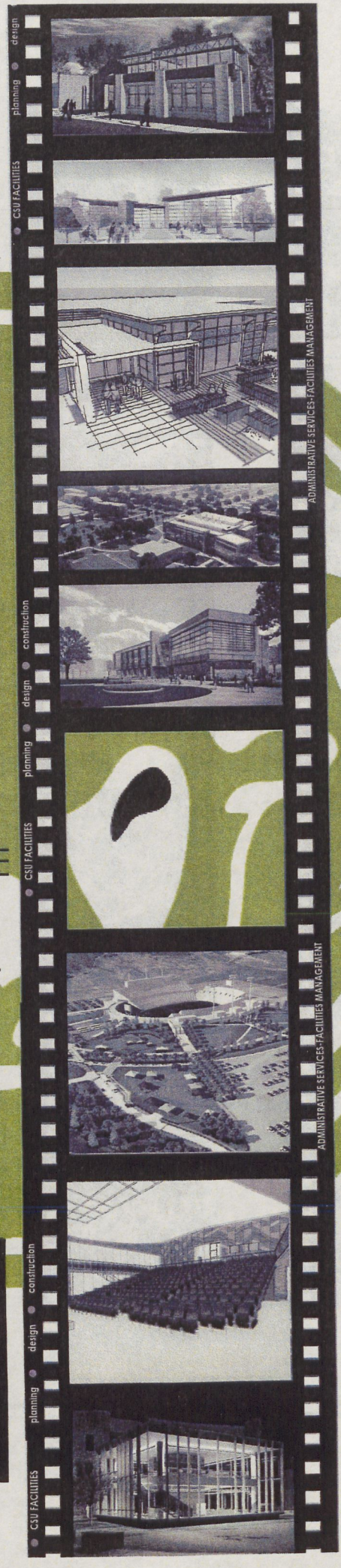
CONTROLLED MAINTENANCE REQUEST

FISCAL YEAR
2015-2016

planning • design • construction

CSU FACILITIES

ADMINISTRATIVE
SERVICES
FACILITIES
MANAGEMENT



Colorado State University

Official Document

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

FY 2015/2016

To:	Rod Vanderwall
From:	CSU 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	X
SBP CM-2	Five-Year Controlled Maintenance Program Plan	Required	X
SBP CM-2.1	Agency Asset Management Maintenance Strategy	Required	X
SBP CM-3	Controlled Maintenance Project Request(s)	If applicable	X
SBP CM-4	Controlled Maintenance Project Status Report	Required	X
SBP CC-1	Capital Construction Project Status Report	Required	X
SBP CM-5	Agency's Building Inventory Report	Required	X
SBP CM-6	Vacant Facility Management Plan(s)	If applicable	X
EMP EPC-1	Energy Performance Contract Report	If applicable	
EMP HPCP-1	High Performance Certification Program	If applicable	X
	Agency's Code Compliance Action Plan	Required	X
	Pictures in either JPEG or TIFF format	If applicable	X
	Drawings in either JPEG, TIFF, or PDF format	If applicable	X

AGENCY APPROVAL

Printed (typed) Name	Mike Rush	Date	3/6/14
Authorized Signature			

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2015/2016
STATE BUILDINGS PROGRAMS

1) Agency CSU Fort Collins 2) Department Higher Ed
3) Date 10/14/2014

4) Project M#	4) Agency ID NO.	5) PROJECT TITLE and PHASE	6) PROJ. ESTIMATE $	Agency Priority # AP 7) Nos. 1-5	Operational Criteria x OC 8) Nos. 1-3	Criticality Index x CI 9)	Project Score = PS 10)
2015-073M14	1-2016	Replace Obsolete Fire Alarms Phase 2 of 2 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,745,136 $753,948 $ 991,188 $0	1	1		
	2-2016	Replace deteriorated domestic water lines, Main Campus Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 761,381 $ 0 $ 761,381 $ 0	1	1		
	3-2016	Painter Center West Roof Replacement Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 157,351 $ 0 $ 157,351 $ 0	1	1		
	4-2016	Chemistry HVAC Upgrade Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 800,703 $ 0 $ 800,703 $ 0	1	1		
	5-2016	Shepardson Steam Heating Replacement Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 917,911 $ 0 $ 917,911 $ 0	1	1		
	6-2016	Moby Arena HVAC upgrade Phase 1 of 3 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,992,774 $ 0 $ 996,388 $ 996,386	1	2		

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2015/2016
STATE BUILDINGS PROGRAMS

	7-2016	Engineering Building A and B Wing Roof Replacement Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 555,580 $ 0 $ 555,580 $ 0	1	2		
	8-2016	Replace deteriorated storm water lines, Main Campus Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,017,178 $ 0 $ 1,017,178 $ 0	1	1		
	9-2016	Replace obsolete Building Automation Control System Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,020,133 $ 0 $ 1,020,133 $	1	2		
	10-2016	Underground electric service, Foothills Campus Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 991,928 $ 0 $ 991,928 $ 0	1	2		
		[A] **Current-Year Request TOTAL $**	$ 8,209,741				

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2015/2016
STATE BUILDINGS PROGRAMS

, Agency CSU Fort Collins 2) Department Higher Ed
3) Date 9/4/2014

4) Project M#	4) Agency ID NO.	5) PROJECT TITLE and PHASE		6) PROJ. ESTIMATE $	Agency Priority # AP 7) Nos. 1-5	Operational Criteria x OC 8) Nos. 1-3	Criticality Index x CI 9)	Project Score = PS 10)
2015-073M14	1-2016	Replace Obsolete Fire Alarms Phase 2 of 2	Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	$ 1,745,136 $753,948 $ 991,188 $0	1	1		
	2-2016	Replace deteriorated domestic water lines, Main Campus Phase 1 of 1	Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	$ 761,381 $ 0 $ 761,381 $ 0	1	1		
	3-2016	Painter Center West Roof Replacement Phase 1 of 1	Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	$ 157,351 $ 0 $ 157,351 $ 0	1	1		
	4-2016	Chemistry HVAC Upgrade Phase 1 of 1	Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	$ 800,703 $ 0 $ 800,703 $ 0	1	1		
	5-2016	Shepardson Steam Heating Replacement Phase 1 of 1	Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	$ 917,911 $ 0 $ 917,911 $ 0	1	1		
	6-2016	Moby Arena HVAC upgrade Phase 1 of 1	Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	$ 1,992,774 $ 0 $ 1,992,774 $0	1	2		

Revised 10-14-2014 to take Moby HVAC to 2 phases per Rod V.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2015/2016
STATE BUILDINGS PROGRAMS

	7-2016	Engineering Building A and B Wing Roof Replacement Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 555,580 $ 0 $ 555,580 $ 0	1	2		
	8-2016	Replace deteriorated storm water lines, Main Campus Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,017,178 $ 0 $ 1,017,178 $ 0	1	1		
	9-2016	Replace obsolete Building Automation Control System Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,020,133 $ 0 $ 1,020,133 $	1	2		
	10-2016	Underground electric service, Foothills Campus Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 991,928 $ 0 $ 991,928 $ 0	1	2		
		[A] **Current-Year Request TOTAL $**	$ 9,206,127				

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2015/2016
STATE BUILDINGS PROGRAMS

1) Agency: CSU Fort Collins 2) Department: Higher Ed
3) Date: 9/4/2014

4) Project M#	4) Agency ID NO.	5) PROJECT TITLE and PHASE	6) PROJ. ESTIMATE $	Agency Priority # AP 7) Nos. 1-5	Operational Criteria x OC 8) Nos. 1-3	Criticality Index x CI 9)	Project Score = PS 10)
2015-073M14	1-2016	Replace Obsolete Fire Alarms Phase 2 of 2 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,745,136 $753,948 $ 991,188 $0	1	1		
	2-2016	Replace deteriorated domestic water lines, Main Campus Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 778,893 $ 0 $ 778,893 $ 0	1	1		
	3-2016	Painter Center West Roof Replacement Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 157,351 $ 0 $ 157,351 $ 0	1	1		
	4-2016	Chemistry HVAC Upgrade Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 819,119 $ 0 $ 819,119 $ 0	1	1		
	5-2016	Shepardson Steam Heating Replacement Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 917,911 $ 0 $ 917,911 $ 0	1	1		
	6-2016	Moby Arena HVAC upgrade Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,992,774 $ 0 $ 1,992,774 $0	1	2		

SBP CM-1, Rev 5/14

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2015/2016
STATE BUILDINGS PROGRAMS

	7-2016	Engineering Building A and B Wing Roof Replacement Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 555,580 $ 0 $ 555,580 $ 0	1	2		
	8-2016	Replace deteriorated storm water lines, Main Campus Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,017,178 $ 0 $ 1,017,178 $ 0	1	1		
	9-2016	Replace obsolete Building Automation Control System Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 1,020,133 $ 0 $ 1,020,133 $	1	2		
	10-2016	Underground electric service, Foothills Campus Phase 1 of 1 Total Project Cost: Prior Appropriation: **Current Year Request:** Project Balance:	 $ 991,928 $ 0 $ 991,928 $ 0	1	2		
		[A] **Current-Year Request TOTAL $**	$ 9,242,055				

(1) Agency Priority Number	(2) Project M#	(3) CM Category	(4) Project Title - Number of Phases	(5) Total Project Cost	(6) Prior Appropriation	(7) FY 15/16 Budget Request	(8) FY 16/17 Budget Request	(9) FY 17/18 Budget Request	(10) FY 18/19 Budget Request	(11) FY 19/20 Budget Request
1	2015-076M14	FS	Replace Obsolete Fire Alarms phase 2	$ 1,745,136	$ 753,948	$ 991,188				
1		I	Replace deteriorated domestic water lines Main Campus	$ 761,381		$ 761,381				
1		RF	Painter Center West Roof replacement	$ 157,351		$ 157,351				
1		HVAC	Chemistry HVAC upgrade	$ 800,703		$ 800,703				
1		HVAC	Shepardson steam heating system replacement	$ 917,911		$ 917,911				
1		HVAC	Moby Arena HVAC upgrade	$ 1,992,774		$ 996,388	996386			
1		RF	Engineering Building A & B Wings Roof Replacement	$ 555,580		$ 555,580				
1		I	Replace deteriorated Storm Water lines Main Campus	$ 1,017,178		$ 1,017,178				
1		HVAC	Replace obsolete Building Automation Control System	$ 1,020,133		$ 1,020,133				
1		I	Underground Electric Service-Foothills Campus XCEL substation to west meter point	$ 991,928		$ 991,928				
			Underground Electric Service-Foothills Campus west meter point to Engineering Research Center	$ 1,125,276			1125276			
			IDRC phase 1 (BHRB mechanical upgrade)	$ 2,000,000			1000000	1000000		
			Rekey campus buildings-phase 1 of 4	$ 4,000,000			1000000	1000000	1000000	1000000
			Sanitary Sewer upgrades-3 sections	$ 2,000,000			750000	750000	500000	
			Flood protection in tunnels and heating plant	$ 3,000,000			1500000	1500000		
			Moby B&C wings primary HVAC replacement	$ 2,000,000			2000000			
			Fum McGraw primary HVAC replacement	$ 2,000,000			2000000			
			Replace Deteriorated Lighting, Main Campus, 4 Phases	$ 2,000,000	$0		500000	500000	500000	500000
			Chemistry Air Handler Replacements	$ 2,000,000				1000000	1000000	
			Repair/Replace Roofs, Various Buildings,3 Phases	$ 3,000,000	$0			1000000	1000000	1000000
			Replace Deteriorated Mechanical Systems, Engineering Research Center, 2 Phases	$ 3,000,000	$0				1500000	1500000
			Replace Deteriorated Mechanical Systems, Anatomy Zoology, 3 Phases	$ 3,500,000	$0			1500000	1000000	1000000
			Replace Deteriorated Mechanical Systems, Microbiology, 3 Phases	$ 3,500,000	$0			1500000	1000000	1000000
			Repair/Replace Deteriorated Roads and Sidewalks, Main Campus, 1 Phase	$ 1,275,600	$0					1275600
			Replace Deteriorated Mechanical Systems, Painter, 1 Phase	$ 3,500,000	$0			1500000	1000000	1000000
			Replace Deteriorated Mechanical Systems, Physiology, 3 Phases	$ 3,500,000	$0			1500000	1000000	1000000
			Repairs to the Steam and Condensate Utility Systems, 2 Phases	$ 3,000,000	$0				1500000	1500000
			Replace Deteriorated Mechanical Systems, Pathology, 2 Phases	$ 2,000,000	$0				1000000	1000000
			(12) Totals for each Fiscal Year			$8,209,741	$10,871,662	$12,750,000	$12,000,000	$11,775,600
			(13) Grand Total of the Five Year Plan			$55,607,003				

(1) Agency Priority Number	(2) Project M#	(3) CM Category	(4) Project Title - Number of Phases	(5) Total Project Cost	(6) Prior Appropriation	(7) FY 15/16 Budget Request	(8) FY 16/17 Budget Request	(9) FY 17/18 Budget Request	(10) FY 18/19 Budget Request	(11) FY 19/20 Budget Request
1	2015-076M14	FS	Replace Obsolete Fire Alarms phase 2	$ 1,745,136	$ 753,948	$ 991,188				
1		I	Replace deteriorated domestic water lines Main Campus	$ 761,381		$ 761,381				
1		RF	Painter Center West Roof replacement	$ 157,351		$ 157,351				
1		HVAC	Chemistry HVAC upgrade	$ 800,703		$ 800,703				
1		HVAC	Shepardson steam heating system replacement	$ 917,911		$ 917,911				
1		HVAC	Moby Arena HVAC upgrade	$ 1,992,774		$ 1,992,774				
1		RF	Engineering Building A & B Wings Roof Replacement	$ 555,580		$ 555,580				
1		I	Replace deteriorated Storm Water lines Main Campus	$ 1,017,178		$ 1,017,178				
1		HVAC	Replace obsolete Building Automation Control System	$ 1,020,133		$ 1,020,133				
1		I	Underground Electric Service-Foothills Campus XCEL substation to west meter point	$ 991,928		$ 991,928				
			Underground Electric Service-Foothills Campus west meter point to Engineering Research Center	$ 1,125,276			1125276			
			IDRC phase 1 (BHRB mechanical upgrade)	$ 2,000,000			1000000	1000000		
			Rekey campus buildings-phase 1 of 4	$ 4,000,000			1000000	1000000	1000000	1000000
			Sanitary Sewer upgrades-3 sections	$ 2,000,000			750000	750000	500000	
			Flood protection in tunnels and heating plant	$ 3,000,000			1500000	1500000		
			Moby B&C wings primary HVAC replacement	$ 2,000,000			2000000			
			Fum McGraw primary HVAC replacement	$ 2,000,000			2000000			
			Replace Deteriorated Lighting, Main Campus, 4 Phases	$ 2,000,000	$0		500000	500000	500000	500000
			Chemistry Air Handler Replacements	$ 2,000,000				1000000	1000000	
			Repair/Replace Roofs, Various Buildings,3 Phases	$ 3,000,000	$0			1000000	1000000	1000000
			Replace Deteriorated Mechanical Systems, Engineering Research Center, 2 Phases	$ 3,000,000	$0				1500000	1500000
			Replace Deteriorated Mechanical Systems, Anatomy Zoology, 3 Phases	$ 3,500,000	$0			1500000	1000000	1000000
			Replace Deteriorated Mechanical Systems, Microbiology, 3 Phases	$ 3,500,000	$0			1500000	1000000	1000000
			Repair/Replace Deteriorated Roads and Sidewalks, Main Campus, 1 Phase	$ 1,275,600	$0					1275600
			Replace Deteriorated Mechanical Systems, Painter, 1 Phase	$ 3,500,000	$0			1500000	1000000	1000000
			Replace Deteriorated Mechanical Systems, Physiology, 3 Phases	$ 3,500,000	$0			1500000	1000000	1000000
			Repairs to the Steam and Condensate Utility Systems, 2 Phases	$ 3,000,000	$0				1500000	1500000
			Replace Deteriorated Mechanical Systems, Pathology, 2 Phases	$ 2,000,000	$0				1000000	1000000
			(12) Totals for each Fiscal Year			$9,206,127	$9,875,276	$12,750,000	$12,000,000	$11,775,600
			(13) Grand Total of the Five Year Plan			$55,607,003				

State Buildings Programs
Controlled Maintenance Forms

(1) Agency Priority Number	(2) Project M#	(3) CM Category	(4) Project Title - Number of Phases	(5) Total Project Cost	(6) Prior Appropriation	(7) FY 15/16 Budget Request	(8) FY 16/17 Budget Request	(9) FY 17/18 Budget Request	(10) FY 18/19 Budget Request	(11) FY 19/20 Budget Request
1	2015-076M14	FS	Replace Obsolete Fire Alarms phase 2	$ 1,745,136	$ 753,948	$ 991,188				
1		I	Replace deteriorated domestic water lines Main Campus	$ 778,893		$ 778,893				
1		RF	Painter Center West Roof replacement	$ 157,351		$ 157,351				
1		HVAC	Chemistry HVAC upgrade	$ 819,119		$ 819,119				
1		HVAC	Shepardson steam heating system replacement	$ 917,911		$ 917,911				
1		HVAC	Moby Arena HVAC upgrade	$ 1,992,774		$ 1,992,774				
1		RF	Engineering Building A & B Wings Roof Replacement	$ 555,580		$ 555,580				
1		I	Replace deteriorated Storm Water lines Main Campus	$ 1,017,178		$ 1,017,178				
1		HVAC	Replace obsolete Building Automation Control System	$ 1,020,133		$ 1,020,133				
1		I	Underground Electric Service-Foothills Campus XCEL substation to west meter point	$ 991,928		$ 991,928				
			Underground Electric Service-Foothills Campus west meter point to Engineering Research Center	$ 1,125,276			1125276			
			IDRC phase 1 (BHRB mechanical upgrade)	$ 2,000,000			1000000	1000000		
			Rekey campus buildings-phase 1 of 4	$ 4,000,000			1000000	1000000	1000000	1000000
			Sanitary Sewer upgrades-3 sections	$ 2,000,000			750000	750000	500000	
			Flood protection in tunnels and heating plant	$ 3,000,000			1500000	1500000		
			Moby B&C wings primary HVAC replacement	$ 2,000,000			2000000			
			Fum McGraw primary HVAC replacement	$ 2,000,000			2000000			
			Replace Deteriorated Lighting, Main Campus, 4 Phases	$ 2,000,000	$0		500000	500000	500000	500000
			Chemistry Air Handler Replacements	$ 2,000,000				1000000	1000000	
			Repair/Replace Roofs, Various Buildings,3 Phases	$ 3,000,000	$0			1000000	1000000	1000000
			Replace Deteriorated Mechanical Systems, Engineering Research Center, 2 Phases	$ 3,000,000	$0				1500000	1500000
			Replace Deteriorated Mechanical Systems, Anatomy Zoology, 3 Phases	$ 3,500,000	$0			1500000	1000000	1000000
			Replace Deteriorated Mechanical Systems, Microbiology, 3 Phases	$ 3,500,000	$0			1500000	1000000	1000000
			Repair/Replace Deteriorated Roads and Sidewalks, Main Campus, 1 Phase	$ 1,275,600	$0					1275600
			Replace Deteriorated Mechanical Systems, Painter, 1 Phase	$ 3,500,000	$0			1500000	1000000	1000000
			Replace Deteriorated Mechanical Systems, Physiology, 3 Phases	$ 3,500,000	$0			1500000	1000000	1000000
			Repairs to the Steam and Condensate Utility Systems, 2 Phases	$ 3,000,000	$0				1500000	1500000
			Replace Deteriorated Mechanical Systems, Pathology, 2 Phases	$ 2,000,000	$0				1000000	1000000
			(12) Totals for each Fiscal Year			$9,242,055	$9,875,276	$12,750,000	$12,000,000	$11,775,600
			(13) Grand Total of the Five Year Plan			$55,642,931				

(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)	Exhibit L1 Code Compliance Date	Exhibit L2 SC-4.1 Date	Comments /Status
M12007	Fire Alarm Installation, Five Buildings, Ph 1 of 1	$507,523	$0	7/1/2012	$507,523	100%	$507,523	100%	5/1/2014	12/5/2013	12/1/2014	complete
M12008	Install Fire Sprinkler System, Engineering South/Glover Building, Ph 1 of 1	$441,000	$0	7/1/2012	$418,944	95%	$418,944	95%	6/1/2014	12/5/2013	12/1/2014	complete
M12033	Install Fire Sprinkler System, Microbiology, Ph 1 of 1	$566,087	$0	7/1/2012	$566,087	100%	$566,087	100%	6/1/2014	12/5/2013	12/1/2014	complete
M13015	Fire Suppression Modifications, Visual Arts, Ph 1 of 1	$817,670	$0	7/1/2013	$805,096	98%	$633,744	78%	8/1/2015	8/1/2015	2/1/2016	construction
M13016	Repair College Lake Dam, Ph 1 of 1	$352,000	$0	7/1/2013	$15,200	4%	$1,000	0%	8/1/2015	8/1/2015	2/1/2016	Design
M13017	Install Fire Sprinkler System, Moby B Wing, Ph 1 of 1	$1,193,849	$0	7/1/2013	$1,146,684	96%	$1,031,450	86%	8/1/2015	8/1/2015	2/1/2016	construction
2015-073M14	Replace obsolete fire alarms	$753,948	$0	7/1/2014	$0	0%	$0	0%	8/8/2016	12/1/2016	12/1/2016	contracting
2015-078M14	Replace deteriorated natural gas line	$592,150	$0	7/1/2014	$0	0%		0%	8/8/2016	12/1/2016	12/1/2016	contracting
2015-112M14	Life safety elevator upgrades	$616,463	$0	7/1/2014	$0	0%		0%	8/8/2016	12/1/2016	12/1/2016	contracting

Office of the State Architect
State Buildings Programs
Controlled Maintenance Forms

FY 15-16 CSU Spreadsheet 9-4(1).xls CC Project Status

9/17/2014

(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)	Exhibit L1 Code Compliance Date	Exhibit L2 SC-4.1 Date	Comments /Statu
P0732	Research Innovation Center Ph 1 of 1	$0	$52,000,000	7/1/2007	$52,000,000	100%	$52,000,000	100%	10/1/2010	2/1/2011	2/1/2011	Complete
P0732	Research Innovation Center Supp #1	$0	$10,700,000	9/15/2010	$5,478,736	51%	$5,478,736	51%	7/1/2014	2/1/2011	2/1/2011	Complete
N/A	Lake Street Parking Garage Ph 1 of 1	$0	$21,000,000	7/1/2008	$21,164,841	98%	$21,164,841	98%	4/1/2011	2/1/2011	2/1/2011	202 Project, In Construction
N/A	Student Recreation Center Addition/Renovation, Ph 1 of 1	$0	$36,000,000	7/1/2008	$35,775,339	99%	$35,775,339	99%	8/1/2011	2/1/2011	2/1/2011	202 Project, In Construction
	Braiden Hall, 4th Floor, Ph 1 of 1	$0	$12,900,782	12/1/2010	$14,494,665	112%	$14,494,665	112%	8/25/2013	12/1/2013	12/1/2013	202 Project, In Construction
	Lory Student Center Theater Renovation, Ph 1 of 1	$0	$6,000,000	12/1/2010	$6,170,805	103%	$6,168,038	103%	5/6/2012	12/1/2013	12/1/2013	202 Project, In Construction
	Parmelee Hall, 4th Floor, Ph 1 of 1	$0	$13,999,218	12/1/2010	$14,157,996	108%	$14,092,530	108%	6/1/2012	12/1/2013	12/1/2013	202 Project, In Construction
	Corbett Exterior Modernization	$0	$4,500,000	1/1/2011	$4,432,874	99%	$4,426,380	98%	3/15/2012	12/1/2013	2/1/2013	202 Project, In Construction
	Lory Student Center Revitalization	$0	$65,000,000	3/2/2012	$67,029,822	103%	$57,723,293	89%	10/15/2014	10/15/2014	10/15/2015	202 Project, In Construction
	Academic Village North (Laurel Village)	$0	$57,000,000	3/2/2012	$55,248,185	97%	$53,424,588	94%	6/1/2014	10/15/2014	10/15/2015	202 Project, In Construction
	Morgan Library Expansion, Ph 1 of 1	$0	$16,300,000	12/1/2010	$17,233,669	106%	$17,233,669	106%	4/25/2012	7/1/2014	6/1/2014	Complete
	Equine Reproduction Laboratory	$0	$5,600,000	1/2/2012	$4,057,323	72%	$4,057,323	72%	3/1/2013	12/1/2013	12/1/2013	Complete
	Moby Arena Addition & Renovation	$0	$4,500,000	7/1/2011	$4,433,637	99%	$4,433,637	99%	2/7/2013	7/1/2014	7/1/2014	Complete
	Engineering II, Ph 1 of 1	$0	$65,000,000	12/1/2010	$65,952,459	101%	$65,449,378	101%	8/1/2014	12/1/2014	12/1/2014	Complete
	Animal Sciences Renovation	$0	$13,400,000	3/2/2012	$12,946,065	97%	$11,311,296	84%	12/1/2014	6/1/2015	12/1/2015	In Construction
	Moby Training Room Expansion	$0	$4,500,000	7/2/2012	$4,433,637	99%	$4,433,637	99%	7/31/2013	7/1/2014	7/1/2014	Complete
	BSB Building Addition	$0	$9,500,000	7/2/2012	$9,032,359	95%	$8,977,848	95%	11/20/2013	12/1/2014	12/1/2014	Complete
	Eddy Hall Revitalization	$0	$12,500,000	1/2/2012	$11,246,601	90%	$2,755,373	22%	5/20/2015	6/1/2015	6/1/2015	Construction

SBP CC-1

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 L1 Code Compliance Date	Exhibit L2 SC-4.1 Date	Comments /Statu
	Avenir Gallery Addition	$0	$10,000,000	11/2/2012	$5,355,674	54%	$3,594,525	36%	1/1/2015	6/1/2015	6/1/2015	Design
	Advanced Beam Lab	$0	$5,000,000	12/1/2010	$3,910,568	78%	$3,802,874	76%	6/1/2014	12/1/2014	12/1/2014	Complete
	UCA Fine Arts Addition	$0	$3,000,000	3/1/2014	$540,721	18%	$34,149	1%	5/5/2016	12/1/2016	12/1/2016	Design
	Agricultural Education Center	$0	$3,300,000	6/1/2014	$4,172	0%	$347	0%	12/1/2015	6/1/2016	6/1/2016	Design
	Aggie Village North Redevelopment	$0	$114,000,000	12/17/2013	$9,382,534	8%	$5,019,729	4%	9/1/2016	3/1/2017	3/1/2017	Design
2009-020P14	Chemistry Building Addition Phase 1 of 3	$15,000,000	$0	9/15/2014	$0	0%	$0	0%	10/1/2018	12/1/2018	6/1/2019	Startup

(2)	(3)	(4)	(5)	(6a)	(6b)	(7a)	(7b)	(8)	(9)	(10)	(11)	(12)
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 L1 Code Compliance Date	Exhibit L2 SC-4.1 Date	Comments /Status	HPCP stat
Research Innovation Center, Ph 1 of 1	$0	$52,000,000	7/1/2007	$52,000,000	100%	$52,000,000	100%	10/1/2010	2/21/2014	2/21/2014	Complete	LEED-NC, Gold-Cert
Research Innovation Center, Suplt #1	$0	$10,700,000	9/15/2010	$5,478,736	51%	$5,478,736	51%	4/1/2014	2/21/2014	2/21/2014	Complete	N/A
Lake Street Parking Garage, Ph 1 of 1	$0	$21,600,000	7/1/2008	$21,164,841	98%	$21,164,841	98%	4/1/2011	12/1/2013	12/1/2013	202 Project, Project Completed	LEED-NC, Gold-Cert
Student Recreation Center Addition/Renovation, Ph 1 of 1	$0	$36,000,000	7/1/2008	$35,775,339	99%	$35,775,339	99%	8/1/2011	12/1/2013	12/1/2013	202 Project, Project Completed	LEED-NC, Gold-Cert
Braiden Hall, 4th Floor, Ph 1 of 1	$0	$12,900,782	12/1/2010	$14,494,665	112%	$14,494,665	112%	6/25/2013	1/1/2014	1/1/2014	202 Project, Project Completed	N/A
Lory Student Center Theater Renovation, Ph 1 of 1	$0	$6,000,000	12/1/2010	$6,170,805	103%	$6,168,038	103%	5/8/2012	12/1/2013	12/1/2013	202 Project, Project Completed	LEED-CI, G Cert
Parmelee Hall, 4th Floor, Ph 1 of 1	$0	$13,099,218	12/1/2010	$14,157,996	108%	$14,092,530	108%	6/1/2012	12/1/2013	12/1/2013	202 Project, Project Completed	N/A
Corbett Exterior Modernization	$0	$4,500,000	11/1/2011	$4,432,874	99%	$4,425,380	98%	8/15/2012	12/1/2013	12/1/2013	202 Project, Complete	N/A
Lory Student Center Revitalization	$0	$65,000,000	3/2/2012	$67,029,822	103%	$57,723,293	89%	10/15/2014	10/15/2014	10/15/2015	202 Project, In Construction	LEED-NC, Gold -Reg
Academic Village North (Laurel Village)	$0	$57,000,000	3/2/2012	$55,248,185	97%	$53,424,588	94%	6/1/2014	10/15/2014	10/15/2015	202 Project, In Construction	LEED-NC, Gold -Reg
Morgan Library Expansion, Ph 1 of 1	$0	$16,800,000	12/1/2010	$17,233,669	103%	$17,233,669	103%	4/25/2012	1/1/2014	1/1/2014	Complete	LEED-NC, Silver-Cert
Equine Reproduction Laboratory	$0	$5,600,000	1/2/2012	$4,057,323	72%	$4,057,323	72%	3/1/2013	12/1/2013	12/1/2013	Complete	Waiver
Moby Arena Addition & Renovation	$0	$4,500,000	7/1/2011	$4,433,637	99%	$4,433,637	99%	2/7/2013	1/1/2014	1/1/2014	Complete	Waiver
Engineering II, Ph 1 of 1	$0	$65,000,000	12/1/2010	$65,952,459	101%	$65,449,378	101%	8/1/2014	12/1/2014	12/1/2014	Complete	LEED-NC, Gold -Reg
Animal Sciences Renovation	$0	$13,400,000	3/2/2012	$12,946,065	97%	$11,311,296	84%	12/1/2014	6/1/2015	12/1/2015	In Construction	Waiver
Moby Training Room Expansion	$0	$4,500,000	7/2/2012	$4,433,637	99%	$4,433,637	99%	7/31/2013	1/1/2014	1/1/2014	Complete	Waiver
BSB Building Addition	$0	$9,500,000	7/2/2012	$9,032,359	95%	$8,977,848	95%	11/20/2013	12/1/2014	12/1/2014	Complete	Waiver
Eddy Hall Revitalization	$0	~~$11,800,000~~ 12,500,000	1/2/2012	$11,246,601	95%	$2,755,373	23%	5/20/2015	6/1/2015	6/1/2015	Construction	Waiver

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 L1 Code Compliance Date	Exhibit L2 SC-4.1 Date	Comments /Status	HPCP stat
Avenir Gallery Addition	$0	$10,000,000	11/2/2012	$5,355,674	54%	$3,594,525	36%	1/1/2015	6/1/2015	6/1/2015	Design	LEED-NC, Cerfified -R
Advanced Beam Lab	$0	$5,000,000	12/1/2010	$3,910,568	78%	$3,802,874	76%	6/1/2014	12/1/2014	12/1/2014	Complete	Waiver
UCA Fine Arts Addition	$0	$3,000,000	3/1/2014	$540,721	18%	$34,149	1%	5/5/2016	12/1/2016	12/1/2016	Design	TBD
Agricultural Education Center	$0	$3,300,000	6/1/2014	$4,172	0%	$347	0%	12/1/2015	6/1/2016	6/1/2016	Design	TBD
Aggie Village North Redevelopment	$0	$114,000,000	12/17/2013	$9,382,534	8%	$5,019,729	4%	9/1/2016	3/1/2017	3/1/2017	Design	LEED-NC, Gold -Reg

Office of the State Architect
State Buildings Programs
Controlled Maintenance Forms

FY 15-16 CSU Spreadsheet 9-4.xls Building Inventory

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)
										(21) Total Building Estimated Deficiencies =				$ 324,394,023		

Note: Projects indentified in the 5 year plan should have correspondin g building deficiencies indicated in the actual FCI (column-11) and building targeted deficiency value (column-15) as indentified through the facility audit process.

(22) Code Compliance Estimated Deficiencies =	$ -
(23) Infrastructure Deficiencies - Above Ground =	$ -
(24) Infrastructure Deficiencies - Below Ground =	$ 177,130,127
(25) Other (define) asbestos removal all campuses	$ 13,300,000
(26) Total Major Maintenance Needs	$ 514,824,150

Note: Total Major Maintenance Needs is the sum of items 21 through 25.

Rod, I left this part of the report up here so you don't have to scroll through 787 entries!

Building Name	CSU Building Number	Occupancy Type	Agency Reported Academic or General Fund G.S.F.	Agency Reported Non-Academic or Non-General Fund G.S.F.	Vacant/ Not utilitzed gsf	Agency Reported C.R.V.	Date Built	Date Acquired	Date of Facility Audit	F.C.I. (Actual) A/FCI	F.C.I. (Target) T/FCI	CRV x (1-A/FCI) = A/DET	CRV X (1-T/FCI) = T/DET	A/DET-T/DET = Targeted Deficiencies	Code Projects	agency
CONFERENCE SERVICES	0001	Office	4,001			$605,311.29	7/1/1946	7/1/1946			100					CSU
PALMER CENTER	0004	Office		17,671		$2,669,027.84	7/1/1967	7/1/1967			100					CSU
WESTFALL HALL	0005	Dormitory		104,898		$15,843,793.92	7/1/1967	7/1/1967			100					CSU
DURRELL CENTER	0006	Dormitory		46,268		$6,988,318.72	7/1/1967	7/1/1967			100					CSU
DURWARD HALL	0007	Dormitory		104,898		$15,843,793.92	7/1/1967	7/1/1967			100					CSU
CORBETT HALL	0010	Dormitory		223,334		$29,799,455.62	7/1/1965	7/1/1965			100					CSU
PARMELEE HALL	0011	Dormitory		148,740		$32,154,613.20	7/1/1962	7/1/1962			100					CSU
GREEN HALL	0013	Office	21,891			$2,893,333.47	7/1/1953	7/1/1953			100					CSU
ALLISON HALL	0014	Dormitory		98,023		$12,955,699.91	7/1/1957	7/1/1957			100					CSU
ROCKWELL HALL	0015	Classroom/Office	60,567			$14,389,507.86	7/1/1940	7/1/1940	Sept 2014	76	100	$3,453,482	$0	$3,453,482		CSU
SOFTBALL DUGOUTS	0016	Athletic or PE	386			$20,805.40	3/3/1995	3/3/1995	Sept 2014	60	100	$8,322	$0	$8,322		CSU

Total Agency CRV = 1,959,466,829

OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN FY2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal	Initial	(2) Date	8/21/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Solar Energy House 3		
(5) Current Use	X	Unoccupied / Vacant (in whole)	
		Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	3630	(7) GSF Unoccupied/Unused	3630
(8) Estimated Market Value	$0		
(9) Justification on Market Valuation	Condemned		
(10) Site Description	Located on Foothills Campus Atmospheric Science area		
(11) Risk Management Number	3580	(12) Agency Building Number	1124
(13) Current Replacement Value	678,883	(14) Eligible for Historical Listing	No
(15) General Fund or Auxiliary/Academic or Non-Academic facility	General Fund		
(16) Year Built	1975	(17) Year Acquired – if different from year built	
(18) Current Occupancy Type	Office		
(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.			
Condemned			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
Condemned			
(24) Annual Cost to Maintain Facility in its Current Condition?			
$0			

OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Cattle Barn		
(5) **Current Use**	X **Unoccupied / Vacant (in whole)**		
	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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Original Barn		
(5) Current Use	X	Unoccupied / Vacant (in whole)	
		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 FY2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Boxcar		
(5) **Current Use**	X **Unoccupied / Vacant (in whole)**		
	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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Outhouse		
(5) Current Use	X	Unoccupied / Vacant (in whole)	
		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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Coal Shed		
(5) Current Use	X	**Unoccupied / Vacant (in whole)**	
		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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Run-In-Barn		
(5) **Current Use**	X **Unoccupied / Vacant (in whole)**		
	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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Cattle Chute		
(5) **Current Use**	X **Unoccupied / Vacant (in whole)**		
	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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Insectary		
(5) **Current Use**	X	**Unoccupied / Vacant (in whole)**	
		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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Storage Shed		
(5) Current Use	X	Unoccupied / Vacant (in whole)	
		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)			
(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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Garage		
(5) Current Use	X	Unoccupied / Vacant (in whole)	
		Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	1898	(7) GSF Unoccupied/Unused	1898
(8) Estimated Market Value	0		
(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 FY2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	7/12/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	111 Lake House		
(5) Current Use	X **Unoccupied / Vacant (in whole)**		
	Unused / Vacant (in whole or in part)		
(6) Gross Square Foot (GSF) (total)	~~1898~~ 1847	(7) GSF Unoccupied/Unused	~~1898~~ 1847
(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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Storage		
(5) **Current Use**	X **Unoccupied / Vacant (in whole)**		
	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			

OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal		(2) Date	8/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Storage		
(5) **Current Use**	X	**Unoccupied / Vacant (in whole)**	
		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 FY 2015/2016
STATE BUILDING PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

(1) Initial / Updated Submittal	Initial	(2) Date	9/2/2014
(3) Agency / Institution	Colorado State University		
(4) Facility Name	Radiation Genetics Building		
(5) Current Use	X	**Unoccupied / Vacant (in whole)**	
		Unused / Vacant (in whole or in part)	
(6) Gross Square Foot (GSF) (total)	1080	(7) GSF Unoccupied/Unused	1080
(8) Estimated Market Value	$203,914		
(9) Justification on Market Valuation	Current replacement value		
(10) Site Description	Foothills Campus between CDC and IDRC		
(11) Risk Management Number	3605	(12) Agency Building Number	1305
(13) Current Replacement Value	188.81	(14) Eligible for Historical Listing	no
(15) General Fund or Auxiliary/Academic or Non-Academic facility	GF		
(16) Year Built	1964	(17) Year Acquired – if different from year built	
(18) Current Occupancy Type	Radiation Storage		
(19) Proposed Alternative or Future Plan for the Facility (list all considered)			
Radiation Mitigation			
(20) What is the current condition of the building? Indicate if there is any life threatening conditions or hazardous materials.			
Poor			
(21) What is the Facility Condition Index number?		(22) Date of Audit	
(23) Reason for unoccupied or unused?			
EHS no longer needs building			
(24) Annual Cost to Maintain Facility in its Current Condition?			
0			

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2015/2016
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:		/	Durrell Center Revitalization		
3) Building Type/ Size/ Budget:	Dining Center	/	46,226	/	$10,800,000
4) Date Design Commenced:		5) Date Registered:			3/15/2012
6) Date Project Completed:	8/20/2013	7) Date Project Certified:			4/28/2014

B) GENERAL QUESTIONS:

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

[ ] Statute 24-30-1305 [X] 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: Gold-CI Number of Points: 64

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?

NA

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

[ ] LEED Energy Modeling [ ] Other (explain) NA for commercial interiors

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) NA for commercial interiors

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? Per SB13-028, submit building performance information or provide a link to EPA EnergyStar Portfolio Manager.

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.

Checklist attached

LEED Certification Review Report

This report contains the results of the technical review of an application for LEED® certification submitted for the specified project. LEED certification is an official recognition that a project complies with the requirements prescribed within the LEED rating systems as created and maintained by the U.S. Green Building Council® (USGBC®). The LEED certifcation program is administered by the Green Building Certification Institute (GBCI®).

CSU Durrell Center

Project ID	1000023115
Rating system & version	LEED-CI v2009
Project registration date	03/15/2012

CERTIFIED SILVER GOLD PLATINUM

Construction Application Decision

CERTIFIED: 40-49, SILVER: 50-59, GOLD: 60-79, PLATINUM: 80+

LEED FOR COMMERCIAL INTERIORS (V2009)

ATTEMPTED: 69, DENIED: 8, PENDING: 0, AWARDED: 66 OF 110 POINTS

SUSTAINABLE SITES	16 OF 21
SSc1 Site Selection	2 / 5
SSc2 Development Density and Community Connectivity	6 / 6
SSc3.1Alternative Transportation-Public Transportation Access	6 / 6
SSc3.2Alternative Transportation-Bicycle Storage and Changing Rooms	2 / 2
SSc3.3Alternative Transportation-Parking Availability	0 / 2

WATER EFFICIENCY	8 OF 11
WEp1 Water Use Reduction-20% Reduction	Y
WEc1 Water Use Reduction	8 / 11

ENERGY AND ATMOSPHERE	21 OF 37
EAp1 Fundamental Commissioning of the Building Energy Systems	Y
EAp2 Minimum Energy Performance	1 / 0
EAp3 Fundamental Refrigerant Mgmt	1 / 0
EAc1.1Optimize Energy Performance-Lighting Power	2 / 5
EAc1.2Optimize Energy Performance-Lighting Controls	0 / 3
EAc1.3Optimize Energy Performance-HVAC	5 / 10
EAc1.4Optimize Energy Performance-Equipment and Appliances	4 / 4
EAc2 Enhanced Commissioning	5 / 5
EAc3 Measurement and Verification	0 / 5
EAc4 Green Power	5 / 5

MATERIALS AND RESOURCES	5 OF 14
MRp1 Storage and Collection of Recyclables	Y
MRc1.1Tenant Space-Long-Term Commitment	1 / 1
MRc1.2Building Reuse	0 / 2
MRc2 Construction Waste Mgmt	2 / 2
MRc3.1Materials Reuse	0 / 2
MRc3.2Materials Reuse-Furniture and Furnishings	0 / 1
MRc4 Recycled Content	1 / 2
MRc5 Regional Materials	1 / 2
MRc6 Rapidly Renewable Materials	0 / 1
MRc7 Certified Wood	0 / 1

INDOOR ENVIRONMENTAL QUALITY	9 OF 17
IEQp1 Minimum IAQ Performance	Y
IEQp2 Environmental Tobacco Smoke (ETS) Control	1 / 0
IEQc1 Outdoor Air Delivery Monitoring	0 / 1
IEQc2 Increased Ventilation	0 / 1
IEQc3.1Construction IAQ Mgmt Plan-During Construction	1 / 1
IEQc3.2Construction IAQ Mgmt Plan-Before Occupancy	0 / 1
IEQc4.1Low-Emitting Materials-Adhesives and Sealants	1 / 1
IEQc4.2Low-Emitting Materials-Paints and Coatings	1 / 1
IEQc4.3Low-Emitting Materials-Flooring Systems	0 / 1
IEQc4.4Low-Emitting Materials-Composite Wood and Agrifiber Products	1 / 1
IEQc4.5Low-Emitting Materials-Systems Furniture and Seating	1 / 1
IEQc5 Indoor Chemical and Pollutant Source Control	0 / 1
IEQc6.1Controllability of Systems-Lighting	1 / 1
IEQc6.2Controllability of Systems-Thermal Comfort	1 / 1
IEQc7.1Thermal Comfort-Design	1 / 1
IEQc7.2Thermal Comfort-Verification	1 / 1
IEQc8.1Daylight and Views-Daylight	0 / 2
IEQc8.2Daylight and Views-Views for Seated Spaces	0 / 1

INNOVATION IN DESIGN	5 OF 6
IDc1.1 Innovation in Design	1 / 1
IDc1.1 Innovation in Design	0 / 1
IDc1.2 Innovation in Design	1 / 1
IDc1.2 Innovation in Design	0 / 1
IDc1.3 Innovation in Design	0 / 1
IDc1.3 Innovation in Design	1 / 1
IDc1.4 Innovation in Design	0 / 1
IDc1.4 Innovation in Design	1 / 1
IDc1.5 Innovation in Design	0 / 1
IDc1.5 Innovation in Design	0 / 1
IDc2 LEED® Accredited Professional	1 / 1

REGIONAL PRIORITY CREDITS	2 OF 4
SSc1 Site Selection	0 / 1
SSc2 Development Density and Community Connectivity	1 / 1
SSc3.1 Alternative Transportation-Public Transportation Access	1 / 1
WEc1 Water Use Reduction	0 / 1
EAc1.1 Optimize Energy Performance-Lighting Power	0 / 1
MRc3.1Materials Reuse	0 / 1

TOTAL	66 OF 110

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 1-2016 Project M #: 2015-073M14
4) Agency Priority #: 1
5) Project Title: Replace Obsolete Fire Alarms-Phase 2 of 2

B. FACILITY PROFILE

1) Facility Type
- [ ] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [X] or Building Name (s): MRB, Administration, Atmospheric Science, Sage Hall
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Main
3) Facility Area/Age: GSF ASF Date Built
4) Facility Functional Use/Occupancy: Office, classroom, laboratory
5) Facility Construction (Type)
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = Targeted FCI = Date of Last Audit
(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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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N/A

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):

Phase 2 of this project will remove and replace obsolete fire alarm system components with up-to-date components consistent with Notifier Networked fire alarm notification system in four buildings. There are several code deficiencies that must be addressed to bring the systems up to current fire codes, ADA and local standards, including the addition of digital voice evacuation. Other deficiencies include: insufficient notification appliance coverage, lack of ADA required strobe lights and lack of smoke and heat detectors. Parts are unavailable and are being scavenged from systems that have already been upgraded. Without necessary parts the building alarms will become unreliable and unable to capture and report alarms. If this happens the buildings will have to be closed, resulting in loss of use until the alarms can be upgraded.

2) Total Project Cost Estimate (From Cost Breakdown) $ 991,188

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

Buildings and occupants are minimally protected with existing obsolete systems in the buildings, but the systems are not at current fire code standards. Specifically,
MRB has two fire alarm panels that are not connected together, one for the basement and one (primary) for the remainder of the building. If a fire happens in one section, the other will not know. Due to the age of the primary panel we can no longer buy parts, and the detectors are at an age where they need to be replaced.

Sage Hall, Atmospheric Science and Administration are older conventional non-addressable fire alarm panels that are not compatible with the Notifier Network reporting lines. They have no (or very limited) automatic detection coverage. In the event of a fire it is highly likely that the fire alarm system would not activate until the building was a complete loss. Due to the age of these panels we can no longer purchase parts, which is becoming a critical problem. None of these buildings meet current NFPA, IFC, or ADA requirements.

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 upgrade fire alarms to current code requirements, tie into the campus-wide Notifier system and improve detection and notification in the buildings. This will improve safety for the building occupants and protect buildings from loss of use in the event of an undetected fire, or loss of fire alarm notification.

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

1) Approved By _____ 2) Phase? 1 of 2

3) Method and Date of Estimate: CSU estimate 7/12/13, with 2.3% inflation adjustment allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	$80,154
Code Review/Inspection:	$3,000
Other (Explain): PM Services as allowed by HB14-1387	16,386
Total of Professional Services:	$99,540

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:			
b) Site Improvements:			
Structure/Systems/Components			
MRB	86,440	4.33	374,285
Administration	30,622	4.66	142,699
Atmospheric Science	33,503	4.66	156,124
Sage Hall	5,516	4.33	23,884
Other(explain):			
Contractor's General Conditions:			48,789
Contractor's Overhead & Profit:			55,759
Total of Construction Improvement Costs:			$801,540

5a) Total square feet/lineal feet of Construction Improvement area:	156,081
5b) Overall cost per square foot/lineal foot of construction Improvement:	5.14

6) Miscellaneous (explain)

Total of Miscellaneous Costs:	$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$90,108

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)	$991,188

Note: Agency formatted cost estimates may accompany this page.

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E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015	Phase 1	753,948
		(Subtotal)	$753,948

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 2 of 2	$991,188

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		$
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 1,745,136
(All Prior, Future Phases subtotals and Current Dollar amount)

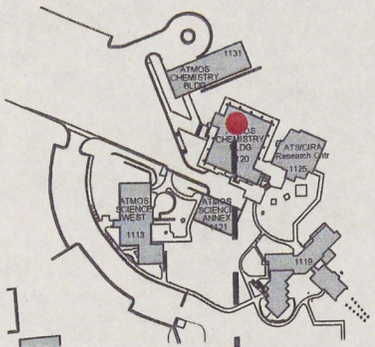
[1] List all previous phases with actual appropriation by year (include federal funding). Note if different from requested amount.
[2] List all current and anticipated future phases with estimated costs as listed in the detailed cost estimate subtotal blank 8.

F. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

PHASE	FROM	TO
1. Pre-Design (Insert Dates)	7/1/2015	10/1/2015
2. Design (Insert Dates)	11/1/2015	3/1/2016
3. Construction (Insert Dates)	4/1/2016	4/1/2017
4. Project Close-out/Final Completion	5/1/2017	8/1/2017

Colorado State University- Main Campus

Replace Obsolete Fire Alarms



Foothills Map

Atmosphere Chemistry Building

Laurel Street

Meridian Ave

College Ave

Lake Street

Sage Hall

Weber Building

Administration

Vocational Education

Molecular and Radiological Biosciences

Pathology

Facilities Audit Program
Building Summary

Building Name: Mol. & Rad. Biosci. ***Number:*** 0155

Construction Date: 1989 ***Gross Square Feet:*** 87,670 ***Net Square Feet:*** 79,244

Date of Audit: 02/23/2009 ***Cycle:*** 6 ***Phase:*** 3 ***No. of Stories:*** 4

Classification: M150 College, Laboratory ***SBP Class:*** 11 Science

Replacement Cost: $17,932,486.45 ***Cost Per SF:*** $204.55

Component	*Total Rating*	*Multiplier Used*	*Component Deficiency*	*Renewal Cost*
Foundation	0.1000	0.07	0.0070	$125,527.41
Ext Walls	0.1000	0.06	0.0060	$107,594.92
Floors	0.2000	0.07	0.0140	$251,054.82
Roof	0.1400	0.06	0.0084	$150,632.88
Ceiling	0.0300	0.03	0.0009	$16,139.24
Int Walls	0.0350	0.09	0.0032	$56,487.33
Windows	0.0300	0.02	0.0006	$10,759.49
Doors	0.0850	0.02	0.0017	$30,485.23
Cool Vent	0.2100	0.07	0.0147	$263,607.54
Heat	0.1500	0.06	0.0090	$161,392.36
Plumbing	0.1600	0.14	0.0224	$401,687.69
Electrical	0.0650	0.07	0.0045	$81,592.81
Convey	0.2700	0.01	0.0027	$48,417.71
Safety	0.0200	0.01	0.0002	$3,586.50
AE/OP	0.0953	0.18	0.0172	$307,613.88

Component Deficiency Total: 0.1125

Outstanding Maintenance: $2,016,579.82

Facilities Condition Index (FCI): 88.75

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)

Thursday, August 01, 2013

Facilities Audit Program
Building Summary

Building Name: Administration ***Number:*** 0080

Construction Date: 1924 ***Gross Square Feet:*** 32,172 ***Net Square Feet:*** 29,311

Date of Audit: 11/03/2008 ***Cycle:*** 6 ***Phase:*** 3 ***No. of Stories:*** 3

Classification: M460 Office Building ***SBP Class:*** 16 Office

Replacement Cost: $4,004,603.27 ***Cost Per SF:*** $124.47

Component	*Total Rating*	*Multiplier Used*	*Component Deficiency*	*Renewal Cost*
Foundation	0.2000	0.02	0.0040	$16,018.41
Ext Walls	0.1500	0.09	0.0135	$54,062.15
Floors	0.1500	0.16	0.0240	$96,110.48
Roof	0.1000	0.03	0.0030	$12,013.81
Ceiling	0.1000	0.05	0.0050	$20,023.02
Int Walls	0.2000	0.05	0.0100	$40,046.03
Windows	0.3000	0.02	0.0060	$24,027.62
Doors	0.2500	0.05	0.0125	$50,057.54
Cool Vent	0.0900	0.07	0.0063	$25,229.00
Heat	0.0900	0.08	0.0072	$28,833.14
Plumbing	0.2000	0.02	0.0040	$16,018.41
Electrical	0.1500	0.12	0.0180	$72,082.85
Convey	0.3500	0.03	0.0105	$42,048.33
Safety	0.4000	0.01	0.0040	$16,018.41
AE/OP	0.1280	0.18	0.0230	$92,266.06

Component Deficiency Total: 0.1510

Outstanding Maintenance: $604,855.28

Facilities Condition Index (FCI): 84.90

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)

Facilities Audit Program
Building Summary

Building Name: Atmospheric Science ***Number:*** 1120

Construction Date: 1967 ***Gross Square Feet:*** 37,079 ***Net Square Feet:*** 31,042

Date of Audit: 02/22/2010 ***Cycle:*** 7 ***Phase:*** 1 ***No. of Stories:*** 4

Classification: M460 Office Building ***SBP Class:*** 11 Science

Replacement Cost: $4,594,410.69 ***Cost Per SF:*** $123.91

Component	*Total Rating*	*Multiplier Used*	*Component Deficiency*	*Renewal Cost*
Foundation	0.2000	0.02	0.0040	$18,377.64
Ext Walls	0.0500	0.09	0.0045	$20,674.85
Floors	0.0500	0.16	0.0080	$36,755.29
Roof	0.0200	0.03	0.0006	$2,756.65
Ceiling	0.3500	0.05	0.0175	$80,402.19
Int Walls	0.4500	0.05	0.0225	$103,374.24
Windows	0.4000	0.02	0.0080	$36,755.29
Doors	0.3000	0.05	0.0150	$68,916.16
Cool Vent	0.2000	0.09	0.0180	$82,699.40
Heat	0.2100	0.09	0.0189	$86,834.36
Plumbing	0.2500	0.02	0.0050	$22,972.05
Electrical	0.4760	0.12	0.0571	$262,432.73
Convey	0.2000	0.03	0.0060	$27,566.46
Safety	0.3000	0.01	0.0030	$13,783.23
AE/OP	0.1881	0.18	0.0339	$155,574.11

Component Deficiency Total: 0.2220

Outstanding Maintenance: $1,019,874.66

Facilities Condition Index (FCI): 77.80

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)

Thursday, August 01, 2013

Facilities Audit Program
Building Summary

Building Name: Sage Hall ***Number:*** 0063

Construction Date: 1985 ***Gross Square Feet:*** 5,873 ***Net Square Feet:*** 4,646

Date of Audit: 10/01/2007 ***Cycle:*** 6 ***Phase:*** 2 ***No. of Stories:*** 1

Classification: M150 College, Laboratory ***SBP Class:*** 11 Science

Replacement Cost: $1,124,850.99 ***Cost Per SF:*** $191.53

Component	*Total Rating*	*Multiplier Used*	*Component Deficiency*	*Renewal Cost*
Foundation	0.1500	0.07	0.0105	$11,810.94
Ext Walls	0.1500	0.06	0.0090	$10,123.66
Floors	0.2500	0.07	0.0175	$19,684.89
Roof	0.6500	0.06	0.0390	$43,869.19
Ceiling	0.1000	0.03	0.0030	$3,374.55
Int Walls	0.0500	0.09	0.0045	$5,061.83
Windows	0.0500	0.02	0.0010	$1,124.85
Doors	0.1000	0.02	0.0020	$2,249.70
Cool Vent	0.1200	0.07	0.0084	$9,448.75
Heat	0.1200	0.06	0.0072	$8,098.93
Plumbing	0.1800	0.14	0.0252	$28,346.24
Electrical	0.4400	0.07	0.0308	$34,645.41
Safety	0.3000	0.02	0.0060	$6,749.11
AE/OP	0.1641	0.18	0.0295	$33,225.85

Component Deficiency Total: 0.1936

Outstanding Maintenance: $217,813.89

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)

Thursday, August 01, 2013

Colorado State University

Remodel Services

Facilities Service Center North

Budget Opinion

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

Date: 07/12/13
Project #: CMFY15001
Customer ID# 6030
Expiration Date: 10/10/2013

To: Steve Hultin
Facilities
491-0006
132 Fac North

A/E	Phone #	Project Title
Tony Flores	491-0589	Campus Multi buildings fire alarm upgrades

Quantity	Description	Specification	Unit Price	Less Amount	Line Total
86440.00	Labor/Material	Upgrade MRB fire alarm system to campus voice activated standard, code, and ADA requirements	$ 5.10		440,844.00
30622.00	Labor/Material	Upgrade Administration fire alarm system to campus voice activated standard, code, and ADA requirements	5.50		168,421.00
62750.00	Labor/Material	Upgrade Pathology fire alarm system to campus voice activated standard, code, and ADA requirements	5.50		345,125.00
5516.00	Labor/Material	Upgrade Sage Hall fire alarm system to campus voice activated standard, code, and ADA requirements	5.10		28,131.60
10840.00	Labor/Material	Upgrade Voc Ed fire alarm system to campus voice activated standard, code, and ADA requirements	5.25		56,910.00
33503.00	Labor/Material	Upgrade Atmospheric Sci. fire alarm system to campus voice activated standard, code, and ADA requirements	5.25		175,890.75

Construction Subtotal	1,215,322.35
Contingency	36,459.67
Design fees	$ 60,766.12
Third Party Code review	3,266.77
Code Inspections	$ 607.66
PM Fees	$ 38,282.65
Advertisement fees	
Total	$ 1,354,705.23

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

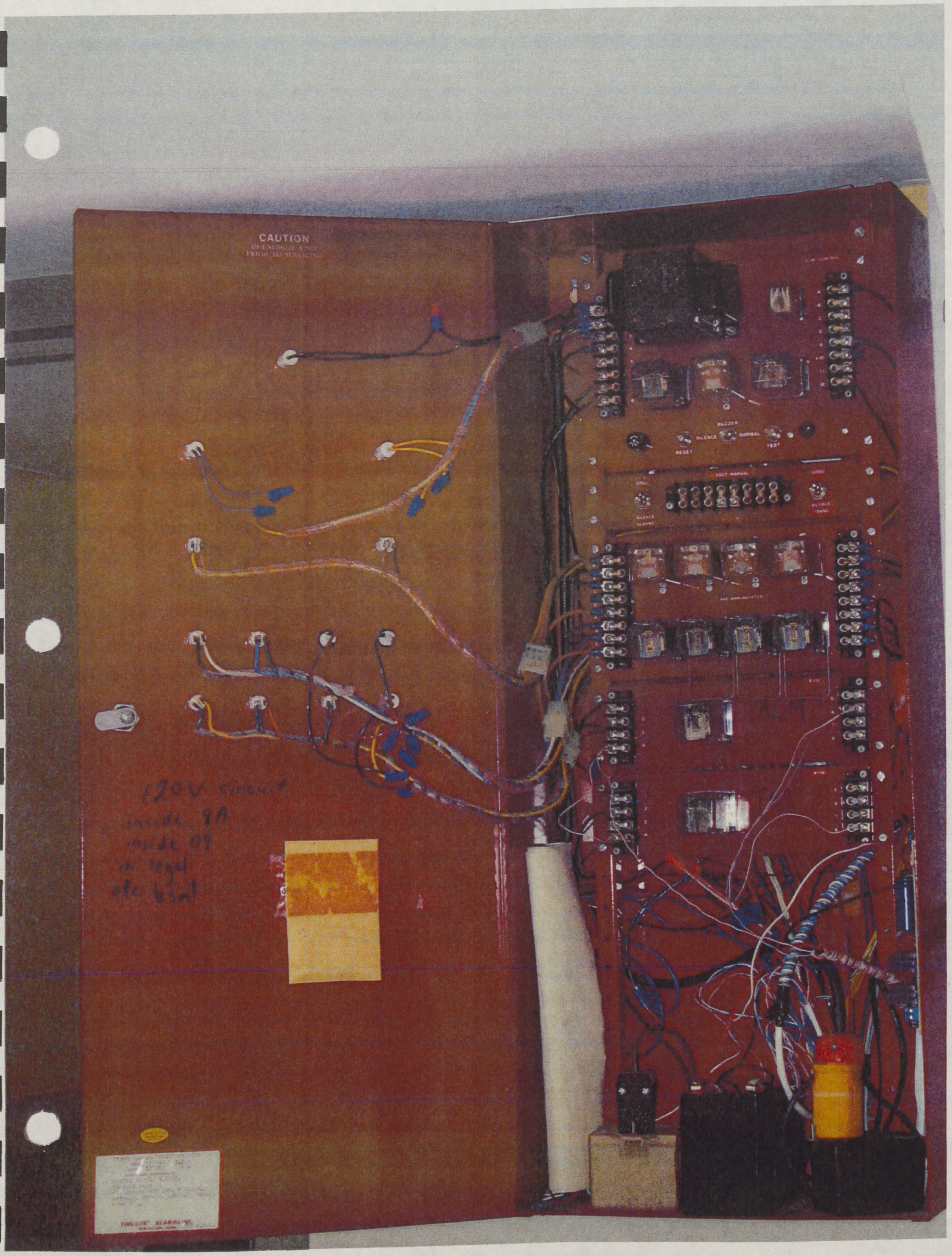
If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right , covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of the project manager.

$ 83,174.22

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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


CAUTION
BUZZER
SILENCE
NORMAL
RESET
TEST
120V circuit
inside 9A
inside 09
in legal
electrical

CAUTION
IMPORTANT!

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 2-2016 Project M #:
4) Agency Priority #: 1
5) Project Title: Replace deteriorated domestic water lines Main Campus

B. FACILITY PROFILE

1) Facility Type
- [X] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [ ] or Building Name (s)
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Main Campus
3) Facility Area/Age: GSF ASF Date Built
4) Facility Functional Use/Occupancy
5) Facility Construction (Type)
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = Targeted FCI = Date of Last Audit

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

N/A

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 approximately 2,200 linear feet of water main under the Colorado State University Oval. Existing lines date from the founding of the University in the late 1800's. The original lining of these mains has eroded away and all show significant tuberculation growth, reducing both capacity and water quality. CSU has to constantly flush these lines to maintain acceptable water quality.

New lines will be directionally bored under Oval Drive in order to minimize the impact of construction to the historic elms growing throughout this area, and additional valving will be installed at all interconnections. New line will be extended to current dead leg at the Glover Building.

2) Total Project Cost Estimate (From Cost Breakdown) $ 761,381

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

Water line breakage will shut down 12 buildings on Main Campus until repairs can be made. Drinking water quality will continue to deteriorate, requiring more frequent flushing of the system in order to meet regulations. If water quality cannot be maintained buildings may need to be vacated.

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.

These new lines will improve water quality as well as system reliability, operability, and pressure. This project will also install valves to isolate the branch lines, which the current water main lacks.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate CSU estimate 7/22/13

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	129,955
Code Review/Inspection:	2,060
Other (Explain):	
Total of Professional Services:	$132,015

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:	2,200	$228.70	417,615
b) Site Improvements:			
Structure/Systems/Components			
Admin Building service connection	1 ea	$26,560	26,560
Other(explain):			
Allowance for repair/relocate adjacent utilities	1 ea	$20,750	20,750
Contractor's General Conditions:			44,812
Contractor's Overhead & Profit:			50,413
Total of Construction Improvement Costs:			$560,150

5a) Total square feet/lineal feet of Construction Improvement area:	2,340
5b) Overall cost per square foot/lineal foot of construction Improvement:	239.38

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$69,216

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)	$761,381

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2010/2011		
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2014/2015	Phase 1 of 1	$761,381

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016		
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 761,381
(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)	7/1/2014	10/1/2014
2. Design (Insert Dates)	11/1/2014	3/1/2015
3. Construction (Insert Dates)	4/1/2015	4/1/2016
4. Project Close-out/Final Completion	5/1/2016	8/1/2016

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)**
(on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 2-2016 Project M #:
4) Agency Priority #: 1
5) Project Title: Replace deteriorated domestic water lines Main Campus

B. FACILITY PROFILE

1) Facility Type
- [X] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [ ] or Building Name (s)
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Main Campus
3) Facility Area/Age: GSF ASF Date Built
4) Facility Functional Use/Occupancy
5) Facility Construction (Type)
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = Targeted FCI = Date of Last Audit

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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 approximately 2,200 linear feet of water main under the Colorado State University Oval. Existing lines date from the founding of the University in the late 1800's. The original lining of these mains has eroded away and all show significant tuberculation growth, reducing both capacity and water quality. CSU has to constantly flush these lines to maintain acceptable water quality.
New lines will be directionally bored under Oval Drive in order to minimize the impact of construction to the historic elms growing throughout this area, and additional valving will be installed at all interconnections. New line will be extended to current dead leg at the Glover Building.

2) Total Project Cost Estimate (From Cost Breakdown) $ 778,893

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

Water line breakage will shut down 12 buildings on Main Campus until repairs can be made. Drinking water quality will continue to deteriorate, requiring more frequent flushing of the system in order to meet regulations. If water quality cannot be maintained buildings may need to be vacated, resulting in loss of use. Potential for cross contamination of water lines, which is a health and life safety issus.

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.

These new lines will improve water quality as well as system reliability, operability, and pressure. This project will also install valves to isolate the branch lines, which the current water main lacks.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By	2) Phase? 1 of 1
3) Method and Date of Estimate	CSU estimate 7/22/13 increased by 2.3% inflation as allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	49,000
Code Review/Inspection:	3,000
Other (Explain):PM services as allowed under HB14-1387	8,427
Total of Professional Services:	$60,427

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:	2,200	$233.96	514,712
b) Site Improvements:			
Structure/Systems/Components			
Admin Building service connection	1 ea	$27,171	27,171
Other(explain):			
Allowance for repair/relocate adjacent utilities	1 ea	$21,227	21,227
Contractor's General Conditions:			39,418
Contractor's Overhead & Profit:			45,048
Total of Construction Improvement Costs:			$647,577

5a) Total square feet/lineal feet of Construction Improvement area:	2,340
5b) Overall cost per square foot/lineal foot of construction Improvement:	276.74

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$70,889

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)	$778,893

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	$778,893

FUTURE PHASING[2]

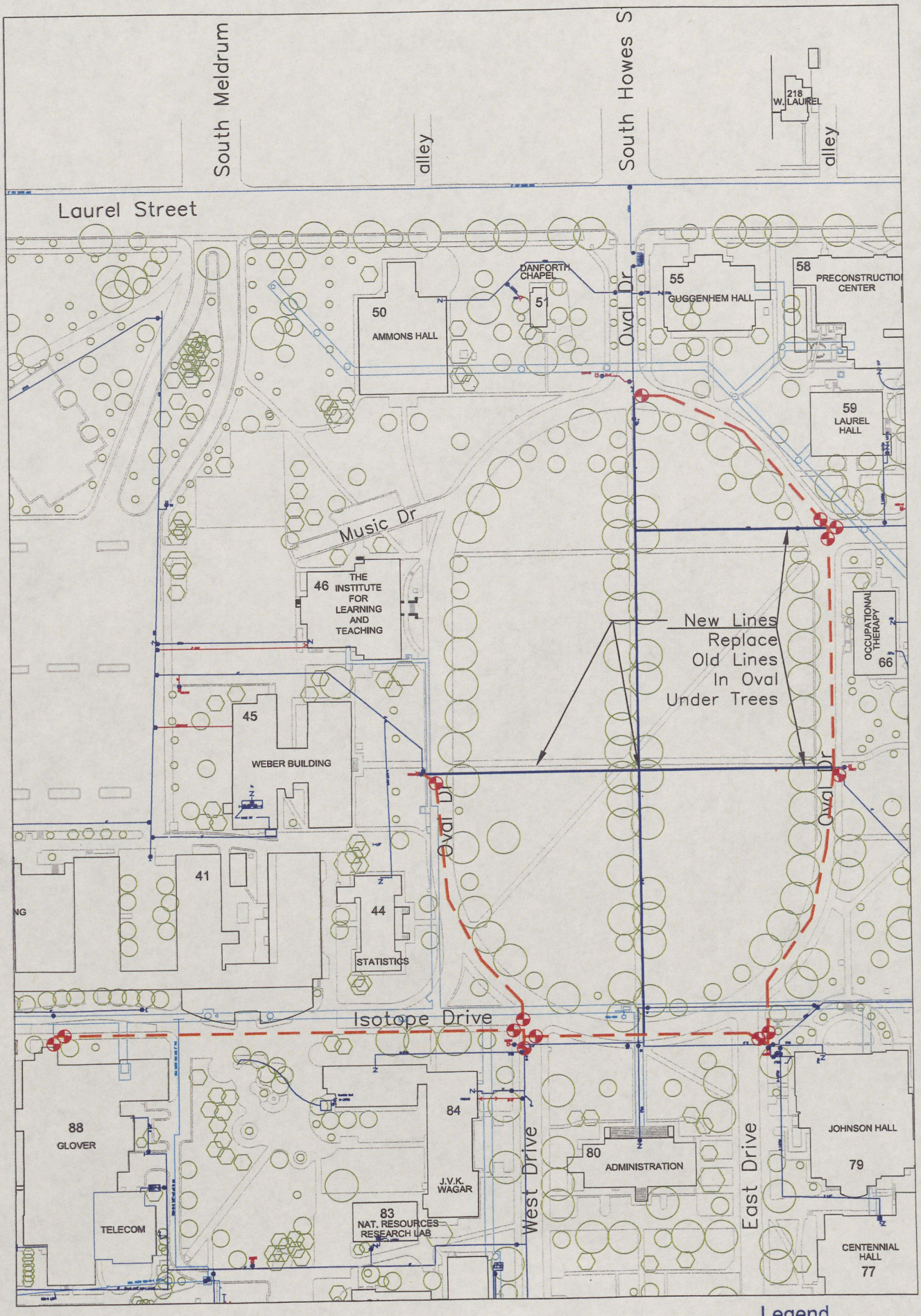
Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 778,893
(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)	7/1/2015	10/1/2015
2. Design (Insert Dates)	11/1/2015	3/1/2016
3. Construction (Insert Dates)	4/1/2016	4/1/2017
4. Project Close-out/Final Completion	5/1/2017	8/1/2017



Colorado State University Water System

Legend

EXISTING WATER LINE

PROPOSED WATER LINE

PROPOSED WATER VALVE

Colorado State University

Remodel Services

Facilities Service Center North

Budget Opinion

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

Date: 07/22/13

Project #: CMFY15005

Customer ID# 6030

Expiration Date: 10/20/2013

To: Steve Hultin
Facilities
491-0006

Keven Carroll 491-6234 CMFY15005 Domestic Water Utility Replacement

Install 2200 linear feet of water main around the Oval. Install 2800 feet of 6" HDPE waterline via directional bore method. Connect to existing, install valve as required. Includes connecting to service feeding the Adminstation building.

1.00	Contractor	6" HDPE Pipe, materail, install, directional boring, fitting fittings, valves and connections. Includes, mobilization locates, potholes, BT testing, hard and soft scapes repairs/replacements, traffic and pedestrain control.	503,150.00	503,150.00
1.00	Contractor	Add for Administration building service/connection	32,000.00	32,000.00
1.00	Contractor	Repair/reroute as required for other utilitys	25,000.00	25,000.00

Construction Subtotal		560,150.00
Contingency		56,015.00
Design fees	$	67,218.00
Third Party Code review		1,694.36
Code Inspections	$	365.75
PM Fees	$	62,736.80
Advertisement fees		
Total	$	**748,179.91**

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 acctivation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right, covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of Sherry McElwain.

$ 100,280.76

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 3-2016 Project M #:
4) Agency Priority #: 1
5) Project Title: Painter Center West Roof Replacement

B. FACILITY PROFILE

1) Facility Type
- [ ] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [X] or Building Name (s): Painter Center
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Main Campus
3) Facility Area/Age GSF: ASF: Date Built:
4) Facility Functional Use/Occupancy: Vivarium, office
5) Facility Construction (Type):
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 80.47 Targeted FCI = 90 Date of Last Audit 1/2/2008

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

Remove and replace deteriorated roofing components with up-to- date roofing systems. The project will include design and replacement of materials to facilitate better drainage and reduced water pooling. Replace insulation that has been damaged by previous leaks and/or does not meet current energy code. Dry in the roof with 20 mil membrane per engineered specifications to meet an 80 mph wind lift and a twenty year material warranty.

2) Total Project Cost Estimate (From Cost Breakdown) $ 157,351

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

The Painter Center is a BSL3 laboratory facility and vivarium experiencing multiple roof leaks. The roof requires increasing amounts of time and resources to repair leaks, and is in need of replacement. Extensive roof leaks can compromise the BSL3 laboratories, which is a health and life safety concern. Since the Painter Center is the main vivarium for research animals on main campus, roof leaks could require relocation of animals to the Foothills campus, resulting in loss of research.

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 work will completely replace the West Roof section on the Painter Center.

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CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate: CSU estimate 7/17/2013 escalated by 2.3% as allowed by OSBP

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	26,700
Code Review/Inspection:	1,258
Other (Explain):	
Total of Professional Services:	$27,958

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:			
b) Site Improvements:			
Structure/Systems/Components	7500 sf	12.74/sf	95,523
Other(explain):			
Contractor's General Conditions:			9,207
Contractor's Overhead & Profit:			10,358
Total of Construction Improvement Costs:			$115,088

5a) Total square feet/lineal feet of Construction Improvement area:	7500
5b) Overall cost per square foot/lineal foot of construction Improvement:	15.35

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$14,305

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)	$157,351

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	$157,351

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 157,351
(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)		
2. Design (Insert Dates)	11/1/2015	4/1/2016
3. Construction (Insert Dates)	5/1/2016	9/1/2016
4. Project Close-out/Final Completion	10/1/2016	10/1/2016

Facilities Audit Program
Building Summary

Building Name: John E. Painter Center for Lab Animals ***Number:*** 0144

Construction Date: 1980 ***Gross Square Feet:*** 31,139 ***Net Square Feet:*** 27,591

Date of Audit: 01/02/2008 ***Cycle:*** 6 ***Phase:*** 2 ***No. of Stories:*** 1

Classification: M330 Hospital, 1-3 Story ***SBP Class:*** 11 Science

Replacement Cost: $4,257,641.70 ***Cost Per SF:*** $136.73

Component	*Total Rating*	*Multiplier Used*	*Component Deficiency*	*Renewal Cost*
Foundation	0.0500	0.02	0.0010	$4,257.64
Ext Walls	0.0500	0.08	0.0040	$17,030.57
Floors	0.0500	0.12	0.0060	$25,545.85
Roof	0.3300	0.04	0.0132	$56,200.87
Ceiling	0.4000	0.03	0.0120	$51,091.70
Int Walls	0.1000	0.08	0.0080	$34,061.13
Windows	0.2000	0.01	0.0020	$8,515.28
Doors	0.2500	0.05	0.0125	$53,220.52
Cool Vent	0.4500	0.07	0.0315	$134,115.71
Heat	0.6400	0.02	0.0128	$54,497.81
Plumbing	0.2900	0.12	0.0348	$148,165.92
Electrical	0.2490	0.07	0.0174	$74,210.69
Safety	0.2500	0.03	0.0075	$31,932.31
AE/OP	0.1627	0.20	0.0325	$138,569.21

Component Deficiency Total: 0.1953

Outstanding Maintenance: $831,415.22

Facilities Condition Index (FCI): 80.47

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)

Thursday, August 01, 2013

Colorado State University

Budget Opinion

Remodel Services

Facilities Service Center North

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

Date: 07/17/13

Project #: CMFY 15008

Customer ID# 6030

Expiration Dat 10/15/2013

To: Mike Rice
Facilities Management
491-0032

P.M.	Phone #	Project title
Barry Willier	567-6709	Painter building West Roof Section Replacment

Quantity	Labor/Material	Description	Unit Price	Less received	Line Total
1.00	Roof West Section	Remove exisitng and install new roof. Includes reomval of roof membrane, roof insulation down to roof substructure. Install and attach new roof insulation to provide pitch for water drainage and install new 60 mill EPDM roof membrane with 20 year warranty. Roof size is approx. 7500 sq.ft.	$ 112,500.00		112,500.00

Construction Subtotal	112,500.00
Contingency	11,250.00
Design fees	$ 13,500.00
Third Party Code review	630.00
Code Inspections	$ 600.00
PM Fees	$ 12,600.00
Advertisement fees	
Total	$ 151,080.00

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 acctivation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right , covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of the project manager

$ 20,430.00

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: _____ Project M #: _____
4) Agency Priority #: 4-2016
5) Project Title: Chemistry HVAC upgrade

B. FACILITY PROFILE

1) Facility Type
- [ ] Site (Utilities underground) _____
- [ ] or Site (Improvements above ground) _____
- [X] or Building Name (s) Chemistry A, B and C wings
- [ ] Risk Mgmt. Bldg(s) ID# _____

2) Facility Location: Main Campus
3) Facility Area/Age: GSF _____ ASF _____ Date Built _____
4) Facility Functional Use/Occupancy: Office,classroom, laboratory
5) Facility Construction (Type): _____
6) Facility Physical Condition and Facility Condition Index (FCI) Number

Actual FCI = 71.23 Targeted FCI = 90 Date of Last Audit 1/7/2008

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $ _____
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

Replace 1969 vintage mechanical equipment in the Chemistry Building. Equipment is well past its useful life and energy inefficient. Replacement parts are difficult to find and maintenance personnel are spending increasing amounts of time to keep the system operating. Existing equipment is not able to meet the cooling demand. The Chemistry Building is currently the largest energy user on campus on a square foot basis.

2) Total Project Cost Estimate (From Cost Breakdown) $ 800,703

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

The Chemistry Building is a heavily utilized research, office and classroom building that requires 100% outside air. System failure will result in the shut down of the Chemistry Building until repairs are made. It will require increasing amounts of time and resources to keep the old systems operational. At some point the system will be beyond repair. Failure of basement sump pumps will result in basement flooding.

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.

Primary HVAC components in the building will be replaced, improving energy efficiency and capacity. Constant volume systems will be replaced with variable volume equipment, further improving energy use in this building.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate CSU Estimate 7/19/13

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	136,648
Code Review/Inspection:	2,264
Other (Explain):	
Total of Professional Services:	$138,912

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:			
b) Site Improvements:			
Structure/Systems/Components			
Tube bundles, pumps, valves, VFD	Ea	302,120	302,120
Equip installation, insulation, controls	Ea	65,570	65,570
Other(explain):			
Asbestos abatement	Ea	81,340	81,340
Demo old equip	Ea	39,840	39,840
Contractor's General Conditions:			47,120
Contractor's Overhead & Profit:			53,010
Total of Construction Improvement Costs:			$589,000

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

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$72,791

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)	$800,703

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2010/2011		
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2014/2015	Phase 1 of 1	$800,703

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016		
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 800,703
(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)	7/1/2014	10/1/2014
2. Design (Insert Dates)	11/1/2014	3/1/2015
3. Construction (Insert Dates)	4/1/2015	4/1/2016
4. Project Close-out/Final Completion	5/1/2016	8/1/2016

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No. _____ Project M # _____
4) Agency Priority # 4-2016
5) Project Title: Chemistry HVAC upgrade

B. FACILITY PROFILE

1) Facility Type
- [ ] Site (Utilities underground) _____
- [ ] or Site (Improvements above ground) _____
- [X] or Building Name (s) Chemistry A, B and C wings
- [ ] Risk Mgmt. Bldg(s) ID# _____

2) Facility Location: Main Campus
3) Facility Area/Age GSF _____ ASF _____ Date Built _____
4) Facility Functional Use/Occupancy: Office,classroom, laboratory
5) Facility Construction (Type) _____
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 71.23 Targeted FCI = 90 Date of Last Audit 1/7/2008
(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $ _____
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

Replace 1969 vintage mechanical equipment in the Chemistry Building. Equipment is well past its useful life and energy inefficient. Replacement parts are difficult to find and maintenance personnel are spending increasing amounts of time to keep the system operating. Existing equipment is not able to meet the cooling demand. The Chemistry Building is currently the largest energy user on campus on a square foot basis.

2) Total Project Cost Estimate (From Cost Breakdown) $ 819,119

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

The Chemistry Building is a heavily utilized research, office and classroom building that requires 100% outside air. System failure will result in the shut down of the Chemistry Building resulting in loss of use of classrooms and laboratories. It already requires increasing amounts of time and resources to keep the old systems operational, and at some point the system will be beyond repair. Failure of basement sump pumps will result in basement flooding.

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.

Primary HVAC components in the building will be replaced, improving energy efficiency and capacity. Constant volume systems will be replaced with variable volume equipment, further improving energy use in this building.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate CSU Estimate 7/19/13 escalated by 2.3% as allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	109,791
Code Review/Inspection:	2,316
Other (Explain):PM fee as allowed by HB14-1387	30,000
Total of Professional Services:	$142,107

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:			
b) Site Improvements:			
Structure/Systems/Components			
Tube bundles	5 Ea	8,184	40,920
Expansion tank	3 Ea	3,069	9,207
Motor w/ vfd drive	5 Ea	10,537	52,685
JCI control panel	1 Ea	9,279	9,279
Sump pump	1 Ea	4,118	4,118
Misc fittings, flanges, hangars, etc	900 lf	52.06/lf	46,854
Control valves	12 Ea	4,604	55,248
Equip installation, insulation, controls	1 Ea	63,768	63,768
Pipe	900 lf	16.69/lf	15,021
Insulation	2500 sf	4.91/sf	12,275
Control actuators, sensors, switches, relays	1 Ea	32,787	67,078
Other(explain):			
Asbestos abatement	2500 sf	33.29/sf	83,225
Demo old equip	1 Ea	40,756	40,756
Contractor's General Conditions:			48,204
Contractor's Overhead & Profit:			54,229
Total of Construction Improvement Costs:			$602,867

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

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$74,145
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)	$819,119

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	$819,119

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 819,119
(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)	7/1/2015	10/1/2015
2. Design (Insert Dates)	11/1/2015	3/1/2016
3. Construction (Insert Dates)	4/1/2016	4/1/2017
4. Project Close-out/Final Completion	5/1/2017	8/1/2017

Facilities Audit Program
Building Summary

Building Name: Chemistry ***Number:*** 0150

Construction Date: 1971 ***Gross Square Feet:*** 168,037 ***Net Square Feet:*** 153,007

Date of Audit: 01/07/2008 ***Cycle:*** 6 ***Phase:*** 2 ***No. of Stories:*** 3

Classification: M150 College, Laboratory ***SBP Class:*** 11 Science

Replacement Cost: $31,230,735.08 ***Cost Per SF:*** $185.86

Component	*Total Rating*	*Multiplier Used*	*Component Deficiency*	*Renewal Cost*
Foundation	0.2000	0.07	0.0140	$437,230.30
Ext Walls	0.1000	0.06	0.0060	$187,384.41
Floors	0.2000	0.07	0.0140	$437,230.30
Roof	0.4000	0.06	0.0240	$749,537.64
Ceiling	0.4000	0.03	0.0120	$374,768.82
Int Walls	0.2000	0.09	0.0180	$562,153.26
Windows	0.4000	0.02	0.0080	$249,845.88
Doors	0.3000	0.02	0.0060	$187,384.41
Cool Vent	0.2300	0.06	0.0138	$430,984.11
Heat	0.2600	0.07	0.0182	$568,399.36
Plumbing	0.4000	0.14	0.0560	$1,748,921.20
Electrical	0.7127	0.07	0.0499	$1,558,070.17
Convey	0.3500	0.01	0.0035	$109,307.57
Safety	0.0200	0.02	0.0004	$12,492.29
AE/OP	0.2438	0.18	0.0439	$1,370,467.82

Component Deficiency Total: 0.2877

Outstanding Maintenance: $8,984,177.66

Facilities Condition Index (FCI): 71.23

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)

Thursday, August 01, 2013

Colorado State University

Budget Opinion

Remodel Services
Facilities Service Center North

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

Date: 07/19/13
Project #: CMFY15006
Cust. ID# 6030
Expires on: 10/17/2013

To: Steve Hultin
Office of the Director Facilities Management
491-0006
Chemistry HVAC Equipment replacement

P.M.	Phone #	Project title
Tony DeKrey	491-3637	Chemistry

Quantity	Labor/Material	Description	Unit Price	Less receiv	Line Total
1.00	Asbestos	Contain 2500 square feet of equipment room for abatement of all asbestos in space. Approx. 400 feet of 8" steam line and 6" condensate lines. Expansion tanks, 180 valves and fittings. This space is filled with pipe and access to all the pipe will be difficult. Crew of 10 at $480 per hour for 4 weeks and $21200 for materials and disposal costs	$ 98,000.00		98,000.00
1.00	Demo	Demo approx. 300 ft of 8" pipe, 220 ft of 6" pipe, 400' of 1 1/4" or smaller pipe. Remove 7 tube bundles, 3 expansion tank, 10 pumps with motors, 5 concrete vibration pads, remove old electrical motor control panels. Crew of 6 at $252 per hour for 3.5 weeks, $2750 for dump fees, gas for cutting torches and materials	39,040.00		39,040.00
160.00	Electrical	Disconnect power from all motors and pull wiring out of electrical control center. Remove conduit from equipment being removed and not replaced. Crew of 4 Electricains 40 hours at $56	56.00		8,960.00

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.

Page 1 Sub Total $ 146,000.00

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 acctivation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right , covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of the project manager

$ -

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

Colorado State University

Remodel Services

Facilities Service Center North

Budget Opinion

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

Date: 07/19/13

Project #: CMFY15006

Cust. ID# 6030

Expires on: 10/17/2013

To: Steve Hultin
Office of the Director Facilities Management
491-0006
Chemistry HVAC Equipment replacement

P.M.	Phone #	Project title
Tony DeKrey	491-3637	Chemistry

Quantity	Labor/Material	Description	Unit Price	Less receiv	Line Total
		Subtotal from page 1			146,000.00
5.00	Equipment	5 tube bundles	8,000.00		40,000.00
5.00		5 - 10 HP motors	8,500.00		42,500.00
5.00		3 expansion tank	3,500.00		17,500.00
12.00		Control valves	6,500.00		78,000.00
34.00		System valves 6"and 4"	450.00		15,300.00
200.00		6" steel pipe	32.00		6,400.00
200.00		4" steel pipe	16.00		3,200.00
300.00		1 1/4" steel pipe	10.15		3,045.00
200.00		3/4" steel pipe	10.15		2,030.00
1.00		Misc. fittings, valves, flanges, hangers, anchors	30,500.00		30,500.00
1.00		JCI Control panel	12,500.00		12,500.00
1.00		Control actuators, sensors, switches, relays	78,000.00		78,000.00
1.00		Insulation for tube bundles, pipe, valve, and expansion tanks.	12,000.00		12,000.00
1.00		New sump pump in north east corner of equipment room	$ 4,025.00		4,025.00
5.00		VFDs for new motors	3,800.00		19,000.00

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.

Page 2 Sub Total $ **510,000.00**

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 acctivation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right , covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of the project manager

$ 19,000.00

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

Colorado State University

Budget Opinion

Remodel Services
Facilities Service Center North

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

Date: 07/19/13
Project #: CMFY15006
Cust. ID# 6030
Expires on: 10/17/2013

To: Steve Hultin
Office of the Director Facilities Management
491-0006
Chemistry HVAC Equipment replacement

P.M.	Phone #	Project title
Tony DeKrey	491-3637	Chemistry

Quantity	Labor/Material	Description	Unit Price	Less receiv	Line Total
		Subtotal from page 2			510,000.00
120.00	Pipe	Weld new steel pipe and flanges in place. Set valves tube bundles, expansion tanks, pumps and control ports crew 4 at $260 per hour for 3 weeks.	260.00		31,200.00
96.00	Electrical	Run conduit to new motors from new control panel and from new controls and valves. Connect power for motors and VFDs a crew of 2 at $112 per hour for 12 days	112.00		10,752.00
1.00		Electrical materials for work above	5,900.00		5,900.00
120.00	Controls	Install all controls, sensors, relays and actuators on system and programs system to interface with CSU backnet system. Crew of four at $260 an hour for three weeks	260.00		31,200.00

Construction Subtotal		589,052.00
Contingency		58,905.20
Design fees	$	70,686.24
Third Party Code review		1,763.72
Code Inspections	$	350.00
PM Fees	$	65,973.82
Advertisement fees		
Total	$	786,730.99

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 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 acctivation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right , covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of the project manager

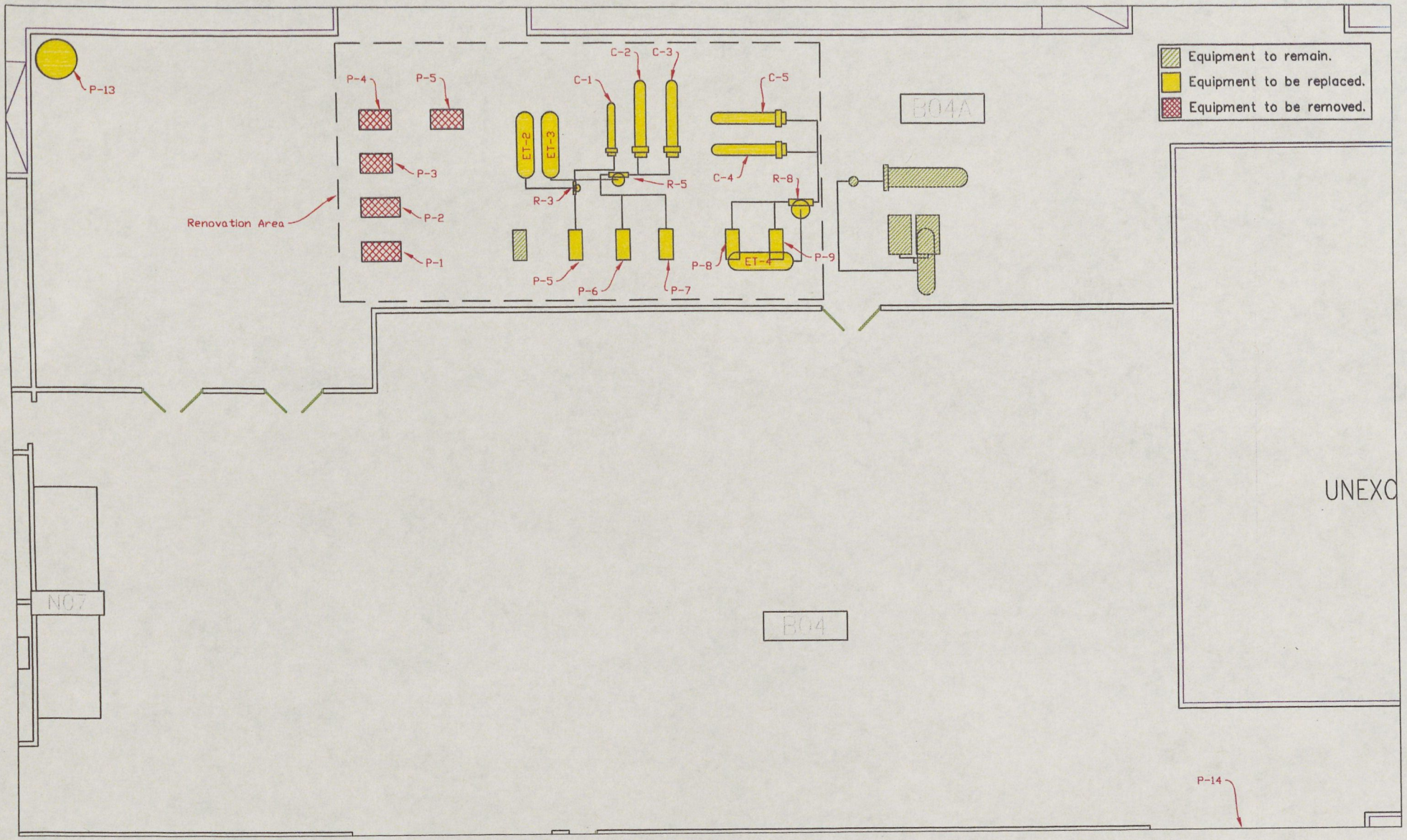
$ 105,436.88

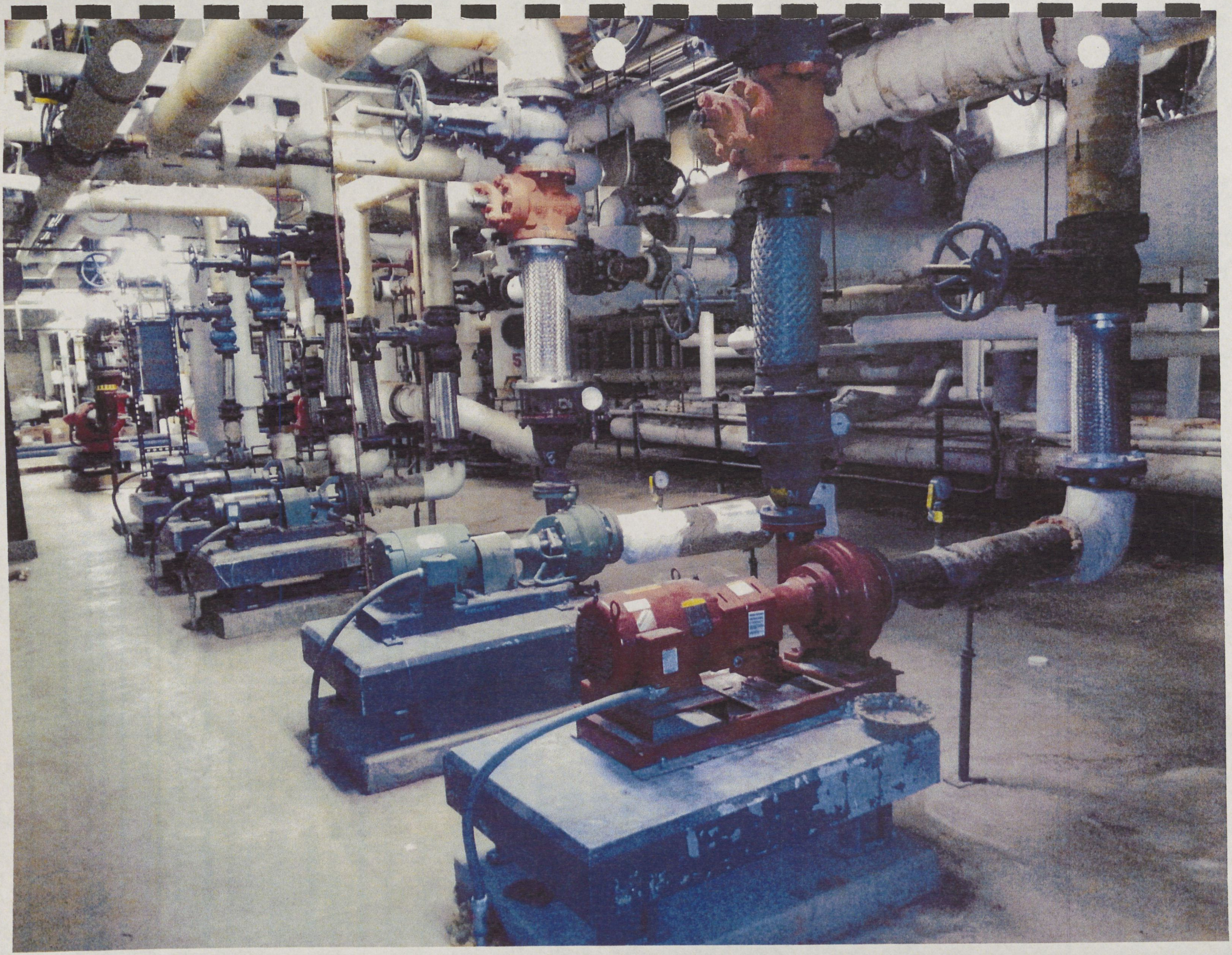
State Purchasing Regulations require all single Purchase orders over $50,000

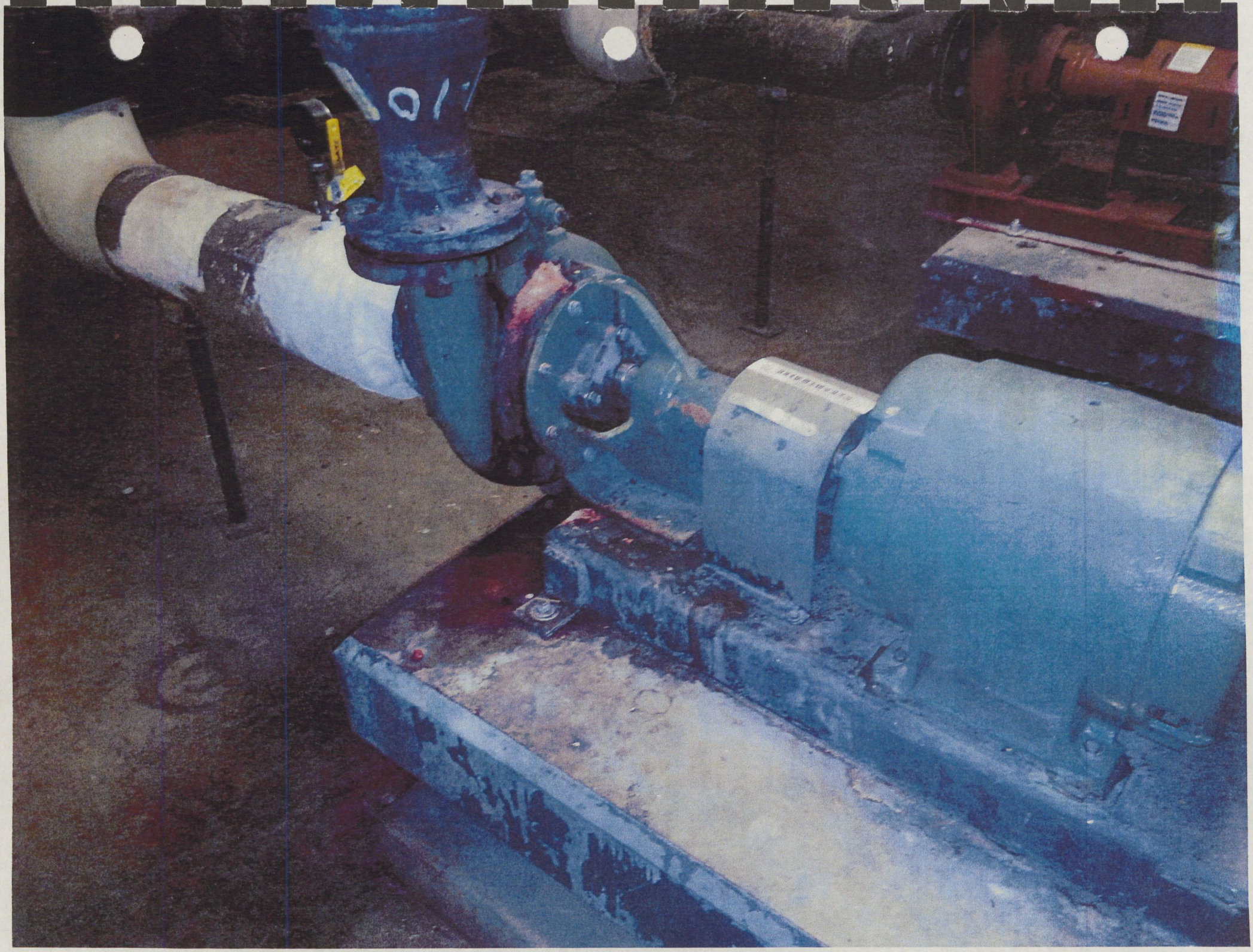
Thank you for your business!

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

Chemistry Controlled Maintenance Request - Auxiliary Equipment







Auxiliary Equipment Sizing

Chemistry

K:\PLANNING\Controlled Maintenance\CM Report for Rod FY 15-16\CMBR docs\Chemistry HVAC\[Chemistry A-B-C-Wing Equipment Replacement Sizing.xlsx]Chemistry Aux Eqpt

7/8/2013

PUMPS						
Tag	**Location**	**Service**	**Flow Rate (GPM)**	**Head (ft.)**	**Motor H.P.**	**Remarks**
P-5	Center Mechanical Room B-01	Radiant Heating	85	40		
P-6	Center Mechanical Room B-01	Hot Deck A,B,C Wings	305	38		
P-7	Center Mechanical Room B-01	Hot Deck A,B,C Wings	305	38		
P-8	South Mechanical Room B-01	Pre-Heat B&C Wings	507	45		30% Propylene Glycol
P-9	South Mechanical Room B-01	Pre-Heat B&C Wings	507	45		30% Propylene Glycol
P-13	North Mechanical Room B-01	Duplex Sump Pump	100	26		Submersible, Two pumps in set
P-14	Mechanical Shaft C	Duplex Sump Pump	150	26		Submersible, Two pumps in set
~~P-2DA~~	~~South Mechanical Room B-01~~	~~Heating Coil D Wing~~	~~382~~	~~60~~		~~Redundant with P-2DB, 30% Propylene Glycol~~
~~P-2DB~~	~~South Mechanical Room B-01~~	~~Heating Coil D Wing~~	~~382~~	~~60~~		~~Redundant with P-2DA, 30% Propylene Glycol~~

All hydronic pumps - B&G vertical centrifugal, inline.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 5-2016 Project M #:
4) Agency Priority #: 1
5) Project Title: Shepardson Steam Heating System Replacement

B. FACILITY PROFILE

1) Facility Type
- [ ] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [X] or Building Name (s): Shepardson Building
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Foothills Campus
3) Facility Area/Age: GSF 47,354 ASF Date Built 1939
4) Facility Functional Use/Occupancy: Classroom, office, laboratory
5) Facility Construction (Type):
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 48.43 Targeted FCI = 90 Date of Last Audit 12/14/2009

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

Replace original steam heating system in the Shepardson Building. System consists of direct steam radiators and distributed piping, and is original to the 1939 building. There is little ability for temperature control, resulting in wide variations in room temperature. Occupant comfort is poor and the system is not energy efficient. This project will install a new hot water hydronic system, including building-wide piping distribution, steam to water heat exchangers, pumping, constrols and individual fan-coil units (FCU's) in spaces. Some spaces already have new FCU's for cooling that were ordered with a heating coil to anticipate this renovation.

2) Total Project Cost Estimate (From Cost Breakdown) $ 917,911

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

The Shepardson Building is a heavily utilized classroom, office and laboratory building. The 1939 steam heating system is inefficient and it requires increasing amounts of time and resources to keep operational. Failure of the steam heating system will require closure of the building and loss of use.

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.

The original heating system in the building will be replaced with a more efficient and controllable system, improving occupant comfort and energy use.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate 7/17/2013 escalated by 2.3% as allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	138,642
Code Review/Inspection:	2,643
Other (Explain):PM services as allowed by HB14-1387	18,000
Total of Professional Services:	$159,285

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:			
b) Site Improvements:			
Structure/Systems/Components			
Heat exchanger, pumps, valves, fan coils units			114,627
Water line from main to new heat exchanger,new hot water supply/return lines, demo radiators			312,465
Electric power to new equipment			28,020
Install controls/program			55,191
Modify Drop ceilings for new fan coils			20,378
Other(explain):			
Asbestos abatement at radiators			29,718
Contractor's General Conditions:			54,014
Contractor's Overhead & Profit:			60,766
Total of Construction Improvement Costs:			$675,179

5a) Total square feet/lineal feet of Construction Improvement area:	47,354
5b) Overall cost per square foot/lineal foot of construction Improvement:	14.26

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$83,447

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)	$917,911

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	$917,911

FUTURE PHASING[2]

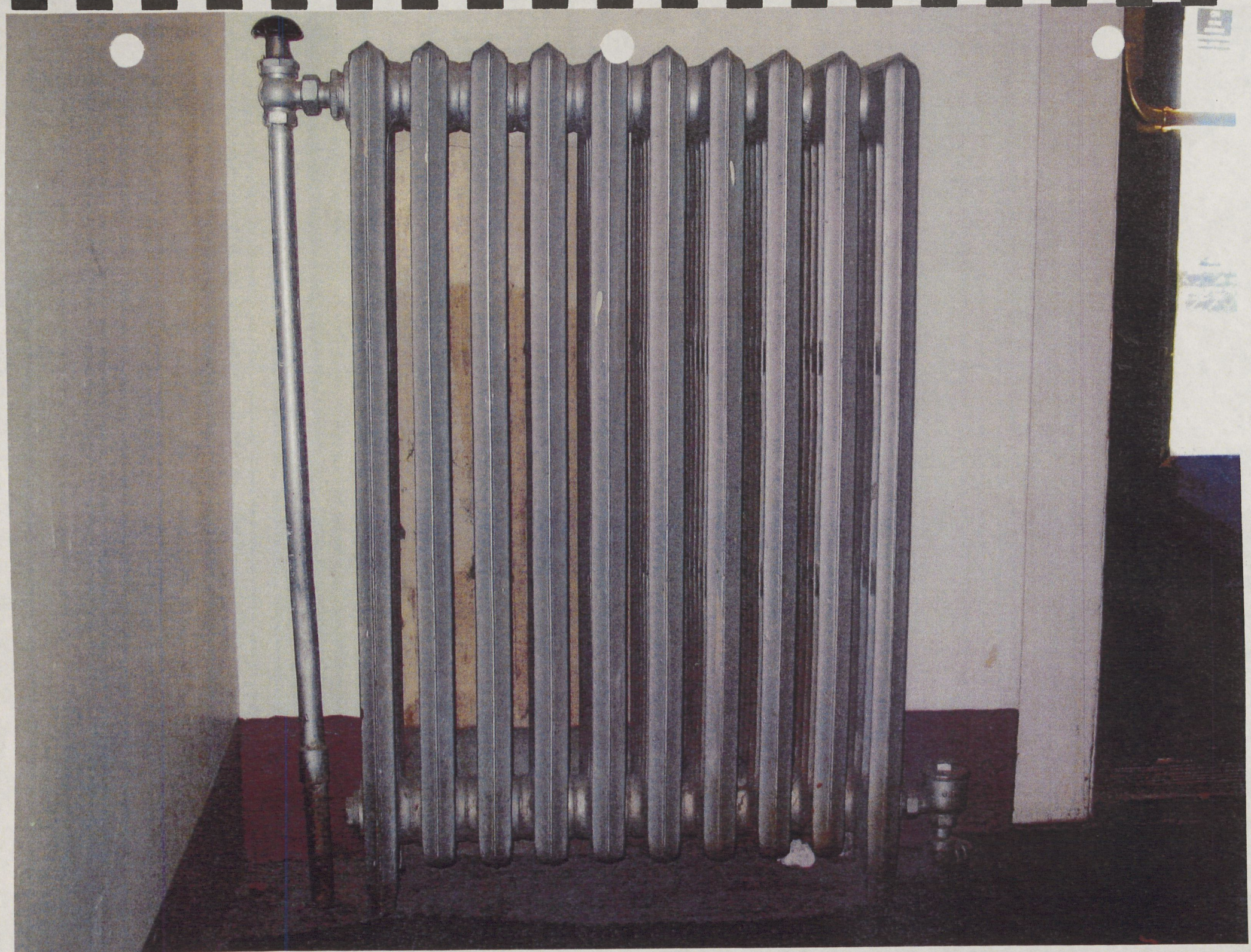
Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 917,911
(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)	7/1/2015	10/1/2015
2. Design (Insert Dates)	11/1/2015	3/1/2016
3. Construction (Insert Dates)	4/1/2016	4/1/2017
4. Project Close-out/Final Completion	5/1/2017	8/1/2018



Facilities Audit Program
Building Summary

Building Name: Shepardson ***Number:*** 0093

Construction Date: 1939 ***Gross Square Feet:*** 47,354 ***Net Square Feet:*** 44,236

Date of Audit: 12/14/2009 ***Cycle:*** 7 ***Phase:*** 1 ***No. of Stories:*** 3

Classification: M120 Classroom, 2-3 Story ***SBP Class:*** 10 Classroom/Office

Replacement Cost: $6,601,280.19 ***Cost Per SF:*** $139.40

Component	*Total Rating*	*Multiplier Used*	*Component Deficiency*	*Renewal Cost*
Foundation	0.3000	0.02	0.0060	$39,607.68
Ext Walls	0.2500	0.04	0.0100	$66,012.80
Floors	0.3000	0.12	0.0360	$237,646.09
Roof	0.2600	0.05	0.0130	$85,816.64
Ceiling	0.1000	0.04	0.0040	$26,405.12
Int Walls	0.1500	0.06	0.0090	$59,411.52
Windows	0.2500	0.03	0.0075	$49,509.60
Doors	0.1500	0.04	0.0060	$39,607.68
Cool Vent	0.6400	0.17	0.1088	$718,219.28
Heat	0.8200	0.11	0.0902	$595,435.46
Plumbing	0.4200	0.07	0.0294	$194,077.65
Electrical	1.0010	0.11	0.1101	$726,866.99
Convey	0.3000	0.01	0.0030	$19,803.84
Safety	0.4000	0.01	0.0040	$26,405.12
AE/OP	0.4370	0.18	0.0787	$519,268.62

Component Deficiency Total: 0.5157

Outstanding Maintenance: $3,404,094.17

Facilities Condition Index (FCI): 48.43

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)

Wednesday, September 03, 2014

Colorado State University

Budget Opinion

Remodel Services

Facilities Service Center North

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

Date: 07/17/13
Project #: CMFY15007
Customer ID 6030
Expiration D 10/15/2013

To: Steve Hultin
Office of the Director Facilities Management
491-0006
Shepardson heat converstion

Tony DeKrey	491-3637	Shepardson change over from old steam heat system to hot water

1.00	Vendor	Provide heat exchanger, pumps and valves for project Provide fan coil units for rooms that do not have them.	$ 135,000.00	135,000.00
1.00	Contractor	Run water line from main to new heat exchanger, run new hot water supply and return main lines through basement, 1st and 2nd floors. Provide taps for existing fan coil units that supply classrooms and taps for offices. Install new fan coils in areas that do not have them. Remove existing radiators after abatement has been completed and recycle.	368,000.00	368,000.00
1.00	Contractor	Run power to new pumps, fan coils, and controls	33,000.00	33,000.00
1.00	Contractor	Install controls and program to existing JCI controls	65,000.00	65,000.00
1.00	Contractor	Modify and install drop ceilings in rooms for new fan coils	24,000.00	24,000.00
1.00	Contractor	Spot abate TSI at each radiator to allow for removal of the radiators.	35,000.00	35,000.00

Construction Subtotal	660,000.00
Contingency	66,000.00
Design fees	$ 79,200.00
Third Party Code review	1,934.00
Code Inspections	$ 650.00
PM Fees	$ 73,920.00
Advertisement fees	
Total	**$ 881,704.00**

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 acctivation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right , covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of the project manager

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 7-2015 Project M #:
4) Agency Priority #: 1
5) Project Title: Moby Arena HVAC upgrade

B. FACILITY PROFILE

1) Facility Type
- [ ] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [X] or Building Name (s): Moby Arena A wing
- [ ] Risk Mgmt. Bldg(s) ID#:

2) Facility Location: Main Campus
3) Facility Area/Age: GSF ASF Date Built
4) Facility Functional Use/Occupancy: Auxilliary gymnasium, classroom, office, athletics
5) Facility Construction (Type):
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = Targeted FCI = Date of Last Audit
(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

Replace selected mechanical equipment in the Moby Gymnasium A-Wing, which houses the arena and supporting spaces. The equipment in this wing is original to the 1964 building construction. Replace internal components of air handling equipment, controls, coils, and pumps, to include necessary asbestos abatement. The current equipment is beyond its useful life and requires increasing time and resources to maintain. In addition, the west end of campus needs to be taken off the existing Central Steam system in order to free up capacity for future growth on the densely populated east side of campus. New boilers to support these buildings would encroach on the regulatory cap for NOx emissions, decreasing the capacity of a future new heating plant on main campus. The intention is to invest in a geothermal system to heat and cool these west-side buildings.

2) Total Project Cost Estimate (From Cost Breakdown) $ 1,992,774

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

This work will replace aging equipment at the end of its useful life, as well as provide equipment that will be correctly sized to accommodate a future geothermal heating and cooling system that will serve the entire Moby Complex. If this work is not accomplished Moby A wing will require increasing amounts of time and resources to keep the old system operational. In addition, the existing coils are not adequate for the needs of the proposed geothermal system. Moby A wing is a heavily used indoor arena, hosting multiple sports and other events.

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 work will not only replace aging equipment at end of life, but the new equipment will be correctly sized to accommodate a future geothermal heating and cooling system intended to serve the entire Moby complex. The geothermal system will be much more energy efficient than the current distribution of steam to the sparsely populated west side of campus, decreasing energy costs in the long run.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 7-2015 Project M #:
4) Agency Priority #: 1
5) Project Title: Moby Arena HVAC upgrade Phase 1 of 2

B. FACILITY PROFILE

1) Facility Type
- [ ] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [X] or Building Name (s): Moby Arena A wing
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Main Campus
3) Facility Area/Age: GSF ASF Date Built
4) Facility Functional Use/Occupancy: Auxilliary gymnasium, classroom, office, athletics
5) Facility Construction (Type):
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = Targeted FCI = Date of Last Audit
(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

Replace selected mechanical equipment in the Moby Gymnasium A-Wing, which houses the arena and supporting spaces. The equipment in this wing is original to the 1964 building construction. Replace internal components of air handling equipment, controls, coils, and pumps, to include necessary asbestos abatement. The current equipment is beyond its useful life and requires increasing time and resources to maintain. In addition, the west end of campus needs to be taken off the existing Central Steam system in order to free up capacity for future growth on the densely populated east side of campus. New boilers to support these buildings would encroach on the regulatory cap for NOx emissions, decreasing the capacity of a future new heating plant on main campus. The intention is to invest in a geothermal system to heat and cool these west-side buildings.

2) Total Project Cost Estimate (From Cost Breakdown) $ 996,388

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

This work will replace aging equipment at the end of its useful life, as well as provide equipment that will be correctly sized to accommodate a future geothermal heating and cooling system that will serve the entire Moby Complex. If this work is not accomplished Moby A wing will require increasing amounts of time and resources to keep the old system operational. In addition, the existing coils are not adequate for the needs of the proposed geothermal system. Moby A wing is a heavily used indoor arena, hosting multiple sports and other events.

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 work will not only replace aging equipment at end of life, but the new equipment will be correctly sized to accommodate a future geothermal heating and cooling system intended to serve the entire Moby complex. The geothermal system will be much more energy efficient than the current distribution of steam to the sparsely populated west side of campus, decreasing energy costs in the long run.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 2
3) Method and Date of Estimate CSU Estimate escalated by 2.3% as allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	147,690
Code Review/Inspection:	5,269
Other (Explain): PM services as allowed by HB14-1387	19,000
Total of Professional Services:	$171,959

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:			
b) Site Improvements:			
Structure/Systems/Components			
Demo old fan units	16 ea	3,342	53,472
New coils and motors for supply fans	8 ea	17,686	141,488
New exhaust fans	8 ea	7,348	58,784
VFDs for new motors	5 ea	5,165	25,825
Chilled water piping	1200 lf	111	133,200
New pumps	2 ea	17,217	34,434
New control valves	16 ea	6956	111,296
Other(explain):			
Asbestos abatement at fan units	16 ea	3,237	51,792
Contractor's General Conditions:			58,843
Contractor's Overhead & Profit:			66,199
Total of Construction Improvement Costs:			$735,333

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

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$89,096

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CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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)	$996,388

Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	$996,388

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017	Phase 2 of 2	996,386
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 1,992,774
(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)		
2. Design (Insert Dates)	7/1/2015	10/1/2015
3. Construction (Insert Dates)	11/1/2015	11/1/2016
4. Project Close-out/Final Completion	12/1/2016	12/1/2016

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate CSU Estimate escalated by 2.3% as allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	295,379
Code Review/Inspection:	10,538
Other (Explain): PM services as allowed by HB14-1387	38,000
Total of Professional Services:	$343,917

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:			
b) Site Improvements:			
Structure/Systems/Components			
Demo old fan units	32 ea	3,342	106,944
New coils and motors for supply fans	16 ea	17,686	282,976
New exhaust fans	16 ea	7,348	117,568
VFDs for new motors	10 ea	5,165	51,650
Chilled water piping	2400 lf	111	266,400
New pumps	4 ea	17,217	68,868
New control valves	32 ea	6956	222,592
Other(explain):			
Asbestos abatement at fan units	32 ea	3,237	103,584
Contractor's General Conditions:			117,686
Contractor's Overhead & Profit:			132,397
Total of Construction Improvement Costs:			$1,470,665

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

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$178,192

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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)	$1,992,774

Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	$1,992,774

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 1,992,774
(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)		
2. Design (Insert Dates)	7/1/2015	10/1/2015
3. Construction (Insert Dates)	11/1/2015	11/1/2016
4. Project Close-out/Final Completion	12/1/2016	12/1/2016

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

Component	*Total Rating*	*Multiplier Used*	*Component Deficiency*	*Renewal Cost*
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)

Colorado State University

Remodel Services

Facilities Service Center North

Budget Opinion

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

Date: 07/19/13
Project #: CMFY15010
Cust. ID# 6030
Expires on: 10/17/2013

To: Steve Hultin
Office of the Director Facilities Management
491-0006
Moby Arena A-wing

P.M.	Phone #	Project title
Tony DeKrey	491-3637	Renovate HVAC in A-wing

Quantity	Labor/Material	Description	Unit Price	Less receiv	Line Total
24.00		Abate asbestos wrap on duct work to each fan unit,	$ 4,300.00		103,200.00
8.00		remove TSI on piping to the coils, pumps, valves and	2,350.00		18,800.00
		the vibration fabric is also ACM and needs removed from all units. There are 32 total fan units, 16 supply and 16 return/exhaust fans. There are 24 large fans and 8 smaller fans. Fans are located in hard to access locations it was figured to contain each fan and abate an average cost of $4300 per large fan and $2350 per small fan to abate.			
24.00		Remove ductwork from vibration joint to outside air	4,500.00		108,000.00
8.00		grills. Include motors, coils and control valves back to each isolation valve. Large fans are in equipment rooms not easy to access and will need to be cut up to get out of spaces where located there are 24 large fans with a cost of $4500 to remove and the smaller fans are located in equipment rooms easy to access and can be removed without cutting them up with a cost of $1875 to remove.	1,875.00		15,000.00

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.

Page 1 Subtotal $ 245,000.00

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 acctivation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right , covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of the project manager

#VALUE!

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

Colorado State University

Remodel Services

Facilities Service Center North

Budget Opinion

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

Date: 07/19/13
Project #: CMFY15010
Cust. ID# 6030
Expires on: 10/17/2013

To: Steve Hultin
Office of the Director Facilities Management
491-0006
Moby Arena A-wing

P.M.	Phone #	Project title
Tony DeKrey	491-3637	Renovate HVAC in A-wing

Quantity	Labor/Material	Description	Unit Price	Less receive	Line Total
		Subtotal from page 1			245,000.00
16.00		Supply 16 large supply fans with dual heating and cooling coils, motors.	16,000.00		256,000.00
16.00		Supply new exhaust fans for building	3,500.00		56,000.00
1.00		Materials to hang and connect supply fan units	23,000.00		23,000.00
16.00		Install new supply fans, connect to heating supply and return pipes, connect to existing duckwork,	6,800.00		108,800.00
16.00		Install new exhaust fans connect to ductwork	3,200.00		51,200.00
1.00		Materials to hang and connect exhaust fan units	5,000.00		5,000.00
32.00		Provide 4"control valves to each air handler	5,000.00		160,000.00
1.00		Install and program new control valves into existing backnet controls system crew $65 per hour 10 hours to install 4 hours to program per valve. With $880 for misc. materials	30,000.00		30,000.00
32.00		Disconnect power from existing supply and return fans at disconnect. Disconnects to be reused for new fans crew at $100 per hour for 1 day	800.00		25,600.00
32.00		Reconnect power to each supply and exhaust fan from existing disconnects	1,000.00		32,000.00

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.

Page 2 Subtotal $ **992,600.00**

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

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

Colorado State University

Remodel Services

Facilities Service Center North

Budget Opinion

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

Date: 07/19/13

Project #: CMFY15010

Cust. ID# 6030

Expires on: 10/17/2013

To: Steve Hultin
Office of the Director Facilities Management
491-0006
Moby Arena A-wing

P.M.	Phone #	Project title
Tony DeKrey	491-3637	Renovate HVAC in A-wing

Quantity	Labor/Material	Description	Unit Price	Less receive	Line Total
		Subtotal for page 2			992,600.00
10.00		VFDs for new motors	3,800.00		38,000.00
1.00		Hook up VFDs to motors Crew 2 men at $ 112 per hour for 5 hours and $27 for misc materials	7,000.00		7,000.00
1.00		Run couduit and for new control wiring for fans system Crew 2 at $112 per hour for 80 hours.	8,960.00		8,960.00
1.00		Program new controls into CSU backnet system crew 2 at $130 per hour for 40 hours and $240 misc materials	5,440.00		5,440.00
2400.00		Provide AquaTherm pipe for Chilled water to the new fan systems 1 1/4" supply and returns	28.00		67,200.00
4.00		New pumps with VFDs for chilled water system	15,800.00		63,200.00
1.00		Electrical to new pumps and control wiring to pumps and VFDs for chilled water	16,000.00		16,000.00
1.00		Install Aquatherm piping and pumps to supply fans Crew 12 at $684 per hour for 320 hours. $20720 for hangers, materails and insulation	239,600.00		239,600.00
				Construction Subtotal	1,438,000.00
				Contingency	143,800.00
			Design fees		$ 172,560.00
			Third Party Code review		3,801.20
			Code Inspections		$ 6,500.00
				PM Fees	$ 161,056.00
				Advertisement fees	
				Total	$ 1,925,717.20

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:
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2. Asbestos or Lead hazard assessment or abatement is not covered unless stated
3. This quote does not cover the acctivation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right , covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of the project manager

$ 256,889.20

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 7-2016 Project M #:
4) Agency Priority #: 1
5) Project Title: Engineering Building A and B Wings Roof Replacement

B. FACILITY PROFILE

1) Facility Type
- [ ] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [X] or Building Name (s): Engineering Building
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Main Campus
3) Facility Area/Age: GSF ASF Date Built
4) Facility Functional Use/Occupancy: Laboratory, classroom, office
5) Facility Construction (Type):
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 85.25 Targeted FCI = 90.00 Date of Last Audit 9/21/2009
(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

Remove and replace deteriorated roofing components with up-to- date roofing systems. The project will include design and replacement of materials to facilitate better drainage and reduced water pooling. Replace insulation that has been damaged by previous leaks and or does not meet current energy code. Dry in the roof with 20 mil membrane per engineered specificifications to meet an 80 mph wind lift and a twenty year material warranty.

2) Total Project Cost Estimate (From Cost Breakdown) $ 555,580

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

The Engineering Building A and B wing roofs are experiencing multiple leaks and are in need of replacement. It will require increasing amounts of time and resources to repair leaks. At some point the roof will be beyond repair. The Engineering Building is a heavily utilitized laboratory and classroom building on main campus.

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 work will completely replace the Engineering Building A and B wing roofs.

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STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate CSU estimate7/17/13 escalated by 2.3% as allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	52,033
Code Review/Inspection:	2,638
Other (Explain):PM fee as allowed by HB14-1387	10,000
Total of Professional Services:	$64,671

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:			
b) Site Improvements:			
Structure/Systems/Components			
A & B wings	19,100 sf	12.74/sf	243,264
Hallway Roof	4,000 sf	12.74/sf	50,945
Arcade Classroom	5,600 sf	12.74/sf	71,324
Other(explain):			
Contractor's General Conditions:			35,272
Contractor's Overhead & Profit:			39,636
Total of Construction Improvement Costs:			$440,441

5a) Total square feet/lineal feet of Construction Improvement area:	28,700
5b) Overall cost per square foot/lineal foot of construction Improvement:	15.35

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$50,468

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)	$555,580

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	$555,580

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 555,580
(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)	7/1/2015	10/1/2015
2. Design (Insert Dates)	11/1/2015	4/1/2016
3. Construction (Insert Dates)	5/1/2016	9/1/2016
4. Project Close-out/Final Completion	10/1/2016	12/1/2016

Facilities Audit Program
Building Summary

Building Name: Engineering ***Number:*** 0041

Construction Date: 1957 ***Gross Square Feet:*** 211,410 ***Net Square Feet:*** 198,530

Date of Audit: 09/21/2009 ***Cycle:*** 7 ***Phase:*** 1 ***No. of Stories:*** 2

Classification: M120 Classroom, 2-3 Story ***SBP Class:*** 12 Engineering

Replacement Cost: $106,236,273.33 ***Cost Per SF:*** $502.51

Component	*Total Rating*	*Multiplier Used*	*Component Deficiency*	*Renewal Cost*
Foundation	0.1000	0.02	0.0020	$212,472.55
Ext Walls	0.0800	0.04	0.0032	$339,956.06
Floors	0.2500	0.12	0.0300	$3,187,088.13
Roof	0.4000	0.05	0.0200	$2,124,725.53
Ceiling	0.3500	0.04	0.0140	$1,487,307.77
Int Walls	0.2000	0.06	0.0120	$1,274,835.27
Windows	0.1650	0.03	0.0049	$525,869.56
Doors	0.2500	0.04	0.0100	$1,062,362.71
Cool Vent	0.0530	0.08	0.0042	$450,441.78
Heat	0.0280	0.09	0.0025	$267,715.43
Plumbing	0.1500	0.07	0.0105	$1,115,480.92
Electrical	0.0784	0.11	0.0086	$916,181.63
Convey	0.2500	0.01	0.0025	$265,590.68
Safety	0.0500	0.01	0.0005	$53,118.14
AE/OP	0.1250	0.18	0.0225	$2,390,966.43

Component Deficiency Total: 0.1475

Outstanding Maintenance: $15,674,112.80

Facilities Condition Index (FCI): 85.25

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)

Thursday, August 01, 2013

Colorado State University

Remodel Services

Facilities Service Center North

Budget Opinion

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

Date: 07/17/13
Project #: CMFY150009
Customer ID# 6030
Expiration Dat 10/15/2013

To: Mike Rice
Facilities Management
491-0032

P.M.	Phone #	Project title
Barry Willier	567-6709	Engineering A and B Wing Roof Replacment

Quantity	Labor/Material	Description	Unit Price	Less received	Line Total
1.00	Roof A&B Wing Old Roof Sections	Remove existing and install new roof. Includes removal roof membrane, roof insulation down to roof substructure. Install and attach new roof insulation to provide pitch for water drainage and install new 60 mil epdm roof membrane. Provide 20 years warranty. Work scope is approx. 19,100 sq. ft.	$ 286,500.00		286,500.00
1.00	Roof A&B Wing Hallway Arcade	Same scope as above to replace with new roof. Work Scope is approx. 4000 sq. ft.	60,000.00		60,000.00
1.00	Roof Arcade Classroom	Add alternate to install new roof on Arcade Classroom. Work scope is approx. 5600 sq. ft. Add $84,000 for construction and $23,100 to cover design, PM and contingencies. Total $107,100.00			-

Construction Subtotal		346,500.00
Contingency		34,650.00
Design fees	$	34,650.00
Third Party Code review		1,378.80
Code Inspections	$	1,200.00
PM Fees	$	25,987.50
Advertisement fees	$	350.00
Total	$	444,716.30

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.

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$ 49,022.55

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 8-2016 Project M #:
4) Agency Priority #: 1
5) Project Title: Replace deteriorated storm water lines Main Campus

B. FACILITY PROFILE

1) Facility Type
- [X] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [ ] or Building Name (s)
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Main Campus
3) Facility Area/Age: GSF ASF Date Built
4) Facility Functional Use/Occupancy
5) Facility Construction (Type)
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = Targeted FCI = Date of Last Audit

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

Replace approximately 1,250 linear feet of storm line starting at west side of the Oval and running to the east edge of Main Campus. New pipe will be 48" concrete and 7 manholdes will also be replaced. These lines date from the early 1950's, when the original combined storm and sanitary utilities were separated. This line has significant root intrusion issues, and the manholes are brick and losing structural strength. It is only capable of handling a 2-year storm event, but storm sewers should be capable of handling a 10-20 year storm event.

2) Total Project Cost Estimate (From Cost Breakdown) $ 1,017,178

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

The storm sewer line that this project addresses does not have sufficient capacity. In the event of a 10-20 year storm we will experience backup of the storm sewer into Engineering, Morgan Library and the Student Center, resulting in loss of use of those facilities.

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.

These new lines will be 48" concrete which will alleviate the root infiltration problems and insufficient capacity problems in the current system.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate CSU estimate 7/22/13 escalated by 2.3% as allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	89,543
Code Review/Inspection:	2,692
Other (Explain): PM fee as allowed by HB14-1387	20,000
Total of Professional Services:	$112,235

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:	1,250	$234	292,500
b) Site Improvements:	1,250	$ 65	81,250
Structure/Systems/Components			
Manhole replacement	7	$12,736	89,152
Railroad track pipe jack	1	$152,836	152,836
Other(explain):			
Allowance for repair/relocate adjacent utilities			63,682
Contractor's General Conditions:			59,871
Contractor's Overhead & Profit:			67,355
Total of Construction Improvement Costs:			$806,646

5a) Total square feet/lineal feet of Construction Improvement area:	1,250
5b) Overall cost per square foot/lineal foot of construction Improvement:	645.32

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$98,297

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)	$1,017,178

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	1,017,178

FUTURE PHASING[2]

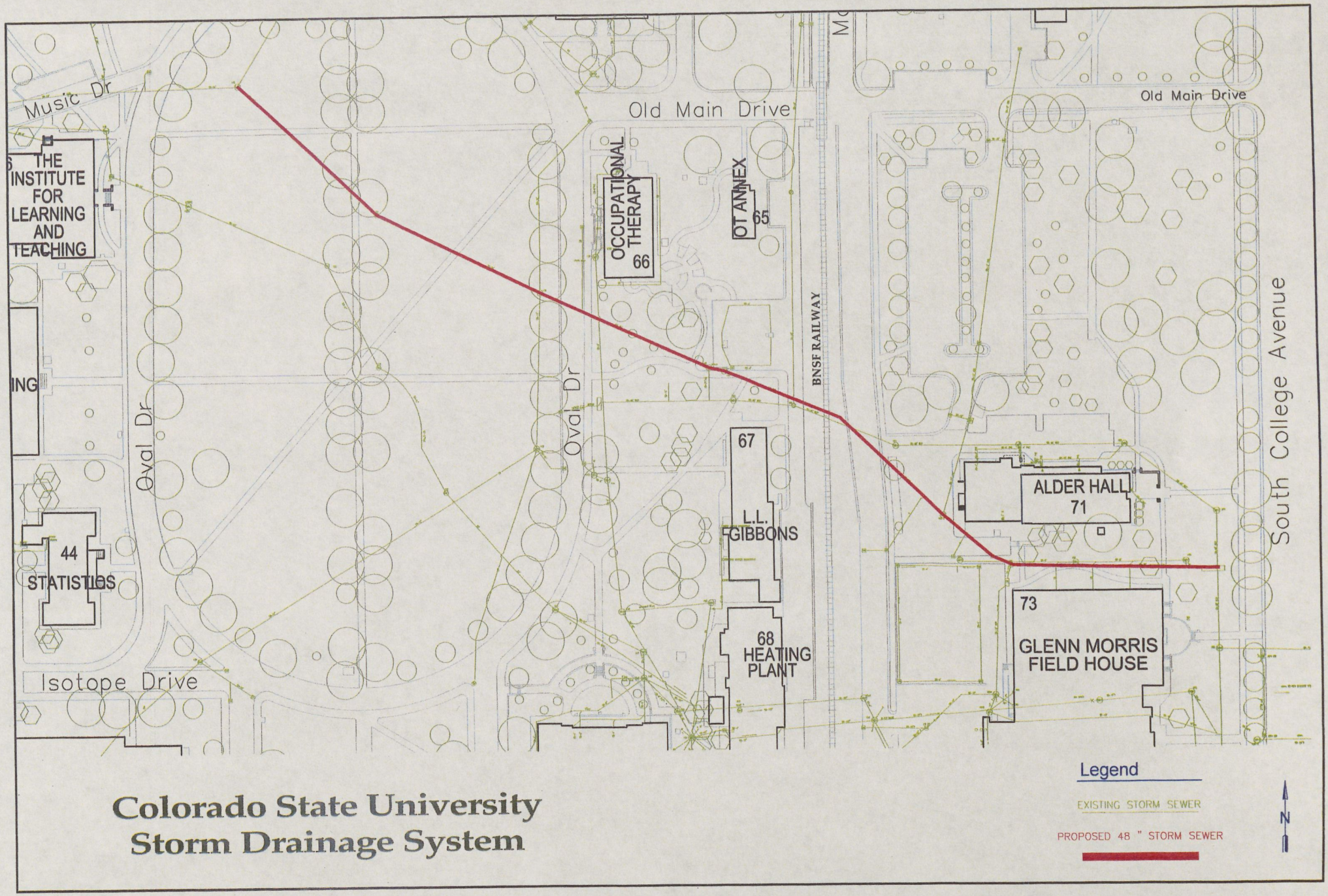
Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 1,017,178
(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)		
2. Design (Insert Dates)	7/1/2015	3/1/2016
3. Construction (Insert Dates)	4/1/2016	10/1/2017
4. Project Close-out/Final Completion	11/1/2017	11/1/2017



Colorado State University
Storm Drainage System

Colorado State University

Budget Opinion

Remodel Services
Facilities Service Center North

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

Date: 07/22/13
Project #: CMFY15005
Customer ID# 6030
Expiration Date: 10/20/2013

To: Gene Ellis
Facilities Services
491-0047

Keven Carroll	491-6234	CMFY 150011 Storm Utility Replacement

Quantity	Unit	Description	Unit Price	Line Total
		Review scope and cost for budgetary concerns. Replace 1250 linear feet of storm drains starting a Manhole numer 118 running to the East side of College Avenue. Includes 7 manholes, running trap replacement and railroad crossing.		
1.00	Contractor	Install 1250 linear ft of 48" concrete drain pipe to replace existing smaller storm drain. Includes removing existing as required and abandoning in place if needed based on limitations.	276,562.50	276,562.50
1.00	Contractor	7 Manhole replacements - remove existing, install new	105,000.00	105,000.00
1.00	Contractor	Railroad track pipe jack to install 48" storm drain under	180,000.00	180,000.00
1.00	Contractor	Hardscape and softscape repair/replacment/ traffic control	95,000.00	95,000.00
1.00	Contractor	Utility repairs/rerouting	75,000.00	75,000.00

Construction Subtotal		731,562.50
Contingency		73,156.25
Design fees	$	87,787.50
Third Party Code review		2,105.75
Code Inspections	$	525.00
PM Fees	$	81,935.00
Advertisement fees		
Total	$	**977,072.00**

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 acctivation of phone and Data lines the customer will need to contact Telecom to activate lines

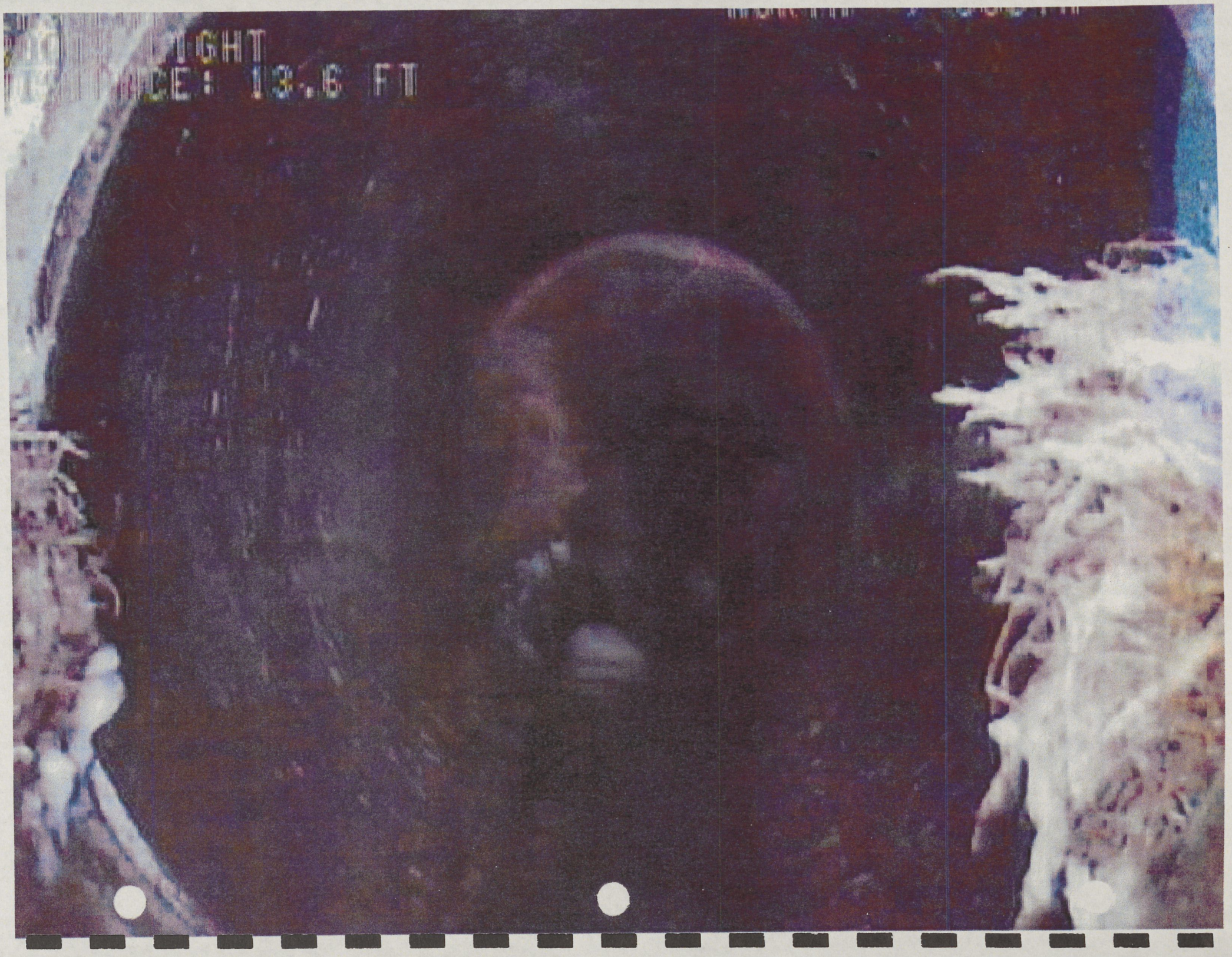
If you wish to proceed submit a Kuali Transfer of Funds document for the amount shown in red to the right, covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of Sherry McElwain.

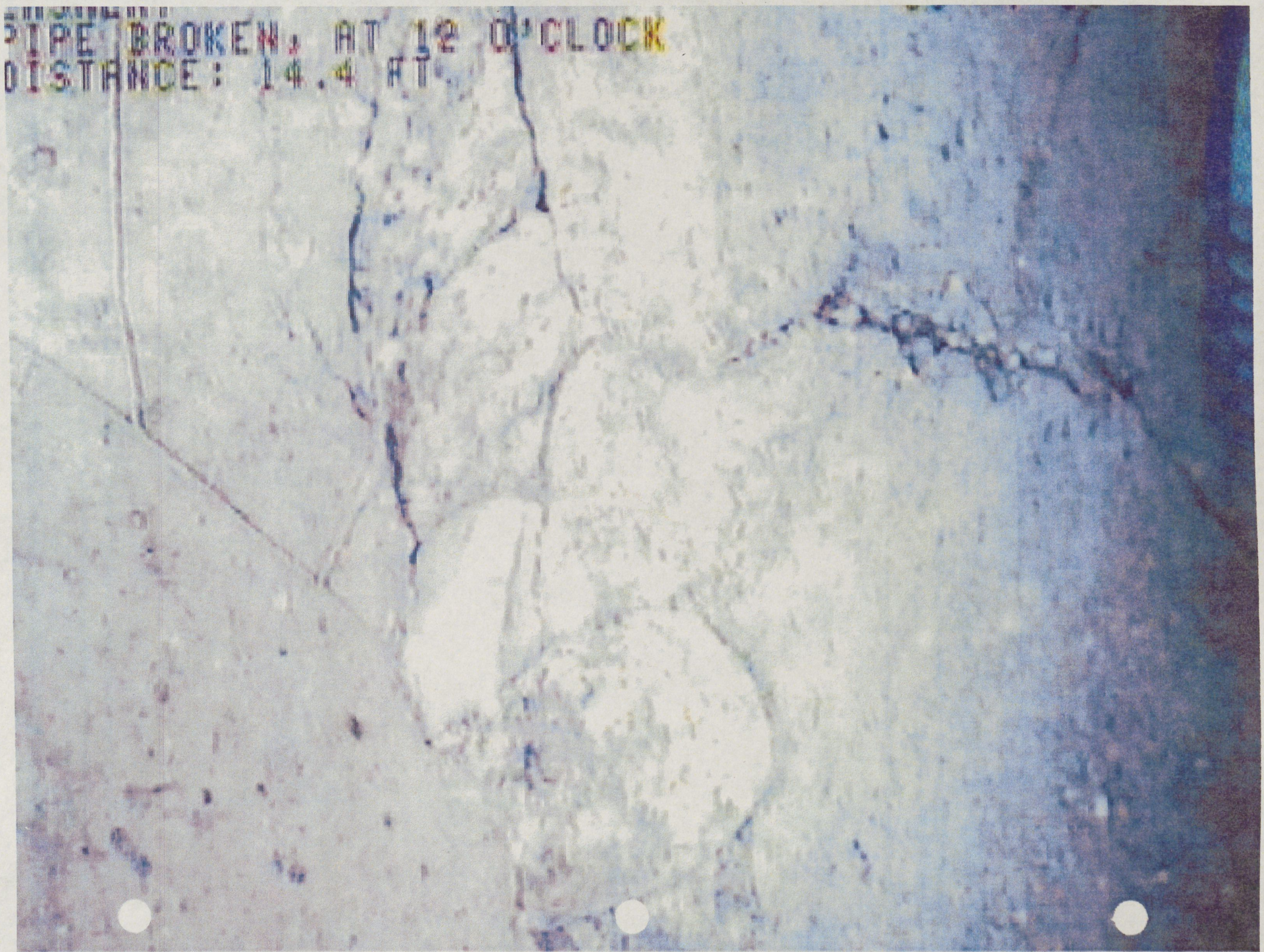
$ 130,860.75

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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


IGHT
CE: 13.6 FT


PIPE BROKEN, AT 12 O'CLOCK
DISTANCE: 14.4 AT


CSU 141-160 C EASEMENT
180.3 FT.
MH START: 160-C
04:42

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 9-2016 Project M #:
4) Agency Priority #: 1
5) Project Title: Replace obsolete Building Automation Control System

B. FACILITY PROFILE

1) Facility Type
- [ ] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [X] or Building Name (s): Various-Building automation software
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Main Campus
3) Facility Area/Age: GSF ASF Date Built
4) Facility Functional Use/Occupancy
5) Facility Construction (Type)
6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = Targeted FCI = Date of Last Audit

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

Remove and replace 20-year-old obsolete Building Automation Control (BAS) system components with up-to-date equipment consistent with current strategies in BAS control. Current controls strategies have evolved to focus on non-proprietary control languages, giving way to the opportunity for competitive bidding in subsequent years or projects. Johnson Controls has announced that they will no longer support their current proprietary legacy BAS hardware and software in the effort to follow suit with the emerging strategies. In doing so they have forced CSU to seek out third party vendors who specialize in backfilling components and software at a greatly increased cost and questionable reliability. The system utilizes 16-bit architecture requiring a Microsoft XP professional platform, which will not be supported by Microsoft after March 2014. There are currently 48 buildings dependent on this obsolete system, monitored by 32 controllers. Half of these buildings house research labs. Over 11,000 points are monitored.

2) Total Project Cost Estimate (From Cost Breakdown) $ 1,020,133

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

Failure of building automation system for buildings on the obsolete system will result in loss of fire alarm and security notifications to CSU PD and Facilities, resulting in closure of the building until repairs are made. There is a potential for substantial building damage if BAS points are not reporting/activating correctly, with subsequent loss of research and building use . CSU will pay higher costs to continue to support outdated, proprietary building automation software, rather than be able to use competetive bids when updates are needed.

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.

CSU has invested significant funds over the years in building automation systems for energy efficiency and alarm point monitoring. The first systems installed are now over 20 years old and are not compatible with modern HVAC equipment. Their trending and alarm capabilities are inadequate for today's needs. Updated equipment that will focus on non-proprietary control languages will make system upgrades less expensive and provide improved monitoring/alarm capabilities. This will result in better building control and improved energy efficiency.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate 7/31/2013 escalated by 2.3% as allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	52,608
Code Review/Inspection:	2,445
Other (Explain):	
Total of Professional Services:	$55,053

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:			
b) Site Improvements:			
Structure/Systems/Components	32 ea	22,554	721,731
Other(explain):			
Contractor's General Conditions:			64,955
Contractor's Overhead & Profit:			82,868
Total of Construction Improvement Costs:			$869,554

5a) Total square feet/lineal feet of Construction Improvement area:	32 ea
5b) Overall cost per square foot/lineal foot of construction Improvement:	27,173.56

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$95,526

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)	$1,020,133

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	$1,020,133

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $1,020,133
(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)		
2. Design (Insert Dates)	7/1/2015	10/1/2015
3. Construction (Insert Dates)	11/1/2015	11/1/2016
4. Project Close-out/Final Completion	12/1/2016	12/1/2016

Colorado State University

Remodel Services

Facilities Service Center North

Budget Opinion

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

Date: 07/16/13
Project #: CMFY15014
Customer ID#: 6030
Expiration Date: 10/14/2013

To: Steve Hultin
Facilities
491-0006
132 Fac North

Tony Flores	491-0589	Campus Obsolete Controls upgrades

Quantity	Manufacturer	Description	Unit Price	Less received	Line Total
1.00	JCI	1. Upgrade (32) Network Controller Automation Engines - Labor and hardware 2. Bind MEA Points to existing graphics - software upgrade - Labor and hardware	$ 850,000.00		850,000.00

Construction Subtotal		850,000.00
Contingency		42,500.00
Design fees	$	8,500.00
Third Party Code review		2,390.00
Code Inspections	N/A	
PM Fees	$	42,925.00
Advertisement fees		
Total	$	**946,315.00**

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 submit a Kuali Transfer of Funds document for the amount shown in red to the right , covering Design fees, Code Review fees, and 1/2 the PM fee needs to be sent to Facilities -6030 to the attention of the project manager

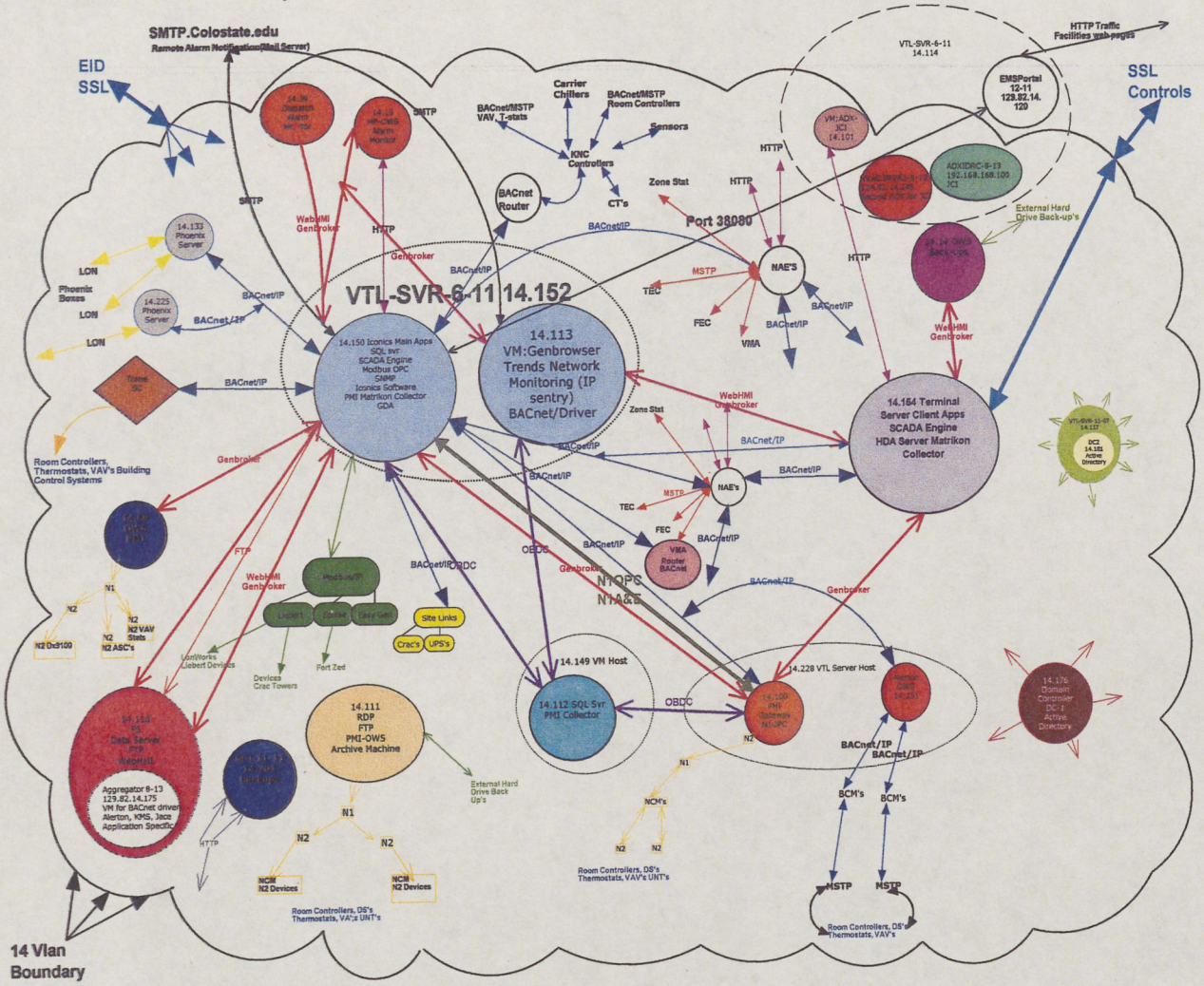
$ 32,352.50

State Purchasing Regulations require all single Purchase orders over $50,000

Thank you for your business!

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

Colorado State University Building Automation System Networking Infrastructure



OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

[X] **Controlled Maintenance Request**

[ ] **Capital Renewal Building/Infrastructure Request**

[ ] **HPCP required in Capital Renewal Request (Y/N)** (on CC-A specify HPCP compliance)

1) Agency: Colorado State University –Fort Collins
2) Department: Higher Education
3) Agency ID No.: 10-2016 Project M #:
4) Agency Priority #: 1
5) Project Title: Underground electric service-Foothills Campus XCEL substation to west meter point

B. FACILITY PROFILE

1) Facility Type
- [X] Site (Utilities underground)
- [ ] or Site (Improvements above ground)
- [ ] or Building Name (s)
- [ ] Risk Mgmt. Bldg(s) ID#

2) Facility Location: Foothills Campus
3) Facility Area/Age: GSF ASF Date Built
4) Facility Functional Use/Occupancy
5) Facility Construction (Type)
6) Facility Physical Condition and Facility Condition Index (FCI) Number

Actual FCI = Targeted FCI = Date of Last Audit

(Describe)

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
8) Facility - Current Replacement Value $
9) Master Plan Status - Check one or more of the following:
- a) [ ] Facility 'useful' life is less than five (5) years.
- b) [X] 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

N/A

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):

This project will replace 2150 ft of the existing 4/0 overhead 13.2 kV distribution line with 500 kcmil aluminum underground line west from the new XCEL substation to the old XCEL metering point. Project will follow the same route as the existing 4/0 overhead line, and install a new two-way ductbank, 500dcmil aluminum EPR conductor with associated switches and hardware.

2) Total Project Cost Estimate (From Cost Breakdown) $ 991,928

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

8 out of the 17 poles on this line are over 50 years old. The life expectancy of wood poles is normally expected to be 30 years. By placing this line underground, we will be able to eliminate the problems we have with trees growing into the line and animals getting into the line, which will improve reliability.

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.

CSU has already invested significant funds in placing the overhead electric lines on the Foothills Campus underground. The improved reliability is important to the research facilities on the Foothills Campus.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

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

1) Approved By _____ 2) Phase? 1 of 1

3) Method and Date of Estimate 7/31/2013 estimate inflated by 2.3% as allowed by OSPB

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	60,461
Code Review/Inspection:	6,266
Other (Explain):PM services as allowed by HB14-1387	10,000
Total of Professional Services:	$76,727

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:	2150	318.41	684,579
b) Site Improvements:			
Structure/Systems/Components			
Other(explain):			
Contractor's General Conditions:			65,984
Contractor's Overhead & Profit:			74,231
Total of Construction Improvement Costs:			$824,794

5a) Total square feet/lineal feet of Construction Improvement area:	2150 lf
5b) Overall cost per square foot/lineal foot of construction Improvement:	$383.63

6) Miscellaneous (explain)

Total of Miscellaneous Costs:			$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	$90,407

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)	$991,928

Note: Agency formatted cost estimates may accompany this page.

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2015/2016
STATE BUILDINGS PROGRAMS

E. PROPOSED PHASING

PRIOR PHASING[1]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2011/2012		
	FY 2012/2013		
	FY 2013/2014		
	FY 2014/2015		
		(Subtotal)	$

CURRENT PHASE[2] REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2015/2016	Phase 1 of 1	$991,928

FUTURE PHASING[2]

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2016/2017		
	FY 2017/2018		
	FY 2018/2019		
	FY 2019/2020		
		(Subtotal)	$

TOTAL PROJECT DOLLAR AMOUNT $ 991,928
(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)		
2. Design (Insert Dates)	7/1/2015	10/1/2015
3. Construction (Insert Dates)	11/1/2015	7/1/2016
4. Project Close-out/Final Completion	8/1/2016	8/1/2016

Colorado State University

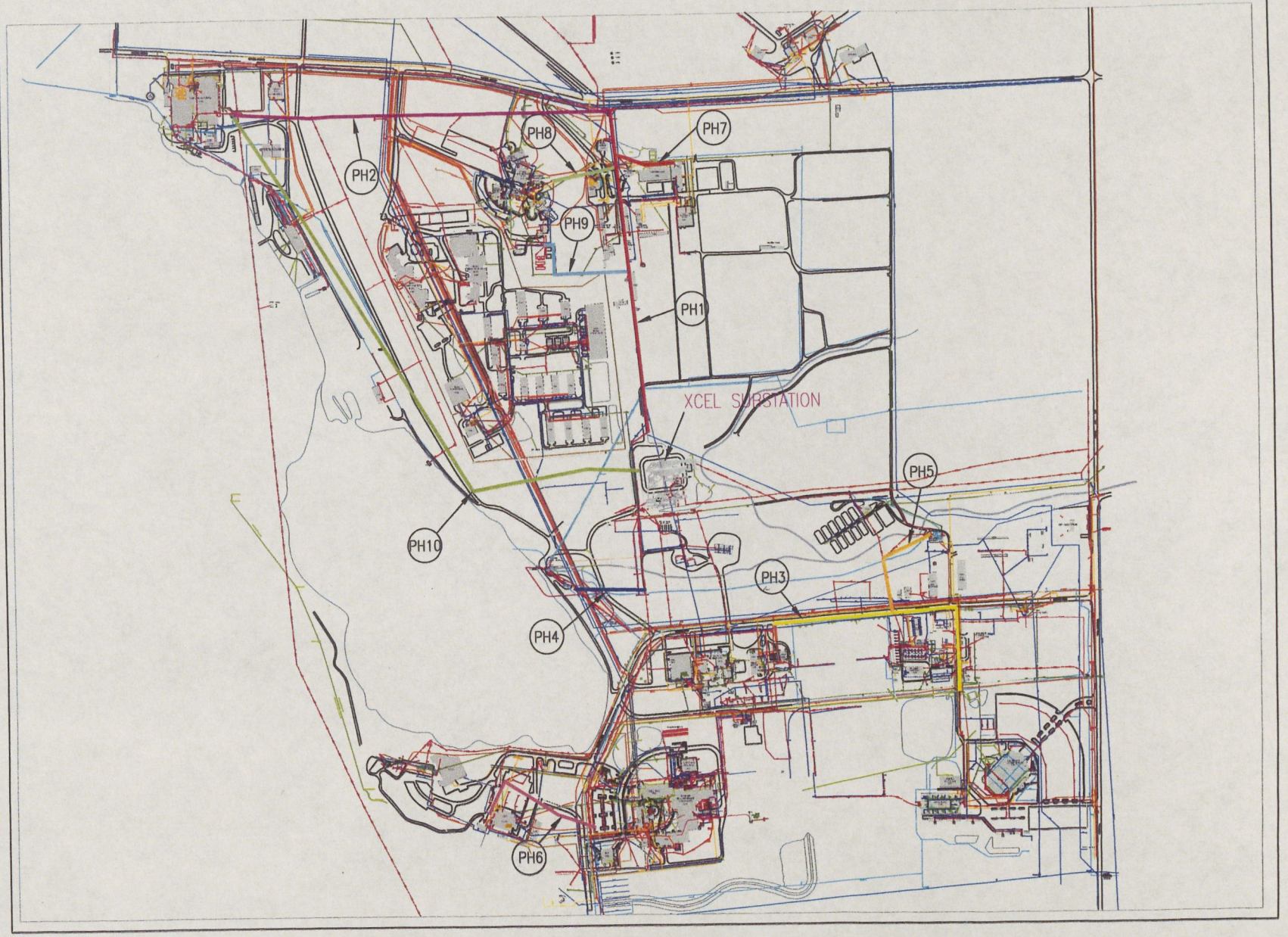
PROJECT #

xxx

Key

Existing Electric

New projects (color varies)



Foothills Campus

Electric

FACILITIES OPERATIONS - PROJECT COST OPINION

PROJECT: FC - UG North FDR N XCEL Sub to Meter Point

ESTIMATOR: Michael Randall

PROJECT NUMBER: 206

PHASE: NA

BUILDING: NA

BLDG No. NA

PRINT DATE: September 3, 2014

WO NUMBER: None

SCOPE: This project would replace 2150 ft of the existing 4/0 overhead 13.2 kV distribution line with 500 kcmil aluminum underground line west from the new XCEL substation to the old XCEL metering point.

ESTIMATE DATE: June 21, 2013 **ESTIMATE LEVEL:** Initial Approximation		COST OPINION
CONSTRUCTION		
C1 Base Contract		$ 806,250
C2 Site Work		
C3 Landscape		
C4 Utilities		
C5 Fixed Equipment		
C6 Bonding	2%	$ 16,125
C7 Contingency	10%	$ 82,238
Total Construction		**$ 904,613**
DESIGN PROFESSIONAL SERVICES		
D1 Program Planning		
D2 FM Design	0%	$ -
D3 Consultants A/E	5%	$ 40,313
D4 Reimb. Expenses		
D5 Surveys		
D6 Soils Tests		
D7 Const. Testing		
D8 Test & Balance		
D9 Contingency	5%	$ 2,016
Total Design		**$ 42,328**
EQUIPMENT		
E1 Moveable Equip		
E2 Telephones		
E3 Other		
Total Equipment		**$ -**
ADMINISTRATION		
A1 P.M. Fee (Variable Percentage Formula)		$ 16,773
A2 FM Trade Support		
A3 Advertising		
A4 Misc. Expenses		
Total Administration		**$ 16,773**
MISCELLANEOUS		
M1 % for Art		
M2 Inflation Factor		
M3 3rd Party Review		
Total Miscellaneous		**$ -**
TOTAL PROJECT COST OPINION *		**$ 963,700**

*Cost Opinion - Estimates prepared by Architects/Engineers are to provide guidance for the client.

Margin of error or unknown factors could increase the actual cost by up to 30% or more.

K:\PLANNING\Controlled Maintenance\CM Report for Rod FY 15-16\CMBR docs\substation to west meter\[FC - UG North FDR N. XCEL Sub t