hazard to High Hazard. The enclosed memorandum indicates that Mark Haynes, Chief of the Colorado Safety of Dams Program concurs with my conclusion.

With the upgraded Hazard Classification, you will need to address a few items to comply with our *Rules and Regulations for Dam Safety and Dam Construction* (Rules). I have outlined these items below:

1. Rule 5.9.1 outlines the requirements for determining the Inflow Design Flood (IDF) for dams in Colorado. College #3 Dam is Small Size Dam as outlined in Rule 4.2.5.4. Note that for the same size dam, upgrading from Significant to High Hazard doubles the IDF that must be safely passed by the spillway. Previous studies indicated that the existing spillway at College #3 Dam was marginally acceptable for its old rating as a Significant Hazard Dam.
2. Rule 16.1.5 outlines the requirements for Emergency Action Plan (EAP) inundation mapping for High and Significant Hazard Dams. Note that the inundation mapping for High Hazard Dams must meet a higher standard than that required for Significant Hazard Dams. The Colorado Dam Safety Branch currently has a grant program that makes money available for EAP inundation mapping. Please contact me if you are interested in applying for one of these grants.

If you have any questions concerning this letter or any other dam safety related item, please feel free to give me a call at (970) 352-8712.

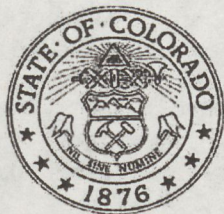
Sincerely,


Jeremy J. Franz, P.E.
Senior Professional Engineer
Dam Safety Branch

030120_HazardLetter.docx
cc: State Engineer's Office
Dave Nettles, Division Engineer
George Varra, Water Commissioner
Enclosure (a/s)

Water Division 1 • Greeley

810 9th Street, Suite 200 • Greeley, CO 80631 • Phone: 970-352-8712 • Fax: 970-392-1816
<http://water.state.co.us>



DEPARTMENT OF NATURAL RESOURCES

DIVISION OF WATER RESOURCES

John W. Hickenlooper
Governor

Mike King
Executive Director

Dick Wolfe, P.E.
Director/State Engineer

David L. Nettles, P.E.
Division Engineer

August 4, 2011

DOUG NAGEL

STATE BOARD OF AGRICULTURE
FACILITIES MNGT DEPT, COLO STA
FT. COLLINS, CO 80523

When replying, please refer to:
COLLEGE #3 DAM
W. DIV. 1, DAMID: 030120

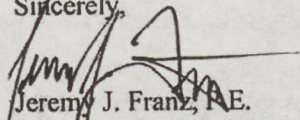
Dear Doug:

On July 14, 2011, I performed a dam safety inspection for the above referenced structure in accordance with Section 37-87-107 of the Colorado Revised Statutes (C.R.S.), which assigns the responsibility for the determination for the safe storage level for the reservoirs within Colorado to the State Engineer. The enclosed inspection report summarizes my opinion of the conditions observed during the inspection and identifies actions required to improve the condition and safety and to extend the useful life of the structure.

Please read the enclosed report and implement the recommendations listed in the section entitled, "Items Requiring Action by Owner to Improve the Safety of the Dam" on page 3 of the report. Please sign, date, and return to this office the extra copy of page three of the report and keep the original copy for your files and future reference.

If you have any questions concerning this report or any other dam safety related item, please feel free to give me a call at (970) 352-8712.

Sincerely,


Jeremy J. Franz, P.E.
Senior Professional Engineer
Dam Safety Branch

030120_EIRTRANS.docx
cc: State Engineer's Office
George Varra, Water Commissioner

Enclosure (a/s)

ENGINEER'S INSPECTION REPORT

INSPECTOR: JJF

OFFICE OF THE STATE ENGINEER - DIVISION OF WATER RESOURCES - DAM SAFETY BRANCH

1313 SHERMAN STREET, ROOM 818, DENVER, CO 80203, (303) 866-3581

DAM NAME: COLLEGE #3 T: 070N R: 0690W S: 8 COUNTY: LARIMER DATE OF INSPECTION: 7/14/2011
DAM ID: 030120 YRComp: 1919 DAM HEIGHT(FT): 18.3 SPILLWAY WIDTH(FT): 16.0 PREVIOUS INSPECTION: 10/13/2010
CLASS: High hazard DAM LENGTH(FT): 1075.0 SPILLWAY CAPACITY(CFS): 164.0 NORMAL STORAGE (AF): 782.0
DIV: 1 WD: 3 CRESTWIDTH(FT): 25.0 FREEBOARD (FT): 1.3 SURFACE AREA(AC): 71.0
EAP: 1/30/2009 CRESTELEV(FT): 5160.0 DRAINAGE AREA (AC.): 397.0 OUTLET INSPECTED: 1/27/2003

CURRENT RESTRICTION: -- NONE --

OWNER: STATE BOARD OF AGRICULTURE OWNER REP.: DOUG NAGEL
ADDRESS: FACILITIES MNGT DEPT, COLO STA CONTACT NAME: DOUG NAGEL
FT. COLLINS CO 80523-0000 CONTACT PHONE: (970) 491-0123

INSPECTION PARTY: Susanne Cordery-Cotter
REPRESENTING: CSU Facilities

FIELD CONDITIONS OBSERVED	WATER LEVEL: BELOW DAM CREST	4.5	FT.	Below Spillway	2	FT.	GAGE ROD READING	12.9
	GROUND MOISTURE CONDITION:	<input checked="" type="checkbox"/> DRY	<input type="checkbox"/> WET	<input type="checkbox"/> SNOWCOVER	OTHER 0.7" of rain within last 48 hr			

DIRECTIONS: MARK AN X FOR CONDITIONS FOUND AND UNDERLINE WORDS THAT APPLY

UPSTREAM SLOPE

PROBLEMS NOTED: (0) NONE (1) RIPRAP - MISSING, SPARSE, DISPLACED, WEATHERED (2) WAVE EROSION - WITH SCARPS
 (3) CRACKS WITH DISPLACEMENT (4) SINKHOLE (5) APPEARS TOO STEEP (6) DEPRESSIONS OR BULGES (7) SLIDES
 (8) CONCRETE FACING - HOLES, CRACKS, DISPLACED, UNDERMINED (9) OTHER

Much of the upstream slope is difficult to observe because of the willows growing there.

(1) The riprap protection on the upstream slope is somewhat sparse and displaced in some areas and missing in others.

CONDITIONS OBSERVED: Good Acceptable Poor

CREST

PROBLEMS NOTED: (10) NONE (11) RUTS OR PUDDLES (12) EROSION (13) CRACKS - WITH DISPLACEMENT (14) SINKHOLES
 (15) NOT WIDE ENOUGH (16) LOW AREA (17) MISALIGNMENT (18) IMPROPER SURFACE DRAINAGE (19) OTHER

The crest lies nominally at GH 19, but appears to be as low as GH 17.5 in some areas

(13) The longitudinal crack noted in the last inspection has healed. Susanne kept a photo record of the crack over time.

(16) According to a survey performed by the owner's engineer c. March 2003, the crest drops to GH 17.5 to the north end of the dam and GH 18.5 at the south end of the dam.

CONDITIONS OBSERVED: Good Acceptable Poor

DOWNSTREAM SLOPE

PROBLEMS NOTED: (20) NONE (21) LIVESTOCK DAMAGE (22) EROSION OR GULLIES (23) CRACKS - WITH DISPLACEMENT (24) SINKHOLE
 (25) APPEARS TOO STEEP (26) DEPRESSIONS OR BULGES (27) SLIDE (28) SOFT AREAS (29) OTHER Trees at max section

(29) The trees growing near the toe of the maximum section are obscuring the view of the downstream slope. They should be cut and poisoned to prevent re-growth.

CONDITIONS OBSERVED: Good Acceptable Poor

SEEPAGE

PROBLEMS NOTED: (30) NONE (31) SATURATED EMBANKMENT AREA (32) SEEPAGE EXITS ON EMBANKMENT
 (33) SEEPAGE EXITS AT POINT SOURCE (34) SEEPAGE AREA AT TOE (35) FLOW ADJACENT TO OUTLET (36) SEEPAGE INCREASED / MUDDY
DRAIN OUTFALLS SEEN No Yes Show location of drains on sketch and indicate (37) FLOW INCREASED / MUDDY (38) DRAIN DRY / OBSTRUCTED
 (39) OTHER

There are no documented drains at the dam although plans C-1507 from 1977 show a 6" steel pipe exiting the downstream toe on the right bank of the outlet channel. This drain outfall has never been observed during an inspection.

(34) The ground just above the downstream end of the outlet has been moist in the past. It was impossible to observe during this inspection because of the growth of the russian olive at the toe of the dam.

CONDITIONS OBSERVED: Good Acceptable Poor

OUTLET

- PROBLEMS NOTED:** (40) NONE (41) NO OUTLET FOUND (42) POOR OPERATING ACCESS (43) INOPERABLE
 (44) UPSTREAM OR DOWNSTREAM STRUCTURE DETERIORATED (45) OUTLET OPERATED DURING INSPECTION YES NO
INTERIOR INSPECTED (120) NO (121) YES (46) CONDUIT DETERIORATED OR COLLAPSED (47) JOINTS DISPLACED (48) VALVE LEAKAGE
 (49) OTHER

Outlet was recently lined with a CIPP liner and subsequently inspected in 2003 when it was reported to be in good condition. The CIPP liner was only applied to the three 18" Steel conduits upstream of the wet well. During this inspection, the upstream sluice gates were open and the wet well was full. The downstream sluice gate was closed.

Downstream of the wet well, a 36" diameter steel pipe leads to the outlet channel. There is a 36" sluice gate that controls flow to this conduit.

The two north 18" steel pipes are controlled by sluice gates on the upstream headwall/catwalk. When they are open, as they were during this inspection, full reservoir head is delivered to the wet well on the downstream shoulder of the crest and the hydraulic gradient to the downstream toe is quite high. For this reason, it is recommended that the upstream sluice gates be maintained closed unless deliveries are to be made out of the wet well.

The southern-most 18" steel pipe is conveyed through the wet well by a bend that connects to an 18" steel pipe leading to CSU's irrigation pipeline. The bend was reportedly fabricated from sheet metal and back-filled with concrete. Flow through this pipe is controlled by an in-line 18" gate valve installed downstream of a screen and just upstream of the headwall/catwalk. If the gate valve is open, the pipe is pressurized, but the wet well should not be filled.

CONDITIONS OBSERVED: Good Acceptable Poor

SPILLWAY

- PROBLEMS NOTED:** (50) NONE (51) NO EMERGENCY SPILLWAY FOUND (52) EROSION WITH BACKCUTTING (53) CRACK - WITH DISPLACEMENT
 (54) APPEARS TO BE STRUCTURALLY INADEQUATE (55) APPEARS TOO SMALL (56) INADEQUATE FREEBOARD (57) FLOW OBSTRUCTED
 (58) CONCRETE DETERIORATED / UNDERMINED (59) OTHER

The spillway control section was designed at GH 15, but was apparently built approx. 1 foot high. A recent survey showed the control crest to lie at GH 16.2

(55) Based on the new hazard classification, the IDF that the spillway is required to pass has increased and the spillway is now too small. The required IDF for this small, high hazard dam is 90% of the PMP.

(56) See item 16 above. A minimum of 3' of freeboard is required by rule 6.1.5. Currently, the spillway only provides 1.3'.

(57) There is a significant amount of brush growing in the spillway channel that should be removed.

CONDITIONS OBSERVED: Good Acceptable Poor

MONITORING

- EXISTING INSTRUMENTATION FOUND (110) NONE (111) GAGE ROD (112) PIEZOMETERS (113) SEEPAGE WEIRS / FLUMES
 (114) SURVEY MONUMENTS (115) OTHER
MONITORING OF INSTRUMENTATION (116) NO (117) YES PERIODIC INSPECTIONS BY: (118) OWNER (119) ENGINEER

(111) The gage rod was re-installed during the outlet rehabilitation in 2002 and is located on one of the northern piers of the catwalk. The datum is estimated to lie at elevation 5139.3 according to the most recent capacity table.

(116) There is no instrumentation to monitor.

(118) The dam should be visually monitored at least twice a month.

CONDITIONS OBSERVED: Good Acceptable Poor

MAINTENANCE AND REPAIRS

- PROBLEMS NOTED:** (60) NONE (61) ACCESS ROAD NEEDS MAINTENANCE (62) CATTLE DAMAGE
 (63) BRUSH ON UPSTREAM SLOPE, CREST, DOWNSTREAM SLOPE, TOE (64) TREES ON UPSTREAM SLOPE, CREST, DOWNSTREAM SLOPE, TOE
 (65) RODENT ACTIVITY ON UPSTREAM SLOPE, CREST, DOWNSTREAM SLOPE, TOE (66) DETERIORATED CONCRETE - FACING, OUTLET, SPILLWAY
 (67) GATE AND OPERATING MECHANISM NEED MAINTENANCE (68) OTHER Thick tall grass on the dam crest

(63) There is some isolated brush on the dam surfaces that should be removed.

(64) There are willows the cover a large portion of the upstream slope. There are also some trees sprouting up to the north of the willows and south of the spillway. The owner should remove all trees to the south of the spillway.

(68) The crest of the dam should be mowed a couple of times a year to allow visual observations of the dam.

CONDITIONS OBSERVED: Good Acceptable Poor

Go to next page for Overall Conditions and Items Requiring Actions

OVERALL CONDITIONS

The dam is in good condition except for the trees on the upstream slope, low areas in the crest, and inadequate spillway. The owner has an engineer under contract to prepare plans/specs to address these issues. The work is scheduled to begin this fall/winter.

Based on this Safety Inspection and recent file review, the overall condition is determined to be:

- (71) SATISFACTORY (72) CONDITIONALLY SATISFACTORY (73) UNSATISFACTORY

ITEMS REQUIRING ACTION BY OWNER TO IMPROVE THE SAFETY OF THE DAM

The State Engineer, by providing this dam safety inspection report, does not assume responsibility for any unsafe condition of the subject dam. The sole responsibility for the safety of this dam rests with the reservoir owner or operator, who should take every step necessary to prevent damages caused by leakage or overflow of waters from the reservoir or floods resulting from a failure of the dam.

MAINTENANCE - MINOR REPAIR - MONITORING

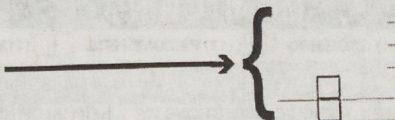
- (80) PROVIDE ADDITIONAL RIPRAP: _____
- (81) LUBRICATE AND OPERATE OUTLET GATES THROUGH FULL CYCLE: _____
- (82) CLEAR TREES AND/OR BRUSH FROM: _____
- (83) INITIATE RODENT CONTROL PROGRAM AND PROPERLY BACKFILL EXISTING HOLES: _____
- (84) GRADE CREST TO A UNIFORM ELEVATION WITH DRAINAGE TO THE UPSTREAM SLOPE: _____
- (85) PROVIDE SURFACE DRAINAGE FOR: _____
- (86) MONITOR: _____
- (87) DEVELOP AND SUBMIT AN EMERGENCY ACTION PLAN: **Update to new format.**
- (88) OTHER: _____
- (89) OTHER: _____

ENGINEERING - EMPLOY AN ENGINEER EXPERIENCED IN DESIGN AND CONSTRUCTION OF DAMS TO: (Plans and Specifications must be approved by State Engineer prior to construction.)

- (90) PREPARE PLANS AND SPECIFICATIONS FOR REHABILITATION OF THE DAM: _____
- (91) PREPARE AS-BUILT DRAWINGS OF: _____
- (92) PERFORM A GEOTECHNICAL INVESTIGATION TO EVALUATE THE STABILITY OF THE DAM: _____
- (93) PERFORM A HYDROLOGIC STUDY TO DETERMINE REQUIRED SPILLWAY SIZE: _____
- (94) PREPARE PLANS AND SPECIFICATIONS FOR AN ADEQUATE SPILLWAY: _____
- (95) SET UP A MONITORING SYSTEM INCLUDING WORK SHEETS, REDUCED DATA AND GRAPHED RESULTS: _____
- (96) PERFORM AN INTERNAL INSPECTION OF THE OUTLET: _____
- (97) OTHER: **Tree removal and riprap placement on the upstream slope and crest grading**
- (98) OTHER: _____
- (99) OTHER: _____

SAFE STORAGE LEVEL: RECOMMENDED AS A RESULT OF THIS INSPECTION

- (101) FULL STORAGE
- (102) CONDITIONAL FULL STORAGE
- (103) RECOMMENDED RESTRICTION
- (104) CONTINUE EXISTING RESTRICTION



- FT. BELOW DAM CREST
- FT. BELOW SPILLWAY CREST
- FT. GAGE HEIGHT
- NO STORAGE-MAINTAIN OUTLET FULLY OPEN

REASON FOR RESTRICTION _____

ACTIONS REQUIRED FOR CONDITIONAL FULL STORAGE OR CONTINUED STORAGE AT THE RESTRICTED LEVEL _____

Items 82, 93, 94 & 97 above.

Engineer's
Signature

[Handwritten Signature]
 INSPECTED BY

Owner's
Signature

[Handwritten Signature]
 OWNER/OWNER'S REPRESENTATIVE

DATE: 8/15/11

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STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N) (on CC-A specify HPCP compliance)

1) Agency Colorado State University

2) Department Higher Ed

3) Agency ID No. 3-14 Project M # _____

4) Agency Priority # 1

5) Project Title Install Fire Supression system in Visual Arts Building

B. FACILITY PROFILE

1) Facility Type Site (Utilities underground)
 or Site (Improvements above ground)
 or Building Name (s) Visual Arts Building
 Risk Mgmt. Bldg(s) ID# _____

2) Facility Location Main Campus

3) Facility Area/Age GSF 91,997 ASF _____ Date Built 1973

4) Facility Functional Use/Occupancy Classroom

5) Facility Construction (Type) _____

6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 80.64 Targeted FCI = 94 Date of Last Audit 12/16/2009

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
12/20/12

8) Facility - Current Replacement Value \$ 9,302,663

9) Master Plan Status - Check one or more of the following:

a) Facility 'useful' life is less than five (5) years.

b) Facility 'useful' life is more than five (5) years.

c) Master Plan is obsolete; Last Date Approved (by OSPB/CDHE)

d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.)

10) Facility Audit Survey:

a) Facility Audit Survey concluded and submitted to SBP - Date _____

b) Status of the Infrastructure Assessment. % Completed _____

c) Facility Audit Survey Cycle _____

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

Project No.	Project Title	Completion date or status
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C. INTEGRATED PROGRAM PLAN DATA

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

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

The existing Visual Arts Building is not sprinklered. We are in the process of designing a small addition which will be sprinklered. The city fire department has expressed concern about responding to a partially sprinklered building--the safety of their responders can be compromised if they think they are responding to a sprinklered area that turns out to be part of the original building without sprinklers. As a result we have committed to install sprinklers in the original building as funding becomes available. Additionally, the building has a wood roof and houses sculpture, wood shop and print studios that use flammable materials and welding torches, so it is prudent to provide sprinklers to protect the building.

2) Total Project Cost Estimate (From Cost Breakdown) \$ 807,793

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

A fire in the existing building could spread rapidly if it ignited the roof, causing a loss of use of the building. Specialized studios existing in Visual Arts are not available elsewhere on campus and it would be very difficult to keep these classes in session.

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

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

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

Installation of a sprinkler system would protect the building from loss due to a fire.

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 STATE BUILDINGS PROGRAMS**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Cost opinion

4) Professional Services

Site Surveys, Investigations, and Reports:	10,000
Arch/Eng/Basic Services:	87,569
Code Review/Inspection:	15,443
Other (Explain): Advertisement	1,000
Total of Professional Services:	\$114,012

5) Construction Improvement (by Construction Specification Institute (CSI) Division format)

WORK ITEM (Labor/Material/Equipment)	UNIT sf, cf, lf, etc.	UNIT COST	EXTENDED COST
Infrastructure			
a) Utility Services: Install standpipe	91997	1.17	107,636
30 HP 1000 GPM fire pumps	2 ea	19,650	39,300
b) Site Improvements:			
Structure/Systems/Components			
Wet pipe automatic sprinkler system	91997 sf	3.80	349,589
Cut/patch/protect existing	91997 sf	0.27	24,839
Tie into fire panel	ea	10,349	10,349
Other(explain):			
Contractor's General Conditions: 8%			41,709
Contractor's Overhead & Profit: 9%			46,923
Total of Construction Improvement Costs:			\$620,345

5a) Total square feet/lineal feet of Construction Improvement area:	91,997
5b) Overall cost per square foot/lineal foot of construction Improvement:	\$6.74/sf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:		\$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	\$73,436
--	----------

8) Total Cost of the Project (single phase) or Total for this specific Phase of all professional services (4), construction improvements(5), miscellaneous costs(6), and project contingency(7)	\$807,793
---	-----------

Note: Agency formatted cost estimates may accompany this page.

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 STATE BUILDINGS PROGRAMS**

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2009/2010		
	FY 2010/2011		
	FY 2011/2012		
	FY 2012/2013		
(Subtotal)			\$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2013/2014	1 of 1	\$807,793

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		
	FY 2017/2018		
(Subtotal)			\$

TOTAL PROJECT DOLLAR AMOUNT

\$ 807,793

(All Prior, Future Phases subtotals and Current Dollar amount)

¹ List all previous phases with actual appropriation by year (include federal funding). Note if different from requested amount.

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

F. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO
1. Pre-Design (Insert Dates)	July 2013	Aug 2013
2. Design (Insert Dates)	Aug 2013	Dec 2014
3. Construction (Insert Dates)	Dec 2014	Dec 2015 (phased construction to align with University breaks)
4. Project Close-out/Final Completion		March 2015

**Facilities Audit Program
Building Summary**

Building Name: Visual Arts

Number: 0151

Construction Date: 1973 **Gross Square Feet:** 91,997 **Net Square Feet:** 86,214

Date of Audit: 02/16/2009 **Cycle:** 6 **Phase:** 3 **No. of Stories:** 1

Classification: M120 Classroom, 2-3 Story **SBP Class:** 13 Fine Arts

Replacement Cost: \$9,302,663.04 **Cost Per SF:** \$101.12

<i>Component</i>	<i>Total Rating</i>	<i>Multiplier Used</i>	<i>Component Deficiency</i>	<i>Renewal Cost</i>
Foundation	0.1500	0.02	0.0030	\$27,907.99
Ext Walls	0.2500	0.04	0.0100	\$93,026.63
Floors	0.2500	0.12	0.0300	\$279,079.89
Roof	0.1500	0.05	0.0075	\$69,769.98
Ceiling	0.2500	0.04	0.0100	\$93,026.63
Int Walls	0.2750	0.06	0.0165	\$153,493.94
Windows	0.2250	0.03	0.0068	\$62,792.98
Doors	0.2500	0.04	0.0100	\$93,026.63
Cool Vent	0.4400	0.05	0.0220	\$204,658.59
Heat	0.1800	0.12	0.0216	\$200,937.51
Plumbing	0.2500	0.07	0.0175	\$162,796.60
Electrical	0.0810	0.11	0.0089	\$82,886.73
Safety	0.0300	0.01	0.0003	\$2,790.80
AE/OP	0.1641	0.18	0.0295	\$274,715.09

Component Deficiency Total: 0.1936

Outstanding Maintenance: \$1,800,909.97
Facilities Condition Index (FCI): 80.64

FCI = (1-Component Deficiency Total) x 100

AE/OP: (Total Rating for AE/OP is the sum of the component deficiencies of all other components)

Friday, October 12, 2012



Budget Opinion

Remodel Services
Facilities Service Center North

This is only for Budgetary consideration only. Price may change after design is completed

Date: 10/11/12
Project #:
Customer ID# 6030
Expiration Date 1/9/2013

To: Steve Hultin
Facilities Management
491-0169
Visula Arts building

P.M.	Phone #	Project title
Tony DeKrey	491-0136	Install new building Fire Sprinkler System

Quantity	Labor/Material	Description	Unit Price	Less received	Line Total
91990.00		Using a wet pipe automatic sprinkler system, using Sch. 40 steel black pipe. Price is figured by square foot for distrubution lines	\$ 3.75		344,962.50
		Add 5 to 14% for Cut and patch to match existing construction	8%		27,597.00
		Add 3 to 15% for dust protection and clean up	10%		34,496.25
		Add 2 to 13% for material handling and storage	12%		41,395.50
91990.00		Install a Class III - wet stand pipe	1.17		107,444.32
1.00		Tie into Fire Panel to tie sprinkler system into	10,348.88		10,348.88
1.00		Provide two each fire 100 HP 1000 GPM fire pumps This building has standpipe feed so may not need new line brought to it.	56,000.00		56,000.00

Construction Subtotal	622,244.45
Contingency	62,224.44
Design fees	\$ 74,669.33
Third Party Code review	1,843.39
Code Inspections	\$ 3,600.00
PM Fees	\$ 69,691.38
Advertisement fees	\$ 550.00
Total	\$ 834,822.99

This magnitude of cost is based on information which is now known and reasonably apparent from our investigation. It is possible that unknown conditions, a more detailed analysis, changes in scope and the bidding process could cause substantial changes in the estimate. This is a preliminary cost opinion; do not send an WOA for construction based upon this amount.

This is a cost opinion on the Project named, subject to the conditions noted below:

1. Packing of book shelves or files prior to moving is not included.
2. Asbestos or Lead hazard assessment or abatement is not covered unless stated
3. This quote does not cover the activation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed a (WOA) for the amount shown in red to the right of the Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of Kathy Brady.

State Purchasing Regulations require all single Purchase orders over \$50,000 be advertised before payment can be made to the contractor.

\$ 111,358.41

Thank you for your business!

251 Edison Dr., Fort Collins, CO 80523-6030

(1)	(2)	(3)	(4)	(5)	(6a)	(6b)	(7a)	(7b)	(8)	(9)	(10)	(11)
Project Number	Project Description, Phase	CCFE Appropriation (\$)	Other Funds (\$)	Date Funds Available	Dollars Committed/ Contract Totals (\$)	Percent of Dollars Committed to Appropriation (%)	Dollars Approved /Pay Application Totals (\$)	Percent of Dollars Approved to Appropriation (%)	Date of Notice of Substantial Completion (SBP-07)	Code Compliance /Exhibit L Date	Closeout/F inal SC4.1 Date	Comments /Status
M0605 7	Replace Environmental Control System, Ph 1 of 3	\$267,121	\$0	7/1/06	\$267,121	100%	\$267,121	100%	N/A	N/A	6/20/2012	Completed Phase
M0605 7	Replace Environmental Control System, Ph 2 of 3	\$344,773	\$0	7/1/07	\$344,733	100%	\$344,733	100%	N/A	N/A	6/20/2012	Completed Phase
M0605 7	Replace Environmental Control System, Ph 3 of 3	\$377,134	\$0	7/1/09	\$377,134	100%	\$366,999	97%	6/1/12	10/1/12	6/20/2012	Completed project
M0702 6	Sanitary Sewer Improvements, Main Campus, Ph 1 of 2	\$639,852	\$0	7/1/07	\$639,852	100%	\$639,852	100%	N/A	N/A	6/20/2012	Completed Phase
M0702 6	Sanitary Sewer Improvements, Main Campus, Ph 2 of 2	\$697,840	\$0	7/1/09	\$697,840	100%	\$697,840	100%	3/1/12	7/1/12	6/20/2012	Completed project
M1200 7	Fire Alarm Installation, Five Buildings, Ph 1 of 1	\$426,260	\$0	7/1/12		0%		0%				
M1200 8	Install Fire Sprinkler System, Engineering South/Glover Building, Ph 1 of 1	\$432,085	\$0	7/1/12		0%		0%				
M1203 3	Install Fire Sprinkler System, Microbiology, Ph 1 of 1	\$681,880	\$0	7/1/12		0%		0%				

(1)	(2)	(3)	(4)	(5)	(6a)	(6b)	(7a)	(7b)	(8)	(9)	(10)	(11)	(12)
Project Number	Project Description, Phase	CCFE Appropriation (\$)	Other Funds (\$)	Date Funds Available	Dollars Committed/ Contract Totals (\$)	Percent of Dollars Committed to Appropriation (%)	Dollars Approved /Pay Application Totals (\$)	Percent of Dollars Approved to Appropriation (%)	Date of Notice of Substantial Completion (SBP-07)	Exhibit L Date	SC4.1 Date	Comments /Status	HPCP status
N/A	Lake Street Parking Garage, Ph 1 of 1	\$0	\$21,600,000	7/1/08	\$21,328,117	99%	\$21,327,418	99%	4/1/11	5/1/12	n/a	202 Project, Project Completed	LEED-NC, Gold
N/A	Student Recreation Center Addition/Renovation, Ph 1 of 1	\$0	\$36,000,000	7/1/08	\$35,745,554	99%	\$35,731,647	99%	8/1/11	3/1/12	n/a	202 Project, Project Completed	LEED-NC, Gold
N/A	Braiden Hall, 4th Floor, Ph 1 of 1	\$0	\$12,900,782	7/1/11	\$12,343,948	96%	\$2,589,504	20%	2/1/13	5/1/13	n/a	In Construction	
N/A	Morgan Library Expansion, Ph 1 of 1	\$0	\$16,800,000	7/1/11	\$16,317,616	97%	\$16,143,277	96%	3/1/13	7/1/13	n/a	In Construction	LEED-NC, Gold
N/A	Parmelee Hall, 4th Floor, Ph 1 of 1	\$0	\$13,099,218	7/1/11	\$14,451,486	110%	\$12,401,308	95%	3/1/13	6/1/13	n/a	In Construction	
N/A	Lory Student Center Theater Renovation, Ph 1 of 1	\$0	\$6,000,000	7/1/2011	\$6,280,961	105%	\$5,969,570	99%	1/1/13	5/1/13	n/a	In Construction	
N/A	Engineering II, Ph 1 of 1	\$0	\$65,000,000	7/1/11	\$57,594,254	89%	\$37,252,670	57%	2/1/14	5/1/14	n/a	In Construction	
P0732	Research Innovation Center, Ph 1 of 1	\$0	\$52,000,000	7/1/07	\$49,967,540	96%	\$49,889,227	96%	10/1/10	6/1/12		In Construction	LEED-NC, Gold
P0732	Research Innovation Center, Suplt #1	\$0	\$10,700,000		\$5,002,383	47%	\$1,306,883	12%	3/1/12	6/1/12		In Construction	
P0801	Clark Building Revitalization, Ph 1 of 4	\$2,000,000	\$2,000,000	12/1/07	\$4,000,000	100%	\$4,000,000	100%	3/1/12	6/1/12	6/20/2012	In Close Out, Coordinated with C9105	N/A
P0801	Clark Building Revitalization, Ph 2 of 4	\$2,000,000	\$0	7/1/08		0%		0%	N/A	N/A		\$2,000,000 Funds-Reduced (SB09-280)	N/A
C9105	Clark Building Revitalization, Ph 2 of 2	\$0	\$2,000,000	11/1/08	\$1,999,868	100%	\$1,954,094	98%	3/1/12	6/1/12	6/20/2012	Coordinated with P0801, FML Funds, Completed Phase	??

1		EA Credit 3	Enhanced Commissioning
	1	EA Credit 4	Enhanced Refrigerant Management
	1	EA Credit 5	Measurement & Verification
1		EA Credit 6	Green Power, 35% of use

Yes	No	MATERIALS AND RESOURCES	
		REQUIRE	MR Prereq 1 Storage and Collection of Recyclables
	1	MR Credit 1.1	Building Reuse- Maintain 75% of Existing Shell
	1	MR Credit 1.2	Building Reuse- Maintain 95% of Existing Shell
	1	MR Credit 1.3	Building Reuse- Maintain 50% of Interior Non-Structural Elements
1		MR Credit 2.1	Construction Waste Management- Divert 50%
1		MR Credit 2.2	Construction Waste Management- Divert 75%
	1	MR Credit 3.1	Resource Reuse- Specify 5%
	1	MR Credit 3.2	Resource Reuse- Specify 10%
1		MR Credit 4.1	Recycled Content- Specify 10%
1		MR Credit 4.2	Recycled Content- Specify 20%
1		MR Credit 5.1	Regional Materials- 10% Extracted, Processed & Manufactured regionally
1		MR Credit 5.2	Regional Materials- 20% Extracted, Processed & Manufactured regionally
	1	MR Credit 6	Rapidly Renewable Materials
1		MR Credit 7	Certified Wood- 50%

Yes	No	INDOOR ENVIRONMENTAL QUALITY	
		REQUIRE	EQ Prereq 1 Minimum IAQ Performance
		REQUIRE	EQ Prereq 2 Environmental Tobacco Smoke (ETS) Control
1		EQ Credit 1	Outdoor Air Delivery Monitoring
1		EQ Credit 2	Increase Ventilation
1		EQ Credit 3.1	Construction IAQ Management Plan, During Construction
1		EQ Credit 3.2	Construction IAQ Management Plan, Before Occupancy
1		EQ Credit 4.1	Low-Emitting Materials, Adhesives and Sealants
1		EQ Credit 4.2	Low-Emitting Materials, Paints and Coatings
1		EQ Credit 4.3	Low-Emitting Materials, Carpet Systems
1		EQ Credit 4.4	Low-Emitting Materials, Composite Wood and Agrifiber
1		EQ Credit 5	Indoor Chemical & Pollutant Source Control
1		EQ Credit 6.1	Controllability of Systems, Lighting
1		EQ Credit 6.2	Controllability of Systems, Thermal Comfort
1		EQ Credit 7.1	Thermal Comfort, Design
1		EQ Credit 7.2	Thermal Comfort, Verification
	1	EQ Credit 8.1	Daylight & Views, Daylight 75% of Spaces
	1	EQ Credit 8.2	Daylight & Views, Views for 90% of Spaces

Yes	No	INNOVATIONS AND DESIGN	
1		ID Credit 1.1	Innovation in Design: 40% Water Use Reduction
1		ID Credit 1.2	Innovation in Design: 30% Recycled content
1		ID Credit 1.3	Innovation in Design: 70% Green Power
	1	ID Credit 1.4	Innovation in Design:
1		ID Credit 2	LEED™ Accredited Professional

Project: CSU Lake Street Parking Garage

Certification Level Achieved: Gold

Date Updated: 8/2/2012



ENERGY SOLUTIONS

TOTAL	
47	21

Yes	No	SUSTAINABLE SITES	
		SS Prereq 1	Construction Activity Pollution Prevention
1		SS Credit 1	Site Selection
1		SS Credit 2	Development Density & Community Connectivity
	1	SS Credit 3	Brownfield Redevelopment
1		SS Credit 4.1	Alternative Transportation, Public Transportation Access
1		SS Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms
1		SS Credit 4.3	Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles
	1	SS Credit 4.4	Alternative Transportation, Parking Capacity
	1	SS Credit 5.1	Reduced Site Disturbance, Protect or Restore Habitat
1		SS Credit 5.2	Reduced Site Disturbance, Maximize Open Space
	1	SS Credit 6.1	Stormwater Design, Quantity Control
1		SS Credit 6.2	Stormwater Management, Quality Control
1		SS Credit 7.1	Heat Island Effect, Non-Roof
1		SS Credit 7.2	Heat Island Effect, Roof
	1	SS Credit 8	Light Pollution Reduction

Yes	No	WATER EFFICIENCY	
1		WE Credit 1.1	Water Efficient Landscaping: Reduce by 50%
	1	WE Credit 1.2	Water Efficient Landscaping: No Potable Water Use or No Irrigation
	1	WE Credit 2	Innovative Wastewater Technologies
1		WE Credit 3.1	Water Use Reduction: 20% Reduction
1		WE Credit 3.2	Water Use Reduction: 30% Reduction

Yes	No	ENERGY AND ATMOSPHERE	
REQUIRE		EA Prereq 1	Fundamental Building Systems Commissioning
REQUIRE		EA Prereq 2	Minimum Energy Performance
REQUIRE		EA Prereq 3	CFC Reduction in HVAC&R Equipment
1		EA Credit 1	Optimize Energy Performance, 10.5%
1		EA Credit 1	Optimize Energy Performance, 14.0%
1		EA Credit 1	Optimize Energy Performance, 17.5%
1		EA Credit 1	Optimize Energy Performance, 21.0%
1		EA Credit 1	Optimize Energy Performance, 24.5%
1		EA Credit 1	Optimize Energy Performance, 28.0%
1		EA Credit 1	Optimize Energy Performance, 31.5%
	1	EA Credit 1	Optimize Energy Performance, 35.0%
	1	EA Credit 1	Optimize Energy Performance, 38.5%
	1	EA Credit 1	Optimize Energy Performance, 42.0%
3		EA Credit 2	Renewable Energy, 2.5% - 7.5% - 12.5%

**OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2013/2014
ENERGY MANAGEMENT PROGRAMS**

LEED NC v2.2 Scorecard
Prepared by:

ANNUAL HIGH PERFORMANCE CERTIFICATION PROGRAM (HPCP) FORM

(Please fill out one form for every project where your agency /institution has pursued LEED registration/certification whether or not certification was required by statute, and include all form with your controlled maintenance submittal)

A) PROJECT INFORMATION

1) Agency/Institution:	Colorado State University-Fort Collins		
2) Project Number / Name:	/	Lake Street Parking Garage	
3) Building Type/ Size/ Budget:	Parking Garage/Retail/Office	/	326,100gsf / \$21.6M
4) Date Design Commenced:		5) Date Registered:	
6) Date Project Completed:	1/20011	7) Date Project Certified:	May 2012

B) GENERAL QUESTIONS:

8) What was the reason for your agency/institution pursuing LEED certification for this project?

Statute 24-30-1305
 Voluntary
 Student/ fee requirement
 Other (explain)

9) What level of certification is being pursuing or was achieved and the number of projected or achieved points?

Level Number of Points

10) If applicable as per statute 24-30-1305 (9) (b), what are the initial design and construction costs to be recouped from decreased operational costs over fifteen years?

11) What methodology was utilized to analysis the fifteen year payback and decided the LEED points to consider?

LEED Energy Modeling
 Other (explain)

12) How is your agency/institution tracking the long term operational costs/ performance (in energy and water use)?

LEED-EBOM
 Building Monitoring & Verification
 Continuous Commissioning
 Energy Star Rating
 Other (explain)

13) Now that the building is occupied, how does this building compare in utility/operation performance to typical non LEED certified buildings at your agency/institution?

14) What are/were the pros and cons of LEED certification on this project?

Pros: We raised the bar as far as building envelope and system performance. We have seen decreased energy costs and increased occupant satisfaction in general. Cons: The mechanical and electrical systems used in LEED buildings are complicated, and our maintenance staff is trying to learn how to maintain these systems correctly. Unfortunately, this is at a time when budgets are being cut and maintenance staff is being downsized. Also we have not found a sufficiently robust commissioning specification to use for true building commissioning.

15) Has the final LEED point's checklist and any premium cost information been submitted to OSA after the certification from USGBC? If not, submit information with the annual OSA controlled maintenance documents. Premium cost has been submitted as available

Yes ? No

6 7 Materials & Resources 13 Points

Y	Prereq	1	2	3	4	5	6	7	Required
	Prereq 1								Storage & Collection of Recyclables
1	Credit 1.1								Building Reuse, Maintain 75% of Existing Walls, Floors & Roof
	Credit 1.2		1						Building Reuse, Maintain 95% of Existing Walls, Floors & Roof
	Credit 1.3			1					Building Reuse, Maintain 50% of Interior Non-Structural Elements
1	Credit 2.1								Construction Waste Management, Divert 50% from Disposal
1	Credit 2.2								Construction Waste Management, Divert 75% from Disposal
	Credit 3.1								Materials Reuse, 5%
	Credit 3.2								Materials Reuse, 10%
1	Credit 4.1								Recycled Content, 10% (post-consumer + 1/2 pre-consumer)
	Credit 4.2								Recycled Content, 20% (post-consumer + 1/2 pre-consumer)
1	Credit 5.1								Regional Materials, 10% Extracted, Processed & Manufactured Regio
	Credit 5.2								Regional Materials, 20% Extracted, Processed & Manufactured Regio
	Credit 6								Rapidly Renewable Materials
1	Credit 7								Certified Wood

Yes ? No

11 4 Indoor Environmental Quality 15 Points

Y	Prereq	1	2	3	4	5	6	7	8	Required
	Prereq 1									Minimum IAQ Performance
Y	Prereq 2									Environmental Tobacco Smoke (ETS) Control
	Credit 1								1	Outdoor Air Delivery Monitoring
	Credit 2								1	Increased Ventilation
1	Credit 3.1								1	Construction IAQ Management Plan, During Construction
1	Credit 3.2								1	Construction IAQ Management Plan, Before Occupancy
1	Credit 4.1								1	Low-Emitting Materials, Adhesives & Sealants
1	Credit 4.2								1	Low-Emitting Materials, Paints & Coatings
1	Credit 4.3								1	Low-Emitting Materials, Carpet Systems
1	Credit 4.4								1	Low-Emitting Materials, Composite Wood & Agrifiber Products
1	Credit 5								1	Indoor Chemical & Pollutant Source Control
1	Credit 6.1								1	Controllability of Systems, Lighting
1	Credit 6.2								1	Controllability of Systems, Thermal Comfort
1	Credit 7.1								1	Thermal Comfort, Design
1	Credit 7.2								1	Thermal Comfort, Verification
	Credit 8.1								1	Daylight & Views, Daylight 75% of Spaces
	Credit 8.2								1	Daylight & Views, Views for 90% of Spaces

Yes ? No

3 2 Innovation & Design Process 5 Points

1	2	3	4	5	6	7	8	9	10	Required
1										Credit 1.1 Innovation in Design: Exceed WE 3.1 & 3.2 - Water Use Reduction
1										Credit 1.2 Innovation in Design: Exceed EA 1 - Optimize Energy Performance
										Credit 1.3 Innovation in Design:
										Credit 1.4 Innovation in Design:
1										Credit 2 LEED® Accredited Professional

Yes ? No

45 24 Project Totals (pre-certification estimates) 69 Points

Certified: 26-32 points, **Silver:** 33-38 points, **Gold:** 39-51 points, **Platinum:** 52-69 points



LEED for New Construction v2.2 Registered Project Checklist

Colorado State University - Student Recreation Center
Fort Collins, CO

Yes ? No

9 5 Sustainable Sites 14 Points

Y				Prereq	Credit	Description	Points
				Prereq 1		Construction Activity Pollution Prevention	Required
1				Credit 1		Site Selection	1
1				Credit 2		Development Density & Community Connectivity	1
			1	Credit 3		Brownfield Redevelopment	1
1				Credit 4.1		Alternative Transportation, Public Transportation Access	1
1				Credit 4.2		Alternative Transportation, Bicycle Storage & Changing Rooms	1
1				Credit 4.3		Alternative Transportation, Low-Emitting & Fuel-Efficient Vehicles	1
1				Credit 4.4		Alternative Transportation, Parking Capacity	1
			1	Credit 5.1		Site Development, Protect or Restore Habitat	1
1				Credit 5.2		Site Development, Maximize Open Space	1
			1	Credit 6.1		Stormwater Design, Quantity Control	1
			1	Credit 6.2		Stormwater Design, Quality Control	1
1				Credit 7.1		Heat Island Effect, Non-Roof	1
1				Credit 7.2		Heat Island Effect, Roof	1
			1	Credit 8		Light Pollution Reduction	1

Yes ? No

3 2 Water Efficiency 5 Points

1				Credit	Description	Points
1				Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
			1	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
			1	Credit 2	Innovative Wastewater Technologies	1
1				Credit 3.1	Water Use Reduction, 20% Reduction	1
1				Credit 3.2	Water Use Reduction, 30% Reduction	1

13 4 Energy & Atmosphere 17 Points

Y				Prereq	Credit	Description	Points
Y				Prereq 1		Fundamental Commissioning of the Building Energy Systems	Required
Y				Prereq 2		Minimum Energy Performance	Required
Y				Prereq 3		Fundamental Refrigerant Management	Required
10				Credit 1		Optimize Energy Performance	1 to 10
						<input type="checkbox"/> 10.5% New Buildings or 3.5% Existing Building Renovations	1
						<input type="checkbox"/> 14% New Buildings or 7% Existing Building Renovations	2
						<input type="checkbox"/> 17.5% New Buildings or 10.5% Existing Building Renovations	3
						<input type="checkbox"/> 21% New Buildings or 14% Existing Building Renovations	4
						<input type="checkbox"/> 24.5% New Buildings or 17.5% Existing Building Renovations	5
						<input type="checkbox"/> 28% New Buildings or 21% Existing Building Renovations	6
						<input type="checkbox"/> 31.5% New Buildings or 24.5% Existing Building Renovations	7
						<input type="checkbox"/> 35% New Buildings or 28% Existing Building Renovations	8
						<input type="checkbox"/> 38.5% New Buildings or 31.5% Existing Building Renovations	9
						<input checked="" type="checkbox"/> 42% New Buildings or 35% Existing Building Renovations	10
						On-Site Renewable Energy	1 to 3
						<input type="checkbox"/> 2.5% Renewable Energy	1
						<input type="checkbox"/> 7.5% Renewable Energy	2
						<input type="checkbox"/> 12.5% Renewable Energy	3
1				Credit 3		Enhanced Commissioning	1
1				Credit 4		Enhanced Refrigerant Management	1
1				Credit 5		Measurement & Verification	1
			1	Credit 6		Green Power	1

continued...

**OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2013/2014
ENERGY MANAGEMENT PROGRAMS**

ANNUAL HIGH PERFORMANCE CERTIFICATION PROGRAM (HPCP) FORM

(Please fill out one form for every project where your agency /institution has pursued LEED registration/certification whether or not certification was required by statute, and include all form with your controlled maintenance submittal)

A) PROJECT INFORMATION

1) Agency/Institution:	Colorado State University-Fort Collins		
2) Project Number / Name:	/	Student Recreation Center	
3) Building Type/ Size/ Budget:	Recreation Center	/ 175,000gsf	/ \$36.0M
4) Date Design Commenced:		5) Date Registered:	
6) Date Project Completed:	8/2010	7) Date Project Certified:	1/2012

B) GENERAL QUESTIONS:

8) What was the reason for your agency/institution pursuing LEED certification for this project?

Statute 24-30-1305
 Voluntary
 Student/ fee requirement
 Other (explain)

9) What level of certification is being pursuing or was achieved and the number of projected or achieved points?

Level Number of Points

10) If applicable as per statute 24-30-1305 (9) (b), what are the initial design and construction costs to be recouped from decreased operational costs over fifteen years?

11) What methodology was utilized to analysis the fifteen year payback and decided the LEED points to consider?

LEED Energy Modeling
 Other (explain)

12) How is your agency/institution tracking the long term operational costs/ performance (in energy and water use)?

LEED-EBOM
 Building Monitoring & Verification
 Continuous Commissioning
 Energy Star Rating
 Other (explain)

13) Now that the building is occupied, how does this building compare in utility/operation performance to typical non LEED certified buildings at your agency/institution?

14) What are/were the pros and cons of LEED certification on this project?

15) Has the final LEED point's checklist and any premium cost information been submitted to OSA after the certification from USGBC? If not, submit information with the annual OSA controlled maintenance documents. Premium cost has been submitted as available.

Earned	Denied		
7	0	Sustainable Sites	Possible Points 14
0	0	Construction Activity Pollution Prevention	Prerequisite 1-Version 2.2

Construction Application 3/24/2012

The LEED Submittal Template has been provided stating that the project has followed local erosion and sedimentation control standards and codes, which are more stringent than the NPDES program requirements. A copy of the project's erosion and sedimentation control plan has been provided. Erosion control calculations have also been provided.

However, the narrative and erosion control plan provided do not include specific documentation demonstrating that the local standard is equal to or more stringent than the referenced NPDES program. The site plan general notes state that, "The contractor shall use standard erosion control techniques described in a "Guide for Erosion and Sediment Control in Urbanizing Areas of Colorado" as published by the Natural Resources Conservation Service, USDA."

The plan and erosion control measures implemented have not been adequately documented as being more stringent than NPDES requirements, and it is unclear if the plan includes the proper measures for the prevention of soil during construction by stormwater runoff and/or wind erosion, sedimentation of storm sewer or receiving streams, and air pollution (dust and particulate matter).

TECHNICAL ADVICE:

Please provide a revised narrative describing the implemented erosion and sedimentation control measures and specific documentation demonstrating that the local standard is equal to or more stringent than the referenced NPDES program requirements. Provide further information about the measures implemented on-site to prevent loss of soil during construction by stormwater runoff and/or wind erosion, to prevent sedimentation of storm sewer or receiving streams, and to prevent pollution of the air with dust and particulate matter.

Construction Application 5/7/2012

A revised LEED Submittal Template narrative has been provided to address the issues outlined in the Preliminary Review comments and includes a detailed narrative describing the implemented erosion and sedimentation control measures and specific information demonstrating that the local standard is equal to or more stringent than the referenced NPDES program requirements. The documentation demonstrates prerequisite compliance.

1	0	Site Selection	Credit 1-Version 2.2
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Design Application 1/27/2011

The LEED Submittal Template has been provided stating that the project site does not meet any of the prohibited criteria. A supplemental narrative, site plan, and floodplain map have been provided.

		Development Density and Community Connectivity	Credit 2-Version 2.2
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LEED for New Construction

How to Interpret this Report

Purpose The Leadership in Energy and Environmental Design (LEED) Rating System was designed by the US Green Building Council to encourage and facilitate the development of more sustainable buildings.

Environmental Categories The report is organized into five environmental categories as defined by LEED including: Sustainable Sites, Water Efficiency, Energy and Atmosphere, Materials and Resources, Indoor Environment

LEED Prerequisites Prerequisites must be achieved. Non-compliant prerequisites must be resolved before a certification can be awarded.

LEED Credits The environmental categories are subdivided into the established LEED credits, which are based on desired performance goals within each category. An assessment of whether the credit is earned or denied is made and a narrative describes the basis for the assessment.

Achieved The applicant has provided the mandatory documentation which supports the achievements of the credit requirements, achieving the associated points. Currently the project has scored the adjacent points in this category. 27

Denied The applicant has applied for a point in a particular credit, but has misinterpreted the credit intent or cannot substantiate meeting the requirements. Currently the project has the adjacent points in this category. 4

Rating This Project has achieved enough points for Certified Rating.

Official Scores Official LEED v2 Scores: Certified: 26-32 Silver Rating: 33-38 Gold Rating: 39-51 Platinum Rating: 52+

OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2012/2013
 ENERGY MANAGEMENT PROGRAM
 ANNUAL HIGH PERFORMANCE CERTIFICATION PROGRAM (HPCP) FORM

(Please fill out one form for every project where your agency/institution has pursued LEED registration/ certification. Whether or not certification was received by state, and include all form with your controlled maintenance submital)

A) PROJECT INFORMATION

12/2008	1312008	1312008	1312008	1312008	1312008
03/2012	03/2012	03/2012	03/2012	03/2012	03/2012
3810 700	3810 700	3810 700	3810 700	3810 700	3810 700
Office	Office	Office	Office	Office	Office
1312008	1312008	1312008	1312008	1312008	1312008
1312008	1312008	1312008	1312008	1312008	1312008
1312008	1312008	1312008	1312008	1312008	1312008
1312008	1312008	1312008	1312008	1312008	1312008

B) GENERAL QUESTIONS

1. Was the project registered for LEED certification? Yes No

2. Was the project certified for LEED certification? Yes No

3. Was the project certified for LEED certification? Yes No

4. Was the project certified for LEED certification? Yes No

5. Was the project certified for LEED certification? Yes No

6. Was the project certified for LEED certification? Yes No

7. Was the project certified for LEED certification? Yes No

8. Was the project certified for LEED certification? Yes No

9. Was the project certified for LEED certification? Yes No

10. Was the project certified for LEED certification? Yes No

11. Was the project certified for LEED certification? Yes No

12. Was the project certified for LEED certification? Yes No

13. Was the project certified for LEED certification? Yes No

14. Was the project certified for LEED certification? Yes No

15. Was the project certified for LEED certification? Yes No

16. Was the project certified for LEED certification? Yes No

17. Was the project certified for LEED certification? Yes No

18. Was the project certified for LEED certification? Yes No

19. Was the project certified for LEED certification? Yes No

20. Was the project certified for LEED certification? Yes No

OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2013/2014
 ENERGY MANAGEMENT PROGRAMS

6/5/2012

Construction Application Review

ANNUAL HIGH PERFORMANCE CERTIFICATION PROGRAM (HPCP) FORM

(Please fill out one form for every project where your agency /institution has pursued LEED registration/certification whether or not certification was required by statute, and include all form with your controlled maintenance submittal)

A) PROJECT INFORMATION

1) Agency/Institution:	Colorado State University-Fort Collins		
2) Project Number / Name:	/	CSFS Fire Management Building	
3) Building Type/ Size/ Budget:	office	/ 3260 gsf	/ \$810,700
4) Date Design Commenced:		5) Date Registered:	
6) Date Project Completed:	12/2009	7) Date Project Certified:	6/5/2012

B) GENERAL QUESTIONS:

8) What was the reason for your agency/institution pursuing LEED certification for this project?

Statute 24-30-1305
 Voluntary
 Student/ fee requirement
 Other (explain)

9) What level of certification is being pursuing or was achieved and the number of projected or achieved points?

Level
 Number of Points

10) If applicable as per statute 24-30-1305 (9) (b), what are the initial design and construction costs to be recouped from decreased operational costs over fifteen years?

11) What methodology was utilized to analysis the fifteen year payback and decided the LEED points to consider?

LEED Energy Modeling
 Other (explain)

12) How is your agency/institution tracking the long term operational costs/ performance (in energy and water use)?

LEED-EBOM
 Building Monitoring & Verification
 Continuous Commissioning
 Energy Star Rating
 Other (explain)

13) Now that the building is occupied, how does this building compare in utility/operation performance to typical non LEED certified buildings at your agency/institution?

14) What are/were the pros and cons of LEED certification on this project?

15) Has the final LEED point's checklist and any premium cost information been submitted to OSA after the certification from USGBC? If not, submit information with the annual OSA controlled maintenance documents. See attached.

**OFFICE OF THE STATE ARCHITECT
 VACANT FACILITY MANAGEMENT PLAN FY2013/2014
 STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	7/12/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	111 Lake House		
(5) <u>Current Use</u>	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	1898	(7) GSF Unoccupied/Unused	1898
(8) Estimated Market Value	325,755		
(9) Justification on Market Valuation	Purchase price		
(10) Site Description	CSU Main Campus Near Central Receiving		
(11) Risk Management Number	NA	(12) Agency Building Number	0179
(13) Current Replacement Value	325,755	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	Unknown	(17) Year Acquired – if different from year built	2011
(18) Current Occupancy Type	Empty		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
Demolition			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Condition is poor, need major renovation to be occupied			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Determined not worth fixing to make it usable			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
 VACANT FACILITY MANAGEMENT PLAN FY2013/2014
 STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Garage		
(5) Current Use	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	1898	(7) GSF Unoccupied/Unused	1898
(8) Estimated Market Value	325,000		
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	Located at San Luis Valley Research Center		
(11) Risk Management Number	3916	(12) Agency Building Number	4788
(13) Current Replacement Value	92850.16	(14) Eligible for Historical Listing	Y
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1952	(17) Year Acquired – if different from year built	
(18) Current Occupancy Type	Storage		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
Demolition			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Uuknown			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Storage Shed		
(5) Current Use	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	145	(7) GSF Unoccupied/Unused	145
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	Located at Arkansas Valley Research Center		
(11) Risk Management Number	3850	(12) Agency Building Number	4608
(13) Current Replacement Value	7558.85	(14) Eligible for Historical Listing	Y
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1975	(17) Year Acquired – if different from year built	
(18) Current Occupancy Type	Storage		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
Demolition			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Remodel			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Unknown			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
 VACANT FACILITY MANAGEMENT PLAN
 STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Insectary		
(5) Current Use	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	188	(7) GSF Unoccupied/Unused	188
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	Located at Arkansas Valley Research Center		
(11) Risk Management Number	3849	(12) Agency Building Number	4606
(13) Current Replacement Value	19599	(14) Eligible for Historical Listing	Y
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1966	(17) Year Acquired – if different from year built	
(18) Current Occupancy Type	Research		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
Demolition			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Remodel			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Unknown			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Storage		
(5) <u>Current Use</u>	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	287	(7) GSF Unoccupied/Unused	287
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	Located on Gabbard-Rutledge Farm		
(11) Risk Management Number	3821	(12) Agency Building Number	4003
(13) Current Replacement Value	7120.47	(14) Eligible for Historical Listing	Y
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1925	(17) Year Acquired – if different from year built	1963
(18) Current Occupancy Type	Storage		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
None			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition, Hole in roof			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Due to condition of structure			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Storage Shed		
(5) <u>Current Use</u>	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	161	(7) GSF Unoccupied/Unused	161
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	ELC – Grout Homestead		
(11) Risk Management Number	801 4 3	(12) Agency Building Number	2434
(13) Current Replacement Value	24.47	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1870	(17) Year Acquired – if different from year built	1988
(18) Current Occupancy Type	NA		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
None			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Never used by CSU			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Cattle Chute		
(5) Current Use	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	341	(7) GSF Unoccupied/Unused	341
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	ELC – Grout Homestead		
(11) Risk Management Number	8012	(12) Agency Building Number	2433
(13) Current Replacement Value	9.26	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1870	(17) Year Acquired – if different from year built	1988
(18) Current Occupancy Type	NA		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
None			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Never used by CSU			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Run-In-Barn		
(5) <u>Current Use</u>	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	567	(7) GSF Unoccupied/Unused	567
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	ELC – Grout Homestead		
(11) Risk Management Number	8011	(12) Agency Building Number	2432
(13) Current Replacement Value	22.34	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1870	(17) Year Acquired – if different from year built	1988
(18) Current Occupancy Type	NA		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
None			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Never used by CSU			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
 VACANT FACILITY MANAGEMENT PLAN
 STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Coal Shed		
(5) Current Use	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	77	(7) GSF Unoccupied/Unused	77
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	ELC – Grout Homestead		
(11) Risk Management Number	8009	(12) Agency Building Number	2430
(13) Current Replacement Value	10.23	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1900	(17) Year Acquired – if different from year built	1988
(18) Current Occupancy Type	NA		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
None			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Never used by CSU			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Outhouse		
(5) Current Use	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	20	(7) GSF Unoccupied/Unused	20
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	ELC – Grout Homestead		
(11) Risk Management Number	8008	(12) Agency Building Number	2429
(13) Current Replacement Value	78.79	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1870	(17) Year Acquired – if different from year built	1988
(18) Current Occupancy Type	NA		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
None			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Never used by CSU			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Boxcar		
(5) <u>Current Use</u>	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	596	(7) GSF Unoccupied/Unused	596
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	ELC – Grout Homestead		
(11) Risk Management Number	8007	(12) Agency Building Number	2428
(13) Current Replacement Value	28.01	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1930	(17) Year Acquired – if different from year built	1988
(18) Current Occupancy Type	NA		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
None			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Never used by CSU			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Original Barn		
(5) Current Use	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	609	(7) GSF Unoccupied/Unused	609
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	ELC – Grout Homestead		
(11) Risk Management Number	8006	(12) Agency Building Number	2427
(13) Current Replacement Value	63.03	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1870	(17) Year Acquired – if different from year built	1988
(18) Current Occupancy Type	NA		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
None			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Never used by CSU			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Cattle Barn		
(5) <u>Current Use</u>	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	1742	(7) GSF Unoccupied/Unused	1742
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	ELC – Grout Homestead		
(11) Risk Management Number	8005	(12) Agency Building Number	2423
(13) Current Replacement Value	63.03	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1930	(17) Year Acquired – if different from year built	1988
(18) Current Occupancy Type	NA		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
None			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Never used by CSU			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

**OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
STATE BUILDING PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2012
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Storage		
(5) <u>Current Use</u>	<input checked="" type="checkbox"/>	Unoccupied / Vacant (in whole)	
	<input type="checkbox"/>	Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	1037	(7) GSF Unoccupied/Unused	1037
(8) Estimated Market Value			0
(9) Justification on Market Valuation	Property of no value		
(10) Site Description	Foothills Campus near CSFS Tree Farm		
(11) Risk Management Number	3555	(12) Agency Building Number	1083
(13) Current Replacement Value	25.81	(14) Eligible for Historical Listing	Yes
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1915	(17) Year Acquired – if different from year built	
(18) Current Occupancy Type	Storage		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
Demolition			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Demolition, holes in floor			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
unknown			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

Building Name	Div. Of Risk Man. No.	Occupancy Type	Academic or General Fund G.S.F.	Non-Academic or Non-General Fund G.S.F.	Vacant / Not Utilized G.S.F.	C.R.V. of the building	Date Built	Date Acquired
CSFS - La Veta/Storage	3983	Farm Building	1,489		0	\$31,701	1978	
CSFS - Durango/Storage	3985	Farm Building	1,465		0	\$32,450	1978	
CSFS - Durango District Office	5203	Office	1,821		0	\$337,850	1999	
CSFS - Ft Morgan/Offc.	5144	Office	2,607		0	\$319,227	2002	1967
CSFS La Junta District Office		Office	2,110		0	\$413,729	2010	
CSFS - Granby Office	5204	Office		2,304	0	\$311,846	1999	1949
CSFS - Granby Garage/Workshop	5205	Farm Building		850	0	\$29,546	1999	1995
CSFS - Woodland/Stor.	3993	Farm Building	2,683		0	\$57,121	1992	1978
CSFS - Woodland Main Office	5145	Office	1,848		0	\$317,597	1995	
111 Lake House	NA	Residence	0	0	1898	\$325,755		2011
Total GSF			6,192,151	3,790,557	9,632	\$1,719,712,515		

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