

UCSU 1.9/5/2017-18
C.2

FY 17-18

CMBR

&

SB 17-267

CM Funding

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
COMBINED CC/CM BUDGET REQUEST SUBMISSION TRANSMITTAL
STATE BUILDINGS PROGRAMS

FY 2017/2018

To:	Rod Vanderwall
From:	Shelly Carroll
Date submitted to OSA:	7/22/2016
Agency/Institution:	Colorado State University-Fort Collins
Phone No:	970-491-0167
Email address:	Shelly.carroll@colostate.edu

* CAPITAL CONSTRUCTION BUDGET REQUEST FORMS:		Required / Optional	Submitted Yes or N/A
<i>(Required only for state agencies)</i>			
CC-P	Five-Year Capital Construction Program	Required	
CC-C Cover	Capital Construction Request Cover Page <i>(List all capital construction projects requested for FY17/18 by priority, project #, name, phase and dollar amount requested):</i>	Required	
CC-C Narrative	**Capital Construction Request Narrative (Word)	Required	
CC-B Cover	Supplemental Capital Construction Request Cover	As Applicable	
CC-B Narrative	**Supplemental Capital Construction Request Cover <i>(List all supplemental capital construction projects requested for FY17/18 by priority, project #, name, phase and dollar amount requested):</i>	As applicable	
* CONTROLLED MAINTENANCE BUDGET REQUEST FORMS:		Required / Optional	Submitted Yes or N/A
<i>(Required for state agencies and institutions of higher education)</i>			
SBP CM-1	Controlled Maintenance Request Summary	Required	Y
SBP CM-2	Five-Year Controlled Maintenance Program Plan	Required	Y
SBP CM-2.1	Agency Asset Management Maintenance Strategy	Required	Y
SBP CM-3	**Controlled Maintenance Project Request(s) <i>(List all controlled maintenance projects requested for FY17/18 by priority, project #, name, phase and dollar amount requested):</i>	If applicable	Y
SBP CM-4	Controlled Maintenance Project Status Report	Required	Y
SBP CC-1	Capital Construction Project Status Report	Required	Y
SBP CM-5	Agency's Building Inventory Report	Required	Y

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
COMBINED CC/CM BUDGET REQUEST SUBMISSION TRANSMITTAL
 STATE BUILDINGS PROGRAMS

FY 2017/2018

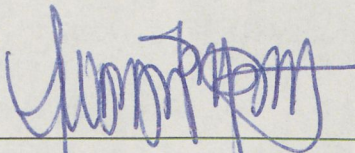
* CONTROLLED MAINTENANCE BUDGET REQUEST FORMS: (Required for state agencies and institutions of higher education)		Required / Optional	Submitted Yes or N/A
SBP CM-6	Vacant Facility Management Plan(s)	If applicable	Y
SBP APCC-1	Action Plan for Code Compliance	Required	Y
REP A/D-1	Acquisitions and Dispositions Report	As applicable	Y
EMP EPC-1	Energy Performance Contract Report	If applicable	N/A
EMP HPCP-1	High Performance Certification Program	If applicable	Y
	Agency's Code Compliance Action Plan	Required	Y
	Pictures in either JPEG or TIFF format	If applicable	Y
	Drawings in either JPEG, TIFF, or PDF format	If applicable	Y

* Electronic submission required for all documents

** Provide project request pictures/drawings in separate JPEG or TIFF format do not embed in request form

AGENCY APPROVAL

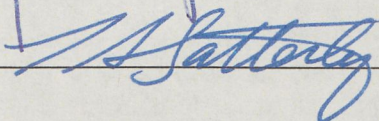
OSA/State Buildings Program
 Delegate:



Date

7/22/16

Principal Representative
 (or Delegate)



Date

7-22-16

CM-1

1) State Agency _____ 2) Institution of Higher Education CSU Fort Collins
 Agency Operation Criticalit Project
 Priority # al Criteria y Index Score
 3) Date 6/20/2016 x OC x CI = PS

4) Project #	4) Agency ID #	5) PROJECT TITLE and PHASE	6) PROJECT ESTIMATE \$	7) Nos 1 to 5	8) Nos 1 to 3	9)	10)
	1-2017	<i>Replace Mechanical System, BRB</i> Phase __1__of __1__ Total Project Cost: \$ 1,939,959 Prior Appropriation: Current Year Request: \$ 1,939,959 Project Balance: \$ -		1	1		
	2-2017	<i>Admin Bldg Sprinkler & Em Light</i> Phase 1__of __1__ Total Project Cost: \$ 431,481 Prior Appropriation: Current Year Request: \$ 431,481 Project Balance: \$ -		1	1		
	3-2017	<i>Engineering Auditorium Roof Repl</i> Phase 1__of __1__ Total Project Cost: \$ 145,896 Prior Appropriation: Current Year Request: \$ 145,896 Project Balance: \$ -		1	1		
	4-2017	<i>Glover Building Roof Replacement</i> Phase 1__of __1__ Total Project Cost: \$ 827,626 Prior Appropriation: Current Year Request: \$ 827,626 Project Balance: \$ -		1	2		
	5-2017	<i>Replace/Repair Failing Walls, Pickett Ctr</i> Phase 1__of __2__ Total Project Cost: \$ 1,954,714 Prior Appropriation: Current Year Request: \$ 999,448 Project Balance: \$ 955,266		1	2		
	6-2017	<i>Replace Electric Service, Foothills</i> Phase 1__of __1__ Total Project Cost: \$ 991,928 Prior Appropriation: Current Year Request: \$ 991,928 Project Balance: \$ -		1	2		
	7-2017	<i>Replace Obsolete Bldg Automation Sys</i> Phase 1__of __1__ Total Project Cost: \$ 1,142,792 Prior Appropriation: Current Year Request: \$ 1,142,792 Project Balance: \$ -		1	2		

8-2017	Upgrade HVAC System, Moby Arena Phase _1__of _2__	Total Project Cost: \$ 2,187,493 Prior Appropriation: Current Year Request: \$ 1,080,606 Project Balance: \$ 1,106,887	1	2		
9-2017	Engineering Bridge Repair/Removal Phase _1__of _1__	Total Project Cost: \$ 363,383 Prior Appropriation: Current Year Request: \$ 363,383 Project Balance: \$ -	1	2		
10-2017	Industrial Sciences Bldg Ext Repair Phase _1__of 1__	Total Project Cost: \$ 1,992,564 Prior Appropriation: \$ - Current Year Request: \$ 1,992,564 Project Balance: \$ -	1	2		
11-2017	Replace Deteriorated Storm Water Phase _1__of _1__	Total Project Cost: \$ 1,093,574 Prior Appropriation: Current Year Request: \$ 1,093,574 Project Balance: \$ -	1	2		
12-2017	Christansen Track Resurface Phase __1__of _2__	Total Project Cost: \$ 2,359,991 Prior Appropriation: Current Year Request: \$ 1,797,143 Project Balance: \$ 562,848	1	2		
Blank A: Current-Year CM Total \$		#####				

CM-2



 RECYCLED PAPER
30% POST CONSUMER

(1) Agency Priority #.	(2) Project M#	(3) CM Category	(4) Project Title - Number of Phases	(5) Total Project Cost	(6) Prior Appropriation	(7) FY 17/18 Budget Request	(8) FY 18/19 Budget Request	(9) FY 19/20 Budget Request	(10) FY 20/21 Budget Request	(11) FY 21/22 Budget Request
1		HVAC	Replacement of Mechanical System, Bioenvironmental Research Building, 1 Phase	\$1,939,959	\$0	\$1,939,959				
1		FS	Admin Building Sprinkler and Emergency Lighting	\$431,481		\$431,481				
1		RF	Engineering Auditorium Roof Replacement, 1 ph	\$145,896		\$145,896				
1		RF	Glover Building Roof Replacement, 1 Phase	\$827,626	\$0	\$827,626				
1		ST	Replace/Repair Failing Walls, Pickett Center, 2 Phases	\$1,954,714	\$0	\$999,448	\$955,266			
1		I	Replace Electric Service, Foothills Campus, XCEL Substation to West Meter Point, 1 Phase	\$991,928	\$0	\$991,928				
1		HVAC	Replace Obsolete Building Automation Control System, 1 Phase	\$1,142,792	\$0	\$1,142,792				
1		HVAC	Upgrade HVAC System, Moby Arena, 2 Phases	\$2,187,493	\$0	\$1,080,606	\$1,106,887			
1		ST	Engineering Bridge Repair/Removal	\$363,383	\$0	\$363,383				
1		ST	Industrial Sciences Building Exterior Repair	\$1,992,564	\$0	\$1,992,564				
1		I	Replace Deteriorated Storm Water Line, Main Campus, 1 Phase	\$1,093,574	\$0	\$1,093,574				
1		MISC	Chrisitansen Track Resurface, 2 Phases	\$2,359,991	\$0	\$1,797,143	\$562,848			
		RF	Replace Roof, A & B Wings, Engineering Building, 1 Phase	\$590,000	\$0		\$590,000			
			Moby B&C Wings Primary HVAC Replacement, 1 Phase	\$2,000,000	\$0		\$2,000,000			
		EL	Replace Deteriorated Exterior Lighting, Main Campus, 4 Phases	\$2,000,000	\$0		\$500,000	\$500,000	\$500,000	\$500,000
			Replace Primary HVAC System, Fum McGraw, 1 Phase	\$2,000,000	\$0		\$2,000,000			
			Upgrade Sanitary Sewer Lines, 3 Phases	\$2,000,000	\$0		\$750,000	\$750,000	\$500,000	
			Upgrade Campus Door Locking System, 4 Phases	\$4,000,000	\$0		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
			Replace Electric Service, Foothills Campus, West Meter Point to Engineering Research Center, 1 Phase	\$1,125,276	\$0			\$1,125,276		
		HVAC	Replace Air Handlers, Chemistry, 2 Phases	\$2,000,000	\$0			\$1,000,000	\$1,000,000	
		RF	Repair/Replace Roofs, Various Buildings, 3 Phases	\$3,000,000	\$0			\$1,000,000	\$1,000,000	\$1,000,000
		HVAC	Replace Deteriorated Mechanical Systems, Anatomy Zoology, 3 Phases	\$3,500,000	\$0			\$1,500,000	\$1,000,000	\$1,000,000
		HVAC	Replace Deteriorated Mechanical Systems, Microbiology, 3 Phases	\$3,500,000	\$0			\$1,500,000	\$1,000,000	\$1,000,000
		HVAC	Replace Deteriorated Mechanical Systems, Physiology, 3 Phases	\$3,500,000	\$0			\$1,500,000	\$1,000,000	\$1,000,000
		HVAC	Replace Deteriorated Mechanical Systems, Painter, 3 Phases	\$4,500,000	\$0			\$1,500,000	\$1,500,000	\$1,500,000
		HVAC	Replace Deteriorated Mechanical Systems, Pathology, 2 Phases	\$2,000,000	\$0				\$1,000,000	\$1,000,000
		I	Repairs to the Steam and Condensate Utility Systems, 2 Phases	\$3,000,000	\$0				\$1,500,000	\$1,500,000
		HVAC	Replace Deteriorated Mechanical Systems, Engineering Research Center, 2 Phases	\$3,000,000	\$0				\$1,500,000	\$1,500,000
		I	Repair/Replace Deteriorated Roads and Sidewalks, Main Campus, 1 Phase	\$1,575,600	\$0					\$1,575,600
(12) Totals for each Fiscal Year						\$12,806,400	\$9,465,001	\$11,375,276	\$12,500,000	\$12,575,600
(13) Grand Total of the Five Year Plan						\$58,722,277				



RECYCLED PAPER
30% POST CONSUMER

CM-2.1

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
ASSET MANAGEMENT MAINTENANCE STRATEGY FY 2017/2018
STATE BUILDINGS PROGRAM

1) Agency / Institution:	Colorado State University Fort Collins
2) Prepared by:	Shelly Carroll
3) Date:	7/15/2016

#1. Please describe your agency's overall strategy for maintaining and upgrading the condition of your general funded buildings and related infrastructure as supported by your current Facilities Audit Process and indicated in the Five Year Controlled Maintenance Plan. (For example is the intent to upgrade as funding allows, by criticality, by building, by system, by infrastructure, by complex or by a combination of these components). Please provide examples of project requests taken directly from your current Controlled Maintenance Five Year Plan. *CSU has a database of prioritized maintenance projects that is routinely updated by the maintenance department. In addition we had a building audit inspection system in place through the 2010 cycle (ended due to budget cuts), which fed into that database. Maintenance needs are generally addressed by criticality, as funding allows.*

#2. Describe how your agency coordinates the Five Year Controlled Maintenance Plan with routine and preventative maintenance programs and, the Capital Construction Five Year Program Plan including Capital Renewal project requests. *CSU's routine maintenance plan tackles small maintenance items and works to extend the life of existing systems. Mechanical filters, belts and oil are changed on a regular basis. Electrical switches are tested every 6 months. As buildings and infrastructure age the maintenance needs become too extensive to be handled within the operating budget. At that point a determination is made to pursue a controlled maintenance request, a capital renewal request or a capital construction project to redevelop the building. Coordination of these requests is through the University Architect.*

#3. Identify the source(s) and total dollar amount of controlled maintenance (as defined in 24-30-1301 (4) (a-c)), funded internally by your agency/institution for general funded and academic buildings and related infrastructure in fiscal year FY15/16 and, describe how those were coordinated with your Five Year Controlled Maintenance Plan. (Note that this does not refer to line-item operating budgets for routine maintenance and utilities, but availability of other internal funds and funding sources such as, student fees, revenues, gifts, grants, bond financing, federal, state or local funds, etc.) *The University has committed \$1.7M annually for maintenance and infrastructure deficiencies. Student fees cannot be used for maintenance items, per their bylaws. We leverage university funds to generate utility rebates on energy conservation projects. These are the only other funding sources for maintenance.*

#4. If your agency has auxiliary funded buildings or buildings funded through other sources is there a similar Facilities Audit Process and Five Year Deferred Maintenance Plan to address building and infrastructure deficiencies and describe how these are identified and coordinated with your Five Year Controlled Maintenance Plan? *Auxiliaries have an audit program that identifies deficiencies. Auxiliaries are responsible for their own maintenance and must keep their buildings equivalent to the University Standard Facility Conditions Index (range 68-78). Auxiliary building maintenance projects are coordinated at the Administrative, Vice President level. Facilities management utility engineers are responsible for all utilities.*




RECYCLED PAPER
30% POST CONSUMER

CM-3

BRB
Mech

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

1) Agency / Institution Colorado State University Fort Collins

2) Executive Director Signature _____ Date _____

3) Agency ID No. _____ Project M # _____

4) Agency Priority # 1

5) Project Title Replace Bio-hazard HVAC System, Bioenvironmental Research Building

B. FACILITY PROFILE

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

2) Facility Location Foothills Campus

3) Facility Area/Age GSF 24,378 ASF 23,435 Date Built 2000

4) Facility Functional Use/Occupancy BSL3 Research Laboratory

5) Facility Construction (Type) _____

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

Actual FCI = 80 Targeted FCI = 100 Date of Last Audit 2015

(Describe) Desk audit in 2015, last physical audit done in 2002.

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

24/30/12

8) Facility - Current Replacement Value \$ 19,018,405

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

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

10) Facility Audit Survey:

- a) Facility Audit Survey concluded and submitted to SBP - Date _____
- b) Status of the Infrastructure Assessment. % Completed _____
- c) Facility Audit Survey Cycle _____

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

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

Project No.	Project Title	Completion date or status

C. INTEGRATED PROGRAM PLAN DATA

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

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

The Bioenvironmental Research Building is a BSL3 laboratory on Foothills campus that was designed in the late 90s and occupied nearly 20 years ago. There are three problems with the existing building. HVAC design for BSL3 labs has evolved away from a common HEPA filtered supply/exhaust system serving all the research suites (as was done in this building), because it is difficult to maintain the required cascade of negative pressure from one suite to the next. The system has functioned well, but is nearing the end of its useful life. In addition, the existing controls are two generations behind the current standard. Johnson Controls stopped supporting the existing products in 2012 and no longer carries replacement parts or software. Also, the controls are a security risk for hacking at this highly sensitive facility. This request seeks to address all current deficiencies to reduce the risk for building failure.

2) Total Project Cost Estimate (From Cost Breakdown) \$ 1,939,959

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

The BioEnvironmental Research Building (BRB) contains the biosafety level 3 (BSL-3) Mycobacterial Research Laboratories (MRL). The MRL works extensively with multiple drug resistant (MDR) and extremely drug resistant (XDR) strains of tuberculosis, leprosy and related mycobacterial research programs. The MRL researchers have extensive experience in working with these pathogenic organisms and have earned international recognition for their advancements in drug discovery, diagnostics, vaccine development, pathogen physiology and disease pathogenesis. In addition, the MRL is unique as one of the few centers in the world where the efficacy of new anti-mycobacterial drugs, better diagnostics and vaccines can be tested using animal models. BSL3 labs operate under strict requirements for negative air pressure and HEPA filtration of exhaust air due to the hazardous nature of the research. Loss of use of the BSL3 labs and loss of in-progress research would be the result if negative pressure could not be maintained in the research suites. It is possible (though unlikely due to system failsafes) that a release of hazardous materials could occur, affecting CSU researchers and surrounding neighborhoods.

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 bring the controls and HVAC system up to current BSL3 standards. By making the necessary HVAC and BAS upgrades, overall general biosafety will be ensured and the risk of a building failure will be greatly reduced. Thus, with the requested modifications, the sustainability of the globally impactful mycobacterial research program housed within the BRB may successfully continue.

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Remodel and Construction Services

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	244,361
Code Review/Inspection:	7,500
Other (Explain): PM fee & commissioning	142,000
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$393,861

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			
Air Handling units	7 ea	76,555	535,883
Backdraft and manual dampers	9 ea	2,182	19,635
Controls	sf	7.32	178,500
Phoenix valves and pressure monitors	4 ea	1,721	6,885
Supply air ductwork	sf	.70	17,000
Exhaust fans and humidifiers	sf	2.30	56,100
Piping, heat exchangers, heat recovery system	sf	7.29	177,650
Ductwork modifications	sf	1.39	34,000
Disconnects	7 ea	4,469	31,280
Electrical connections	sf	1.14	19,805
Fire alarm and smoke detection	sf	.66	16,150
Anteroom construction pods 1 & 2 (191 sf)	sf	82.33	15,725
Other(explain):			
Demo existing	sf	1.58	38,471
Misc wall repairs throughout	sf	.7	17,000
Contractor's General Conditions:			109,561
Contractor's Overhead & Profit:			95,866
Inflation Percentage/dollar amount: (required for each out year phase) 3%			
Total of Construction Improvement Costs:			\$1,369,511

5a) Total square feet/lineal feet of Construction Improvement area:	24,378 sf
5b) Overall cost per square foot/lineal foot of construction Improvement:	\$56.18/sf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:	\$
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**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	\$176,587
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8) Total Cost of the Project (single phase) or Total for this specific Phase of all professional services (4), construction improvements(5), miscellaneous costs(6), and project contingency(7)	\$1,939,959
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Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		
(Subtotal)			\$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	\$1,939,959

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		
(Subtotal)			\$

TOTAL PROJECT DOLLAR AMOUNT

\$1,939,959

(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
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**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

1. Pre-Design (Insert Dates)	_____	_____
2. Design (Insert Dates)	July 2017	April 2018
3. Construction (Insert Dates)	May 2018	Sept 2019
4. Project Close-out/Final Completion	Oct 2019	Oct 2019

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

1) Agency / Institution Colorado State University Fort Collins

2) Executive Director Signature _____ Date _____

3) Agency ID No. _____ Project M # _____

4) Agency Priority # 1

5) Project Title Industrial Sciences Lab Building Exterior Upgrade

B. FACILITY PROFILE

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

2) Facility Location Main Campus

3) Facility Area/Age GSF 20,246 ASF 20,032 Date Built 1925

4) Facility Functional Use/Occupancy Classroom, laboratory, office

5) Facility Construction (Type) _____

6) Facility Physical Condition and Facility Condition Index (FCI) Number
 Actual FCI = 63 Targeted FCI = 100 Date of Last Audit 2015

(Describe) Desk audit, last physical audit was in 2008

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

8) Facility - Current Replacement Value \$ 6,277,475

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

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

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

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

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

10) Facility Audit Survey:

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

b) Status of the Infrastructure Assessment. % Completed _____

c) Facility Audit Survey Cycle _____

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

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

C. INTEGRATED PROGRAM PLAN DATA

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

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

Exterior walls of building are cracked and showing signs of distress. Original windows are in need of replacement. In 2013 CSU installed helical piers to stabilize the foundation and prevent further disruption. Project includes repair of sagging structural beam, existing brick walls and window sills, replace windows, replace overhead door and roof replacement.

2) Total Project Cost Estimate (From Cost Breakdown) \$ \$1,992,564

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

The Construction Management Department is interested in working with industry partners to revitalize the interior of the Industrial Sciences Building. However, the exterior improvements must be done in advance. This is a chance for University and State partnership to revitalize an existing historic building.

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 FCI will be greatly improved with the exterior and foundation repairs and further improved with eventual industry partnership on the interior upgrades.

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Hensel Phelps and Mortenson estimate

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	67,844
Code Review/Inspection:	8,000
Other (Explain): PM fee	57,138
<i>Inflation Percentage/dollar amount: (required for each out year phase)</i>	
Total of Professional Services:	\$132,982

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			
Foundation and roof beams	20,246 sf	\$1.24/sf	25,030
Exterior walls, doors, windows	20,246 sf	\$48.29/sf	977,734
Roof replacement	20,246 sf	\$22.56/sf	456,750
Other(explain):			
Contractor's General Conditions:			116,761
Contractor's Overhead & Profit:			102,166
<i>Inflation Percentage/dollar amount: (required for each out year phase)</i>			
Total of Construction Improvement Costs:			\$1,678,440

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:	\$
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7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	181,142
--	---------

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)	\$1,992,564
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Note: Agency formatted cost estimates may accompany this page.

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		

(Subtotal) \$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	1,992,564

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		

(Subtotal) \$

TOTAL PROJECT DOLLAR AMOUNT

\$1,992,564

(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)	July 2017	Feb 2018
3. Construction (Insert Dates)	March 2018	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018

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A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

- 1) Agency / Institution Colorado State University Fort Collins
- 2) Executive Director Signature *A. Satterly* Date 7-22-16
- 3) Agency ID No. _____ Project M # _____
- 4) Agency Priority # 1
- 5) Project Title Bioenvironmental Research Building Mechanical Upgrade

B. FACILITY PROFILE

- 1) Facility Type Site (Utilities underground) _____
 or Site (Improvements above ground) _____
 or Building Name (s) Bioenvironmental Research Building
 Risk Mgmt. Bldg(s) ID# _____
- 2) Facility Location Foothills Campus
- 3) Facility Area/Age GSF 24,378 ASF 23,435 Date Built 2000
- 4) Facility Functional Use/Occupancy BSL3 Research Laboratory
- 5) Facility Construction (Type) _____
- 6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 80 Targeted FCI = 100 Date of Last Audit 2015
(Describe) Desk audit in 2015, last physical audit done in 2002.
- 7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
- 8) Facility - Current Replacement Value \$ 19,018,405
- 9) Master Plan Status - Check one or more of the following:
a) Facility 'useful' life is less than five (5) years.
b) Facility 'useful' life is more than five (5) years.
c) Master Plan is obsolete; Last Date Approved (by OSPB/CDHE) _____
d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.) _____
- 10) Facility Audit Survey:
a) Facility Audit Survey concluded and submitted to SBP - Date _____
b) Status of the Infrastructure Assessment. % Completed _____
c) Facility Audit Survey Cycle _____

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

Project No.	Project Title	Completion date or status

C. INTEGRATED PROGRAM PLAN DATA

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

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

The Bioenvironmental Research Building is a BSL3 laboratory on Foothills campus that was designed in the late 90s and occupied nearly 20 years ago. There are three problems with the existing building. HVAC design for BSL3 labs has evolved away from a common HEPA filtered supply/exhaust system serving all the research suites (as was done in this building), because it is difficult to maintain the required cascade of negative pressure from one suite to the next. The system has functioned well, but is nearing the end of its useful life. In addition, the existing controls are two generations behind the current standard. Johnson Controls stopped supporting the existing products in 2012 and no longer carries replacement parts or software. Also, the controls are a security risk for hacking at this highly sensitive facility. This request seeks to address all current deficiencies to reduce the risk for building failure.

- 2) Total Project Cost Estimate (From Cost Breakdown) \$ \$1,939,959

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

The BioEnvironmental Research Building (BRB) contains the biosafety level 3 (BSL-3) Mycobacterial Research Laboratories (MRL). The MRL works extensively with multiple drug resistant (MDR) and extremely drug resistant (XDR) strains of tuberculosis, leprosy and related mycobacterial research programs. The MRL researchers have extensive experience in working with these pathogenic organisms and have earned international recognition for their advancements in drug discovery, diagnostics, vaccine development, pathogen physiology and disease pathogenesis. In addition, the MRL is unique as one of the few centers in the world where the efficacy of new anti-mycobacterial drugs, better diagnostics and vaccines can be tested using animal models. BSL3 labs operate under strict requirements for negative air pressure and HEPA filtration of exhaust air due to the hazardous nature of the research. Loss of use of the BSL3 labs and loss of in-progress research would be the result if negative pressure could not be maintained in the research suites. It is possible (though unlikely due to system failsafes) that a release of hazardous materials could occur, affecting CSU researchers and surrounding neighborhoods.

- 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 bring the controls and HVAC system up to current BSL3 standards. By making the necessary HVAC and BAS upgrades, overall general biosafety will be ensured and the risk of a building failure will be greatly reduced. Thus, with the requested modifications, the sustainability of the globally impactful mycobacterial research program housed within the BRB may successfully continue.

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

1) Approved By Mike Rush 2) Phase? 1 of 1
3) Method and Date of Estimate Remodel and Construction Services

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	244,361
Code Review/Inspection:	7,500
Other (Explain): PM fee & commissioning	142,000
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$393,861

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

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u> sf, cf, lf, etc.	<u>UNIT COST</u>	<u>EXTENDED COST</u>
Infrastructure			
a) Utility Services:			
b) Site Improvements:			
Structure/Systems/Components			
Air Handling units	7 ea	76,555	535,883
Backdraft and manual dampers	9 ea	2,182	19,635
Controls	sf	7.32	178,500
Phoenix valves and pressure monitors	4 ea	1,721	6,885
Supply air ductwork	sf	.70	17,000
Exhaust fans and humidifiers	sf	2.30	56,100
Piping, heat exchangers, heat recovery system	sf	7.29	177,650
Ductwork modifications	sf	1.39	34,000
Disconnects	7 ea	4,469	31,280
Electrical connections	sf	1.14	19,805
Fire alarm and smoke detection	sf	.66	16,150
Anteroom construction pods 1 & 2 (191 sf)	sf	82.33	15,725
Other(explain):			
Demo existing	sf	1.58	38,471
Misc wall repairs throughout	sf	.7	17,000
Contractor's General Conditions:			109,561
Contractor's Overhead & Profit:			95,866
Inflation Percentage/dollar amount: (required for each out year phase) 3%			
Total of Construction Improvement Costs:			\$1,369,511

5a) Total square feet/lineal feet of Construction Improvement area:	24,378 sf
5b) Overall cost per square foot/lineal foot of construction Improvement:	\$56.18/sf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:	\$
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**STATE OF COLORADO
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STATE BUILDINGS PROGRAM**

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	\$176,587
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8) Total Cost of the Project (single phase) or Total for this specific Phase of all professional services (4), construction improvements(5), miscellaneous costs(6), and project contingency(7)	\$1,939,959
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Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		

(Subtotal) _____ \$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	\$1,939,959

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		

(Subtotal) _____ \$

TOTAL PROJECT DOLLAR AMOUNT

\$1,939,959

(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

**STATE OF COLORADO
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1. Pre-Design (Insert Dates)	_____	_____
2. Design (Insert Dates)	<u>July 2017</u>	<u>April 2018</u>
3. Construction (Insert Dates)	<u>May 2018</u>	<u>Sept 2019</u>
4. Project Close-out/Final Completion	<u>Oct 2019</u>	<u>Oct 2019</u>

OPINION OF PROBABLE CONSTRUCTION COSTS

PROJECT:
 *SU BHRB Long Term Plan
 tion 2
 Updated on 7/15/16, Outdoor
 units

BASIS:
 No Design
 Prelim. Design
 Final Design
 Other

LOCATION: Ft Collins PREPARED BY: Sean Convery
 REFERENCE DRAWING NO.: N/A CHECKED BY: N/A

SUMMARY	QUANTITY		MATERIAL		LABOR		TOTAL COST
	NO.	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	
Demolition (Mechanical):							
Remove AHU's	2	ea			\$5,000.00	\$10,000.00	\$10,000.00
Remove Boilers	3	ea			\$6,500.00	\$19,500.00	\$19,500.00
Remove Deaerator	1	ea			\$6,000.00	\$6,000.00	\$6,000.00
Remove boiler accessories	1	ls			\$2,000.00	\$2,000.00	\$2,000.00
Remove portion of supply air duct/dampers	1000	lb			\$4.70	\$4,700.00	\$4,700.00
Remove motorized exhaust fan dampers	12	ea			\$500.00	\$6,000.00	\$6,000.00
Remove snow melt coil and O.A. Plenum	1	ls			\$3,000.00	\$3,000.00	\$3,000.00
Remove Boiler Flue	1	ls					\$2,000.00
New (Mechanical):							
New AHU's (BSL-3 Suites)	6	ea	\$72,500.00	\$435,000.00	\$10,000.00	\$60,000.00	\$569,250.00
New AHU (non BSL-3 suite)	1	ea	\$40,000.00	\$40,000.00	\$8,000.00	\$8,000.00	\$55,200.00
Concrete Pad for AHU's	1	ea					\$7,000.00
New supply air ductwork			\$0.00		included	included	\$20,000.00
New O.A. plenum - attic	1	ls			- Deleted -	AHU's going outside	
Exhaust backdraft damper & manual dampers	9	ea	\$1,000.00	\$9,000.00	\$500.00	\$4,500.00	\$13,500.00
Re-weld joints in exhaust ducts that have tape	40	ea	\$20.00	\$800.00	\$220.00	\$8,800.00	\$9,600.00
Modifications to hydronics to match AHU's	1	ls					\$80,000.00
Modify Heat Recovery System	1	ls					\$60,000.00
Move Heat Exchangers to Basement, incl pipe access.	4	ea	\$3,000.00	\$12,000.00	\$4,000.00	\$16,000.00	\$28,000.00
Add piping between HX's and Attic	1	ls				\$0.00	\$31,000.00
Migrate Controls system to new JCI	1	ls				\$0.00	\$90,000.00
New Control Points (AHU's)	1	ls					\$120,000.00
Re-route existing ductwork for new AHU's install	1	ls				\$0.00	\$20,000.00
Insulation for new ductwork	1	ls			(added Jacketing)	\$0.00	\$20,000.00
Insulation for new Piping	1	ls			added jacketing	\$0.00	\$15,000.00
Replace Exhaust Fans	1	ls				\$0.00	\$60,000.00
New Humidifiers	1	ls				\$0.00	\$36,000.00
Test & balance	1	ls				\$0.00	\$15,000.00
Demolition (Electrical):							
Disconnect Existing AHU & Remove Branch Circuit to Source	2	ea			\$500.00	\$1,000.00	\$1,000.00
Disconnect Existing AHU Fire Alarm	2	ea			\$500.00	\$1,000.00	\$1,000.00
Disconnect Existing Boilers & Remove Branch Circuit to Source	3	ea			\$500.00	\$1,500.00	\$1,500.00
Disconnect Existing Deaerator & Remove Branch Circuit to Source	1	ea			\$500.00	\$500.00	\$500.00
Disconnect Existing Motorized Dampers	12	ea			\$200.00	\$2,400.00	\$2,400.00
New (Electrical):							
New AHU's (Branch Circuit only)	7	ea			\$2,500.00	\$17,500.00	\$17,500.00
New AHU Disconnects in Existing Motor Control Center	6	ea			\$6,000.00	\$36,000.00	\$36,000.00
New AHU Disconnect in Existing Switchboard	1	ea			\$800.00	\$800.00	\$800.00
New AHU Duct Smoke Detectors	7	ea			\$2,000.00	\$14,000.00	\$14,000.00
Fire Alarm System Reprogramming	1	ls			\$5,000.00	\$5,000.00	\$5,000.00
Misc. Electrical Work to Accommodate Mechanical Scope (Relocate existing conduit, lighting, etc.)	1	ls			\$3,000.00	\$3,000.00	\$3,000.00
AHU Control Power & Integral Lighting Connections	7	ea			\$400.00	\$2,800.00	\$2,800.00
Interior Finishes:							
Install new Anteroom to separate Pod 1 & 2:							\$15,000.00
Walls & Ceiling (studs, sheetrock, FRP)	1	ls					\$1,000.00
Lighting (Reconfigure Existing)	1	ls			\$1,000.00	\$1,000.00	\$1,000.00
Power (Reconfigure Existing)	1	ls			\$500.00	\$500.00	\$500.00
Diffuser/Grille	1	ls					\$1,000.00
Ductwork	1	ls					\$1,000.00
Phoenix Valves	2	ea	\$1,500.00	\$3,000.00	\$750.00	\$1,500.00	\$4,500.00
Pressure Monitors	2	ea	\$1,200.00	\$2,400.00	\$600.00	\$1,200.00	\$3,600.00
Misc. General Conditions (wall patches, etc)							\$0.00
Subtotal							\$1,434,850.00
Estimating Contingency (6%)							\$86,091.00
Total Construction Cost:							\$1,520,941.00

Commissioning Cost \$60,000
 A/E Fees = Approx. \$137,000
 Owner Soft costs \$70,000
 Owner Contingency \$152,000
Total Project Cost \$1,839,941

Facilities Audit Program Building Summary

Building Name: Bio-Environmental Hazards Research **Number:** 1424
Construction Date: 2000 **Gross Square Feet:** 24,378 **Net Square Feet:** 23,435
Date of Audit: 06/11/2002 **Cycle:** 4 **Phase:** 2 **No. of Stories:** 1
Classification: M150 College, Laboratory **SBP Class:** 11 Science
Replacement Cost: \$12,930,298.41 **Cost Per SF:** \$530.41

<i>Component</i>	<i>Total Rating</i>	<i>Multiplier Used</i>	<i>Component Deficiency</i>	<i>Renewal Cost</i>
Foundation	0.0100	0.07	0.0007	\$9,051.21
Ext Walls	0.0100	0.06	0.0006	\$7,758.18
Floors	0.0100	0.07	0.0007	\$9,051.21
Roof	0.0100	0.06	0.0006	\$7,758.18
Ceiling	0.0100	0.03	0.0003	\$3,879.09
Int Walls	0.0100	0.09	0.0009	\$11,637.27
Windows	0.0100	0.02	0.0002	\$2,586.06
Doors	0.0100	0.02	0.0002	\$2,586.06
Cool Vent	0.0100	0.06	0.0006	\$8,404.69
Heat	0.0100	0.06	0.0006	\$8,404.69
Plumbing	0.0100	0.14	0.0014	\$18,102.42
Electrical	0.0100	0.07	0.0007	\$9,051.21
Safety	0.0100	0.02	0.0002	\$2,586.06
AE/OP	0.0078	0.21	0.0016	\$21,179.83

Component Deficiency Total: 0.0094

Outstanding Maintenance: \$122,036.15
Facilities Condition Index (FCI): 99.06

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 06, 2015



ST TAKES
TO CLOSE
HUB

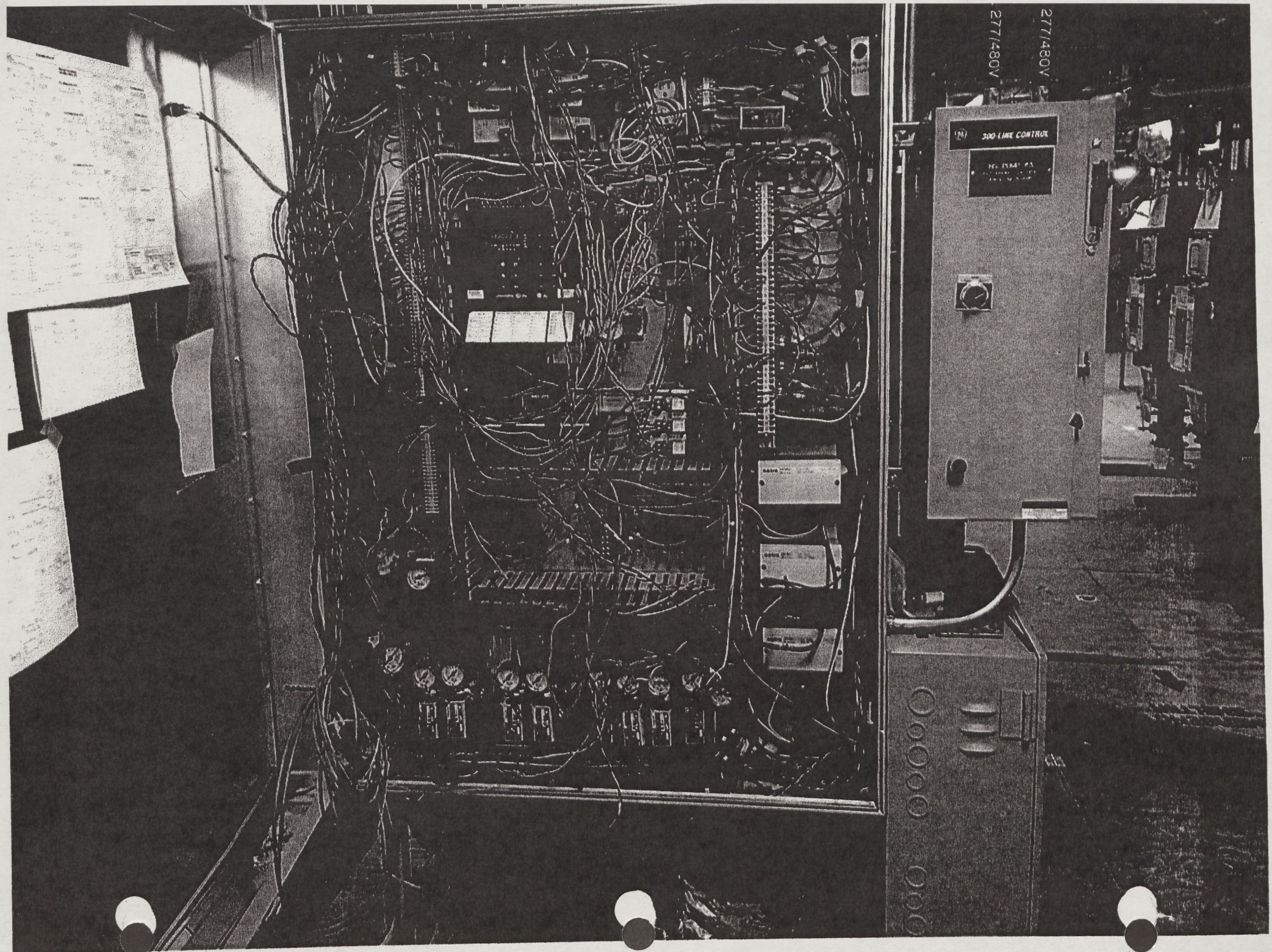
3-3-64

WALK-IN
COOLER
SINK

COLD
WATER

↑
VENT

↓
↓
DOM. HOT WATER



Handwritten notes and diagrams on the left side of the cabinet door.

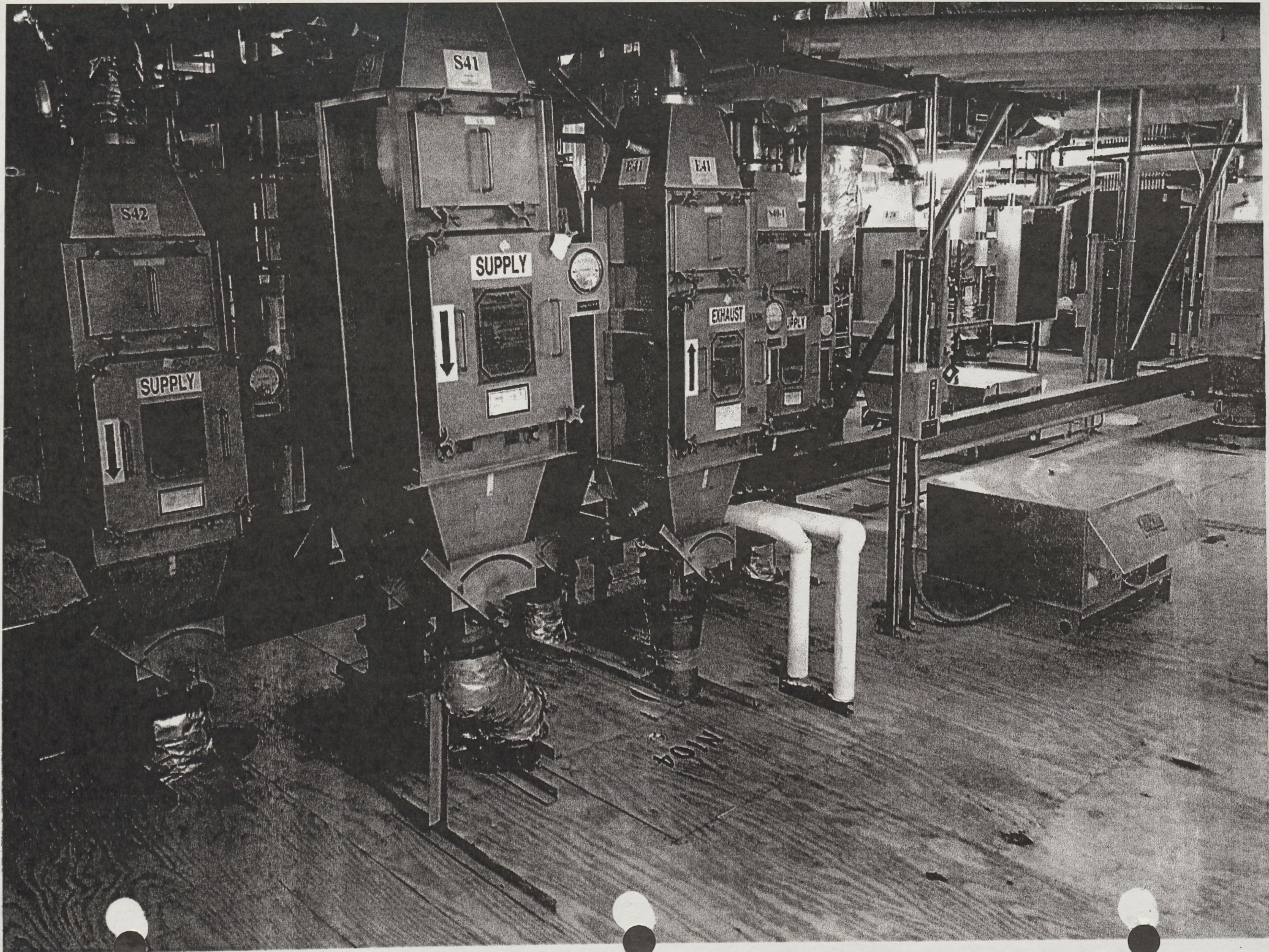
Additional handwritten notes and diagrams on the left side of the cabinet door.

277/480V
277/480V

300 LINE CONTROL

PS-1584-25
115V AC 50/60 Hz
1.5A

Panel with several circular indicators and a handle.





RECYCLED PAPER
30% POST CONSUMER



Admin
Sprinkler

STATE OF COLORADO
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A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

1) Agency / Institution Colorado State University Fort Collins

2) Executive Director Signature _____ Date _____

3) Agency ID No. _____ Project M # _____

4) Agency Priority # 1

5) Project Title Administration Building Sprinkler and Emergency Lighting

B. FACILITY PROFILE

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

2) Facility Location Main Campus

3) Facility Area/Age GSF 33,304 ASF 29,311 Date Built 1924

4) Facility Functional Use/Occupancy Central Administration Office

5) Facility Construction (Type) _____

6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 75 Targeted FCI = 100 Date of Last Audit 2015

(Describe) Desk audit done in 2015, last physical audit done in 2008.

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
10/25/12

8) Facility - Current Replacement Value \$ 9,975,250

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

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

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

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

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

10) Facility Audit Survey:

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

b) Status of the Infrastructure Assessment. % Completed _____

c) Facility Audit Survey Cycle _____

STATE OF COLORADO
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- 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
2015-073M14	Fire Alarm Upgrades	7/2016

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 as indicated below

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

The Administration Building's south exit stair is unenclosed and also meets the definition of an atrium. It does not have fire sprinkler protection or a 2-hr rated enclosure as required by code. In addition, occupied portions of the basement are more than 90' from exits, which also requires sprinkler protection per code. The best solution for both items is to install sprinklers in the building.

Note: Fire alarms were upgraded with recent CM project to improve occupant and public safety pending the sprinkler installation.

- 2) Total Project Cost Estimate (From Cost Breakdown) \$ 458,981

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

This building houses Central Administration offices and is routinely visited by the members of the public. Code deficiencies include inadequate emergency exit lighting and lack of sprinklers for atrium and basement areas.

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

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

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

This project will alleviate fire code concerns, allowing for safe exit of occupants and visitors.

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Remodel and Construction Services

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	34,549
Code Review/Inspection:	1,531
Other (Explain): PM fee	13,699
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$49,779

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

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u> sf, cf, lf, etc.	<u>UNIT COST</u>	<u>EXTENDED COST</u>
Infrastructure			
a) Utility Services:			
6" water line from street (approx 120 ft)	Lf	414.38	49,725
b) Site Improvements:			
Structure/Systems/Components			
Fire pump	ls	21,956	21,956
Sprinkler system	sf	2.80	93,135
Standpipe	Ls	32,810	32,810
Pipe Chases, core drills, wall/floor repairs	sf	0.74/sf	24,628
Emergency lights	ea	297.50	13,090
Wiring and conduit	sf	0.40/sf	13,305
Architectural finishes for historic building	sf	1.27/sf	42,456
Other(explain):temporary moves	allowance		25,000
Contractor's General Conditions:			27,398
Contractor's Overhead & Profit:			23,973
Inflation Percentage/dollar amount: (required for each out year phase)			
Total of Construction Improvement Costs:			\$367,476

5a) Total square feet/lineal feet of Construction Improvement area:	33,304sf
5b) Overall cost per square foot/lineal foot of construction Improvement:	\$10.28/sf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:	\$
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7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	\$41,726
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8) Total Cost of the Project (single phase) or Total for this specific Phase of all professional services (4), construction improvements(5), miscellaneous costs(6), and project contingency(7)	\$458,981
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**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		
(Subtotal)			\$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	\$458,981

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		
(Subtotal)			\$

TOTAL PROJECT DOLLAR AMOUNT

\$458,981

(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)	July 2017	April 2018
3. Construction (Insert Dates)	May 2018	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018

FACILITIES MANAGEMENT

AT COLORADO STATE UNIVERSITY

REMODEL SERVICES BUDGET OPINION

This Budget Opinion is for budgetary purposes only. Prices may change after design is complete

To: Sandy Sheahan
Facilities
[phone]
Facilities North

Date: 09/08/15
Project #: 150908A
Customer ID# 6030
Expiration Date: 12/8/2015

P.M.	Phone #	Project title
Barry Willier	491-6567	Admin Building EM Lighting

Quantity	Labor/Material	Description	Unit Price	Less received	Line Total
1.00	EM Lighting	Budget to supply up 44 EM lights to Admin building. Lighting to be designed and laid out by Electrical Engineer. Lighting is different types at different locations in building. Some EM lighting to be frog eyes with battery back up, some to be troffer to match what is in the building. Exterior lighting will be more expensive. Budget is for an average price of \$350 per light fixture.	\$ 15,400.00		15,400.00
1.00	X Elect	CSU electricians to install new lighting, new wiring and piping to new EM lights. Pricing is subject to change dependant on engineered design. Engineer to try and design to budget.	15,720.00		15,720.00
Construction Subtotal					31,120.00
Contingency					3,112.00
Design Fees \$					3,181.20
Third Party Code Review Fees					424.69
Project Management Fees \$					3,430.12
Advertisement Fees					
Total \$					41,268.01

This is a preliminary cost evaluation. Estimated pricing is based on currently available pricing information. It is possible that unknown conditions, a more detailed analysis, changes in scope and the bidding process could cause substantial changes in the estimate. Please do not send payment for construction based upon this amount.

Budget Opinion is for this project only and is subject to the conditions noted below:

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

To proceed please 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. Our account is 7741480 OC 9904; your OC is 9905. For questions with this process, please call our Finance section at 970-566-1497. *For 53 funds please process a Kuali WOA.

\$ 5,320.95

Thank You For Your Business

**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

<i>Component</i>	<i>Total Rating</i>	<i>Multiplier Used</i>	<i>Component Deficiency</i>	<i>Renewal Cost</i>
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)

Thursday, June 16, 2016



RECYCLED PAPER
30% POST CONSUMER

Eng. Roof
Auditorium

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

1) Agency / Institution Colorado State University Fort Collins

2) Executive Director Signature _____ Date _____

3) Agency ID No. _____ Project M # _____

4) Agency Priority # 1

5) Project Title Engineering Building Auditorium Roof Replacement

B. FACILITY PROFILE

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

2) Facility Location Main Campus

3) Facility Area/Age GSF 211,410 ASF 198,530 Date Built 1957

4) Facility Functional Use/Occupancy Classroom, laboratory, office

5) Facility Construction (Type) _____

6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 74 Targeted FCI = 100 Date of Last Audit 2015
(Describe) Desk audit, last physical audit was in 2009

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

8) Facility - Current Replacement Value \$ 102,122,474

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

10) Facility Audit Survey:
a) Facility Audit Survey concluded and submitted to SBP - Date _____
b) Status of the Infrastructure Assessment. % Completed _____
c) Facility Audit Survey Cycle _____

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

Project No.	Project Title	Completion date or status

C. INTEGRATED PROGRAM PLAN DATA

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

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

Failed roof with multiple patches that is in need of total replacement. Roof does not have proper drainage due to low areas and damaged insulation. This project has been downsized from last year's CM request to replace the entire Engineering A and B wings roofs.

2) Total Project Cost Estimate (From Cost Breakdown) \$ \$145,896

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

The Engineering Building Auditorium roof is the highest priority roof repair for that building due to an upcoming Student Facility Fee funded renovation of the auditorium. Students voted to approve use of the Student Facility Fee for the auditorium upgrade in Spring 2016, including new seating, sound panels, paint and lighting. The roof replacement will protect this investment from being damaged and construction is expected to be complete by Fall 2017. The auditorium roof can be completed separately from the rest of the Engineering A & B wings.

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.

Roof condition is a significant component of the audit score and replacement will bring the condition index up significantly .

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Remodel and Construction Services

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	12,782
Code Review/Inspection:	642
Other (Explain): PM fee	4,648
<i>Inflation Percentage/dollar amount: (required for each out year phase)</i>	
Total of Professional Services:	\$18,072

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	5282 sf	\$18.70/sf	98,774
Other(explain):			
Contractor's General Conditions:			9,296
Contractor's Overhead & Profit:			8,134
<i>Inflation Percentage/dollar amount: (required for each out year phase)</i>			
Total of Construction Improvement Costs:			\$116,204

5a) Total square feet/lineal feet of Construction Improvement area:	5,282
5b) Overall cost per square foot/lineal foot of construction Improvement:	\$22/sf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:		\$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	11,620
--	--------

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)	\$145,896
---	-----------

Note: Agency formatted cost estimates may accompany this page.

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		

(Subtotal) _____ \$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	145,896

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		

(Subtotal) _____ \$

TOTAL PROJECT DOLLAR AMOUNT \$145,896
 (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)	July 2017	April 2018
3. Construction (Insert Dates)	May 2018	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018



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

<i>Component</i>	<i>Total Rating</i>	<i>Multiplier Used</i>	<i>Component Deficiency</i>	<i>Renewal Cost</i>
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

Glover
Roof

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

1) Agency / Institution Colorado State University Fort Collins

2) Executive Director Signature _____ Date _____

3) Agency ID No. _____ Project M # _____

4) Agency Priority # 1

5) Project Title Glover Building Roof Replacement

B. FACILITY PROFILE

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

2) Facility Location Main Campus

3) Facility Area/Age GSF 52,823 ASF 45,202 Date Built 1950

4) Facility Functional Use/Occupancy Classroom, laboratory, telecom

5) Facility Construction (Type) _____

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

Actual FCI = 71 Targeted FCI = 100 Date of Last Audit 2015

(Describe) Desk audit in 2015, last physical audit done in 2009.

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

24/30/12

8) Facility - Current Replacement Value \$ 16,378,299

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

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

10) Facility Audit Survey:

- a) Facility Audit Survey concluded and submitted to SBP - Date _____
- b) Status of the Infrastructure Assessment. % Completed _____
- c) Facility Audit Survey Cycle _____

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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
M12-008	Fire Sprinkler Installation, Glover Building	12/2013

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 as indicated below

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

Failed roof with multiple patches that is in need of total replacement. Roof does not have proper drainage due to low areas and damaged insulation. In addition, HVAC roof curbs must be raised to meet current code requirements. This is a high roof replacement priority for main campus.

2) Total Project Cost Estimate (From Cost Breakdown) \$ **\$827,626**

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

This building houses the central telecom switchgear for main campus as well as classrooms and laboratories. High intensity engineering research projects with extremely expensive research equipment are housed in the building and roof leaks have damaged laboratory equipment. There is a high likelihood of larger problems as roof continues to deteriorate. There is no available engineering laboratory space to relocate programs to on campus, and central telecom switchgear cannot be relocated without significant cost. Loss of telecom switchgear would cause significant loss of use across 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.

Roof condition is a significant component of the audit score and replacement will bring the condition index up significantly.

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Remodel and Construction Services

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	53,485
Code Review/Inspection:	2,342
Other (Explain): PM fee	28,000
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$83,827

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	33,428 sf	\$17/sf	568,276
Other(explain):			
Contractor's General Conditions:			49,779
Contractor's Overhead & Profit:			50,505
Inflation Percentage/dollar amount: (required for each out year phase)			
Total of Construction Improvement Costs:			\$668,560

5a) Total square feet/lineal feet of Construction Improvement area:	33,428
5b) Overall cost per square foot/lineal foot of construction Improvement:	\$20/sf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:		\$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	75,239
--	--------

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)	\$827,626
---	-----------

Note: Agency formatted cost estimates may accompany this page.

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		

(Subtotal) _____ \$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	827,626

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		

(Subtotal) _____ \$

TOTAL PROJECT DOLLAR AMOUNT \$827,626
(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):

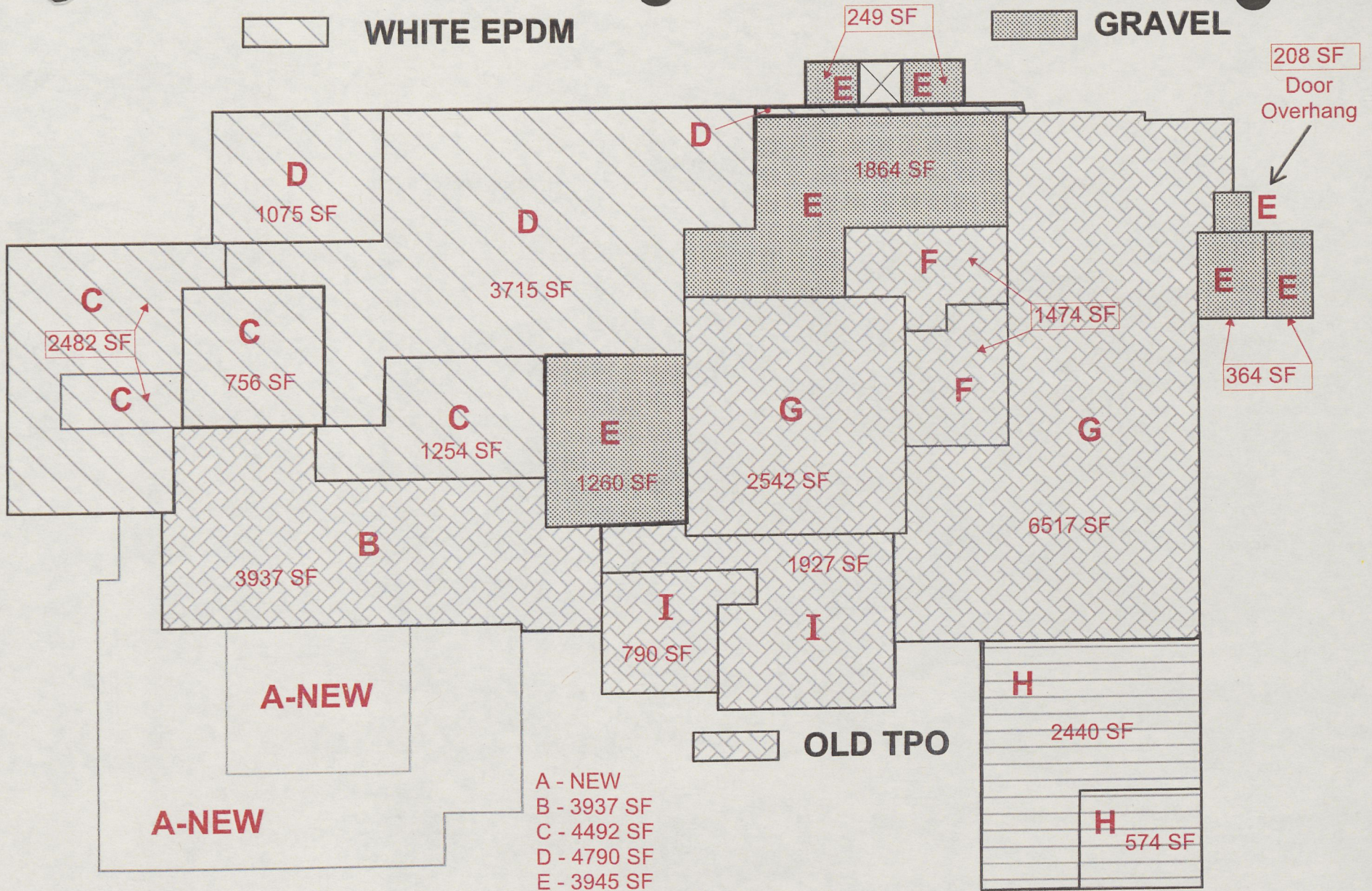
PHASE	FROM	TO
1. Pre-Design (Insert Dates)		
2. Design (Insert Dates)	July 2017	April 2018
3. Construction (Insert Dates)	May 2018	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018



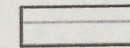
WHITE EPDM



GRAVEL



OLD TPO



BLACK EPDM

- A - NEW
- B - 3937 SF
- C - 4492 SF
- D - 4790 SF
- E - 3945 SF
- F - 1474 SF
- G - 9059 SF
- H - 3014 SF
- I - 2717 SF

TOTAL - 33,428 SF

**Facilities Audit Program
Building Summary**

Building Name: Engineering South/Glover

Number: 0088

Construction Date: 1950

Gross Square Feet: 52,823

Net Square Feet: 45,202

Date of Audit: 11/30/2009 **Cycle:** 7 **Phase:** 1 **No. of Stories:** 2

Classification: M120 Classroom, 2-3 Story

SBP Class: 12 Engineering

Replacement Cost: \$9,017,572.80

Cost Per SF: \$170.71

<i>Component</i>	<i>Total Rating</i>	<i>Multiplier Used</i>	<i>Component Deficiency</i>	<i>Renewal Cost</i>
Foundation	0.1000	0.02	0.0020	\$18,035.15
Ext Walls	0.1000	0.04	0.0040	\$36,070.29
Floors	0.1500	0.12	0.0180	\$162,316.31
Roof	0.2500	0.05	0.0125	\$112,719.66
Ceiling	0.1000	0.04	0.0040	\$36,070.29
Int Walls	0.1000	0.06	0.0060	\$54,105.44
Windows	0.1250	0.03	0.0037	\$33,815.90
Doors	0.1000	0.04	0.0040	\$36,070.29
Cool Vent	0.3200	0.09	0.0288	\$259,706.10
Heat	0.2500	0.08	0.0200	\$180,351.44
Plumbing	0.2100	0.07	0.0147	\$132,558.32
Electrical	0.2210	0.11	0.0243	\$219,217.19
Safety	0.1000	0.01	0.0010	\$9,017.57
AE/OP	0.1431	0.18	0.0258	\$232,209.72

Component Deficiency Total: 0.1688

Outstanding Maintenance: \$1,522,263.69

Facilities Condition Index (FCI): 83.12

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, June 15, 2016

Pickett

OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAMS

A. AGENCY BASIC DATA:

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

- 1) Agency/Institution Colorado State University Fort Collins
- Executive Director Signature *J. Hatterley* Date 7-22-16
- 3) Agency ID No. _____ Project M # _____
- 4) Agency Priority # 1
- 5) Project Title Replace failing walls on Pickett Center, 2 phases

B. FACILITY PROFILE

- 1) Facility Type Site (Utilities underground) _____
 or Site (Improvements above ground) _____
 or Building Name (s) BW Pickett Equine Center
 Risk Mgmt. Bldg(s) ID# _____

2) Facility Location Foothills Campus

3) Facility Area/Age GSF 85,154 ASF 83,660 Date Built 1986

4) Facility Functional Use/Occupancy _____

5) Facility Construction (Type) _____

6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 63 Targeted FCI = 100 Date of Last Audit 2015

(Describe) Desk audit based on recent engineering inspection of facility.

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
8/25/12

8) Facility - Current Replacement Value \$ 16,231,204

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

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

10) Facility Audit Survey:

- a) Facility Audit Survey concluded and submitted to SBP - Date _____
b) Status of the Infrastructure Assessment. % Completed _____
c) Facility Audit Survey Cycle _____

**OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAMS**

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

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

C. INTEGRATED PROGRAM PLAN DATA

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

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

Beginning in the year 2000 vertical cracking was observed in the brick walls at each side of many of the expansion/control joints. Cracking has also been observed in the brick above and at each end of the windows in the clerestories at the roof steps. Water testing has confirmed that water is able to enter the building through the cracks and the cracking has escalated to the point that pieces of brick have loosened and are occasionally falling to the ground. There is a safety hazard to students, faculty, staff and the general public (as the arena is also rented out for public events). The university contracted with Wiss, Janney, Elstner Associates (WJE) to evaluate the underlying cause of the cracking and to recommend solutions. Their report determined that chloride was added to the mortar during building construction (known to occur during winter construction). The high concentration of chloride overcomes the corrosion protection normally provided by the highly alkaline environment of Portland cement based mortars. Reinforcing bars and wire exhibit moderate corrosion and the expansive forces caused by the corrosion byproduct are responsible for the cracking. The west and northwest walls are in the worst shape and would be part of phase 1.

- 2) Total Project Cost Estimate (From Cost Breakdown) \$ \$1,954,714

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

The cracking is accelerating due to the infiltration of water at the cracks, allowing a direct path to the reinforcing bars. Continued significant deterioration is expected, which will increase the danger from falling pieces of brick. The university could suffer loss of use of this facility if forced to shut down due to safety concerns. The arena facility is crucial to the Equine Sciences program.

- 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 replace the brick in kind, in a phased approach that will minimize disruption to the Equine Sciences program. The underlying cause of the problem (chloride in the mortar) will be eliminated with a rebuilt wall.

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 STATE BUILDINGS PROGRAMS**

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

1) Approved By Mike Rush 2) Phase? 1 of 2
 3) Method and Date of Estimate WJE cost estimate escalated by 5% from 2012 to 2017

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	135,826
Code Review/Inspection:	
Other (Explain): project management fee (phase 1) and ads	
Inflation percentage amount: (required for each out year phase)	
Total of Professional Services:	\$135,826

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

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u> sf, cf, lf, etc.	<u>UNIT COST</u>	<u>EXTENDED COST</u>
Infrastructure			
a) Utility Services:			
b) Site Improvements:			
Structure/Systems/Components			
New windows and doors			114,253
New Brick walls	9,375 sf	\$44.69	418,969
Other(explain):			
Demo existing brick	9,375 sf	\$14.80	138,750
Contractor's General Conditions:			53,755
Contractor's Overhead & Profit:			47,036
Inflation percentage amount: (required for each out year phase) 3%			
Total of Construction Improvement Costs:			772,763

5a) Total square feet/lineal feet of Construction Improvement area:	9,375
5b) Overall cost per square foot/lineal foot of construction Improvement:	82.43/sf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:		\$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	\$90,859
--	----------

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)	\$999,448
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**OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAMS**

1) Approved By Mike Rush 2) Phase? 2 of 2
 3) Method and Date of Estimate WJE cost estimate escalated to 2018

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	
Code Review/Inspection:	2,644
Other (Explain): project management fee (phase 1) and ads	67,913
Inflation percentage amount: (required for each out year phase)	
Total of Professional Services:	\$70,557

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

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u> sf, cf, lf, etc.	<u>UNIT COST</u>	<u>EXTENDED COST</u>
Infrastructure			
a) Utility Services:			
b) Site Improvements:			
Structure/Systems/Components			
New windows and doors			114,253
New Brick walls	9,375 sf	\$44.69	418,969
Other(explain):			
Demo existing brick	9,375 sf	\$14.80	138,750
Contractor's General Conditions:			53,755
Contractor's Overhead & Profit:			47,036
Inflation percentage amount: (required for each out year phase) 3%			25,104
Total of Construction Improvement Costs:			797,867

5a) Total square feet/lineal feet of Construction Improvement area:	9,375
5b) Overall cost per square foot/lineal foot of construction Improvement:	85.11/sf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:		\$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	\$86,842
--	----------

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)	\$955,266
---	-----------

**OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAMS**

Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		
(Subtotal)			\$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 2	999,448

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019	2 of 2	955,266
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		
(Subtotal)			\$955,266

TOTAL PROJECT DOLLAR AMOUNT

\$1,954,714

(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 1	FROM	TO
1. Pre-Design (Insert Dates)	Done by CSU	
2. Design (Insert Dates)	July 2017	Sept 2017
3. Construction (Insert Dates)	April 2019	Oct 2019
4. Project Close-out/Final Completion		

	A. Stabilize Existing Brick	B. Stabilize and Overclad Existing	C1 New EIFS	C2 New Brick	C3 New Metal Panel	C4 New Precast Panels
System Description (Figures)	Retrofit brick with new stabilization straps/anchors & coat brick with elastomeric coating A-1 to A-3	Retrofit brick with new stabilization straps/anchors & overclad brick with new EIFS B-1 to B-3	Remove existing brick & re-clad EIFS over new 2" gage metal studs C1-1 to C1-3	Remove existing brick & replace in kind with new brick C2-1 to C2-3	Remove existing brick & re-clad with new aluminum panels on new studs C3-1 to C3-3	Remove existing brick and re-clad with new precast concrete wall panels C4-1 to C4-3
Eliminates Source of Brick Cracking	No	No	Yes	Yes	Yes	Yes
Aesthetic Change	Minimal	Yes	Yes	Minimal	Yes	Yes
Thermal Improvement	None	Yes, Provided by EIFS overcladding	Yes Provided by EIFS	Optional, Spray foam on inside face	Yes, insulated panel	Yes, insulated panel
Resistance to Impact	high	low	low	high	low	high
Workmanship Dependency	high - restoration contractor	high - restoration contractor	moderate	moderate	high	moderate
Sealant Joint Maintenance	10-15 year replacement	10-15 year replacement	10-15 year replacement	10-15 year replacement	7-10 year replacement	10-15 year replacement
System Maintenance	periodic cleaning; re-paint in 10-15 years	periodic cleaning; re-paint in 15 years	periodic cleaning; re-paint in 15 years	periodic cleaning; repoint mortar joints in 35 years	periodic cleaning	periodic cleaning
Impact on occupancy during installation	Moderate (drilling for anchors)	Moderate	High - requires demolition of existing brick	High - requires demolition of existing brick	High - requires demolition of existing brick	High - requires demolition of existing brick
Estimated Service Life	Will extend life of existing panels for unknown duration	Will extend life of existing panels for unknown duration	25 to 30 years	Over 50 years	20 - 25 years	Over 50 years
Estimated Repair Cost	\$991,875	1,423,125	\$1,523,750	\$1,610,000	\$2,303,975	\$2,386,250
Consultant Design Fees	\$15,000			\$15,000	\$35,000	
Contingency	\$100,688			\$162,500	\$233,898	
Code Review	\$3,283			\$4,426	\$5,747	
Inspections	\$2,000			\$2,000	\$2,000	
PM Fees	\$50,344			\$48,750	\$46,760	
Advertisement	\$600			\$600	\$600	
Total	\$1,163,789			\$1,843,276	\$2,627,999	



Budget Opinion

Remodel Services
Facilities Service Center North

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

Date: 09/06/12
Project #: 100525A
Customer ID#: 6030
Expiration Date: 12/5/2012

To: Steve Hultin, P.E., Director
Facilities Management, 6030
(970) 491-0007
132 Facilities Services North

P.M.	Phone #	Project title
Steve Kellums	491-0249 556-7384	Equine Center, Building 1330, Option C.2: Remove Exterior Masonry. Install New Masonry

Quantity	Labor/Material	Description	Unit Price	Less received	Line Total
Option C.2: Remove Existing Masonry. Install New					
Consultant Design Fees:					
1.00	Design	Provide Construction Documents and Specifications for the removal of the existing masonry and the installation of new masonry with proper connections. Provide CD's for Design-Bid-Build Project Delivery. Does not include construction administration or site observations.	\$ 15,000.00		\$ 15,000.00
Demo and Masonry Contractors:					
1.00	Lab & Mat	Remove and dispose of the existing masonry veneer. Furnish the materials, means and methods necessary to complete the installation of the new reinforced masonry walls.	\$1,610,000.00		\$ 1,610,000.00
Construction Subtotal					\$ 1,625,000.00
Contingency					\$ 162,500.00
See Above					
Design fees					
Third Party Code Review					\$ 4,426.25
Quality Assurance Inspections					\$ 2,000.00
PM Fees					\$ 48,750.00
Advertisement fees					\$ 600.00
Total					\$ 1,843,276.25

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

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

If you wish to proceed, please issue a (KFTD) for the amount shown in red to the right. This amount is for design, code review and 1/2 the PM fees. Please send KFTD to Facilities -6030 to the attention of Kathy Brady. State Purchasing Regulations require all single Purchase orders over \$50,000 be advertised before payment can be made to the contractor.

\$ 43,801.25

Thank you for your business!

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



Budget Opinion

Remodel Services
Facilities Service Center North

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

Date: 09/06/12
Project #: 100525A
Customer ID# 6030
Expiration Date: 12/5/2012

To: Steve Hultin, P.E., Director
Facilities Management, 6030
(970) 491-0007
132 Facilities Services North

F.M.	Phone #	Project Title
Steve Kellums	491-0249 556-7384	Equine Center, Building 1330, Option A: Exterior Masonry Stabilization and Retrofit.

Quantity	Labor/Material	Description	Unit Price	Less received	Line Total
Option A: Stabilize Existing Masonry in Place.					
Consultant Design Fees:					
1.00	Design	Provide Construction Documents and Specifications for the installation of the required retrofit items, including stabilization straps, anchors and elastomeric coatings. Provide CD's for Design-Bid-Build Project Delivery. Does not include construction administration or site observations.	\$ 15,000.00		\$ 15,000.00
Restoration Contractor:					
1.00	Lab & Mat	Furnish the materials, means and methods necessary to complete the stabilization of the existing masonry and retrofit masonry with straps, anchors and elastomeric coating.	\$ 991,875.00		\$ 991,875.00
Construction Subtotal					\$ 1,006,875.00
Contingency					\$ 100,687.50
Design fees					See Above
Third Party Code Review					\$ 3,282.72
Quality Assurance Inspections					\$ 2,000.00
PM Fees					\$ 50,343.75
Advertisement fees					\$ 600.00
Total					\$ 1,163,788.97

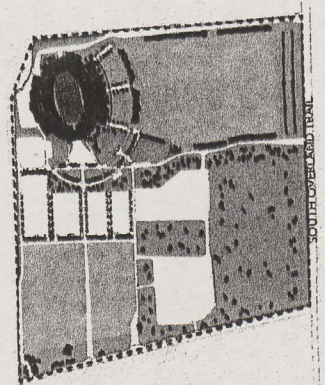
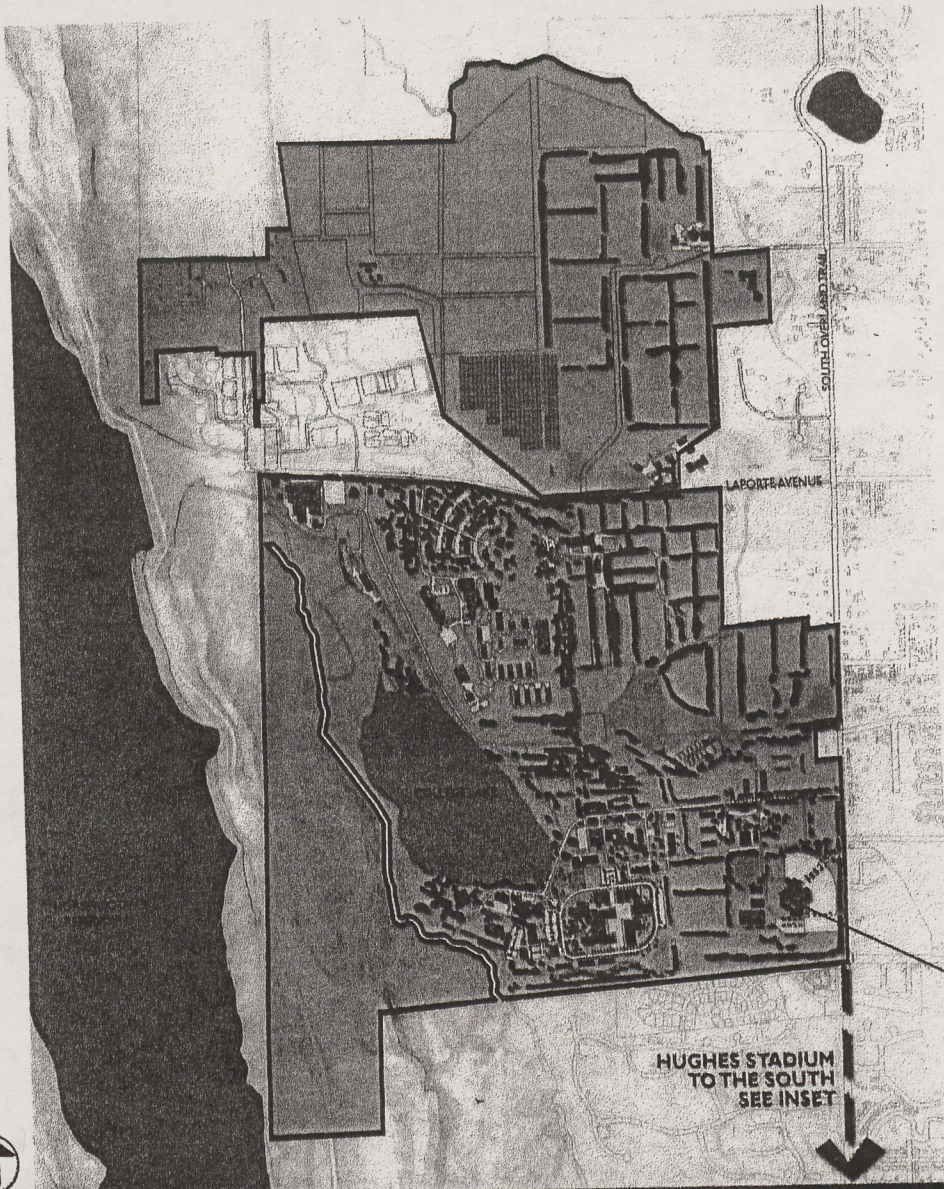
This magnitude of cost is based on information which is now known and reasonably apparent from our initial investigation. It is possible that unknown conditions, a more detailed analysis, changes in scope and the bidding process could cause substantial changes in this estimate. This is a preliminary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

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

If you wish to proceed, please issue a (KFTD) for the amount shown in red to the right. This amount is for design, code review and 1/2 the PM fees. Please send KFTD to Facilities -6030 to the attention of Kathy Brady.
State Purchasing Regulations require all single Purchase orders over \$50,000 be advertised before payment can be made to the contractor.

\$ 43,454.59

Thank you for your business!
251 Edison Dr., Fort Collins, CO 80523-6030



HUGHES STADIUM

HUGHES STADIUM
TO THE SOUTH
SEE INSET

BW Pickett Equine
Center

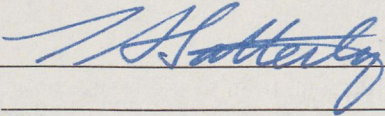
EXISTING BUILDINGS	UNIVERSITY CONTROLLED PROPERTY	FOOTHILLS CAMPUS MASTER PLAN 2012 Colorado State University
NEW/FUTURE BUILDINGS		

Foothills
Under: Elec.

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

- 1) Agency / Institution Colorado State University Fort Collins
- 2) Executive Director Signature  Date 7-22-16
- 3) Agency ID No. _____ 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 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 \$ ~~16,378,299~~
- 9) Master Plan Status - Check one or more of the following:
a) Facility 'useful' life is less than five (5) years.
b) Facility 'useful' life is more than five (5) years.
c) Master Plan is obsolete; Last Date Approved (by OSPB/CDHE) _____
d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.) _____
- 10) Facility Audit Survey:
a) Facility Audit Survey concluded and submitted to SBP - _____ Date _____
b) Status of the Infrastructure Assessment. _____ % Completed _____
c) Facility Audit Survey Cycle _____

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

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

C. INTEGRATED PROGRAM PLAN DATA

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

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.

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STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate FM Engineering Estimate

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	60,461
Code Review/Inspection:	6,266
Other (Explain): PM fee	10,000
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$76,727

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

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u> sf, cf, lf, etc.	<u>UNIT COST</u>	<u>EXTENDED COST</u>
Infrastructure			
a) Utility Services:	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
Inflation Percentage/dollar amount: (required for each out year phase)			
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
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Note: Agency formatted cost estimates may accompany this page.

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		

(Subtotal) _____ \$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	991,928

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		

(Subtotal) _____ \$

TOTAL PROJECT DOLLAR AMOUNT

\$991,928

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

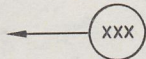
¹ List all previous phases with actual appropriation by year (include federal funding). Note if different from requested amount.

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)	July 2017	Dec 2017
3. Construction (Insert Dates)	Jan 2018	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018

PROJECT #

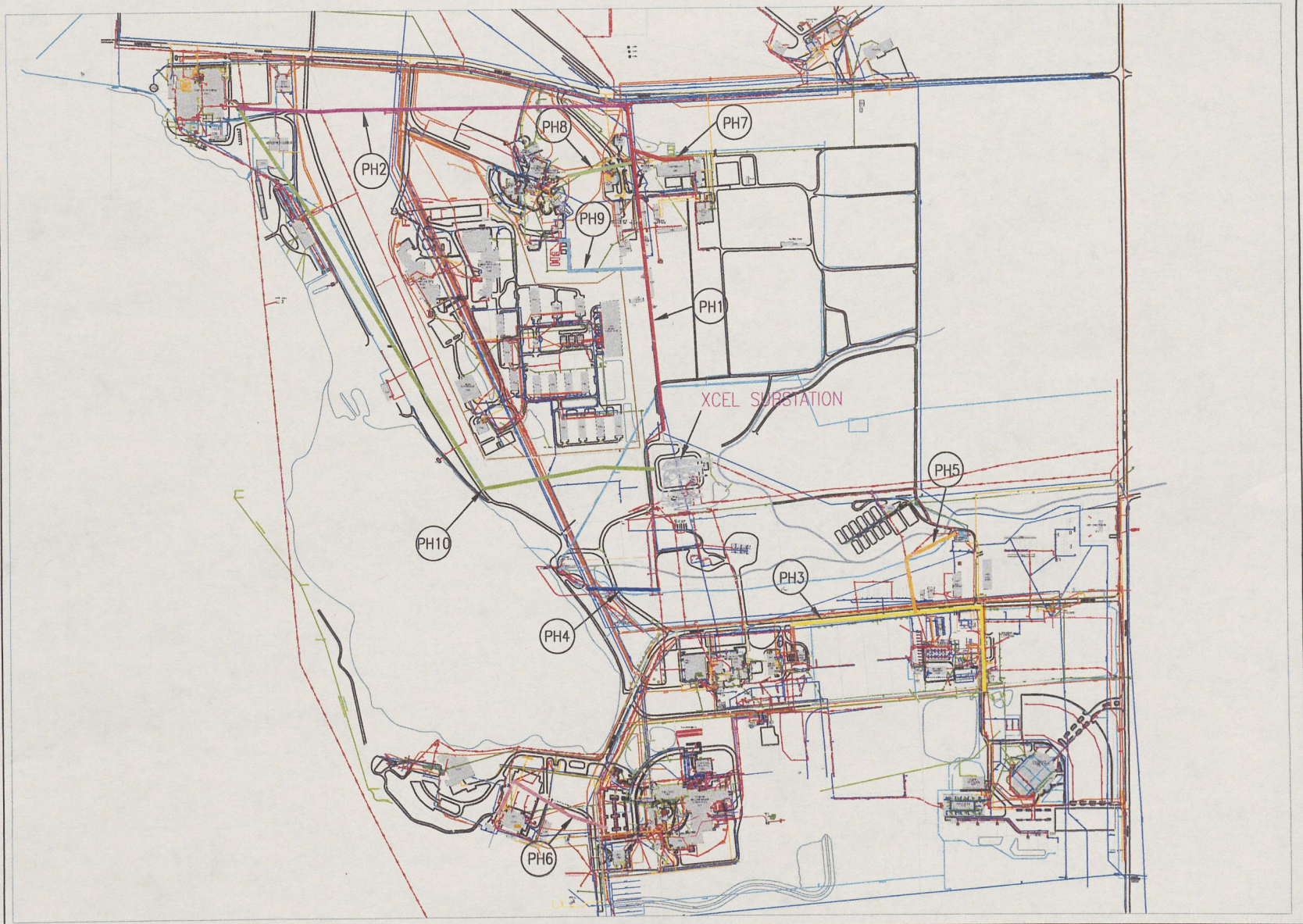


Key



- 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

Bldg.
Controls

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2016/2017
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/> Controlled Maintenance Request	<input type="checkbox"/> Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>	<input type="checkbox"/> HPCP required in Capital Renewal Request (Y/N)

- 1) Agency / Institution Colorado State University Fort Collins
- 2) Executive Director Signature *J. Satterley* Date 7-22-16
- 3) Agency ID No. _____ Project M # _____
- 4) Agency Priority # 1
- 5) Project Title Replace obsolete Building Automation Control System phase 1 of 1

B. FACILITY PROFILE

- 1) Facility Type Site (Utilities underground) _____
 or Site (Improvements above ground) _____
 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 \$ NA
- 9) Master Plan Status - Check one or more of the following:
a) Facility 'useful' life is less than five (5) years.
b) Facility 'useful' life is more than five (5) years.
c) Master Plan is obsolete; Last Date Approved (by OSPB/CDHE) _____
d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.) _____
- 10) Facility Audit Survey:
a) Facility Audit Survey concluded and submitted to SBP - _____ Date _____
b) Status of the Infrastructure Assessment. _____ % Completed _____
c) Facility Audit Survey Cycle _____

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2016/2017
STATE BUILDINGS PROGRAM

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

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

C. INTEGRATED PROGRAM PLAN DATA

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

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 has not been supported by Microsoft since 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) \$ \$1,142,792

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 competitive 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.

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2016/2017
STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Remodel and Construction Services

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	56,895
Code Review/Inspection:	2,644
Other (Explain): PM fee	38,934
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$98,473

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

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u> sf, cf, lf, etc.	<u>UNIT COST</u>	<u>EXTENDED COST</u>
Infrastructure			
a) Utility Services:			
b) Site Improvements:			
Structure/Systems/Components			
Controllers and software	32 ea	\$24,392	780,559
Other(explain):			
Contractor's General Conditions:			70,249
Contractor's Overhead & Profit:			89,621
Inflation Percentage/dollar amount: (required for each out year phase)			
Total of Construction Improvement Costs:			\$940,429

5a) Total square feet/lineal feet of Construction Improvement area:	32 ea
5b) Overall cost per square foot/lineal foot of construction Improvement:	\$29,388

6) Miscellaneous (explain)

Total of Miscellaneous Costs:		\$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	103,890
--	---------

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)	\$1,142,792
---	-------------

Note: Agency formatted cost estimates may accompany this page.

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2016/2017
 STATE BUILDINGS PROGRAM

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		

(Subtotal) _____ \$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	1,142,792

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		

(Subtotal) _____ \$

TOTAL PROJECT DOLLAR AMOUNT

\$1,142,792

(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)	July 2017	April 2018
3. Construction (Insert Dates)	May 2018	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018

Remodel Services
Facilities Service Center North

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

Line Item	Description	Unit Price	Quantity	Total Price
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	1	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 prior to moving is not included.
2. Asbestos or Lead hazard assessment or abatement is not covered unless stated
3. This quote does not cover the activation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Quali 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

\$ 32,352.50

Moby
HVAC

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

1) Agency / Institution Colorado State University Fort Collins

2) Executive Director Signature _____ Date _____

3) Agency ID No. _____ Project M # _____

4) Agency Priority # 1

5) Project Title Moby Arena HVAC upgrade 2 phases

B. FACILITY PROFILE

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

2) Facility Location Main Campus

3) Facility Area/Age GSF 280,438 ASF 235,973 Date Built 1964

4) Facility Functional Use/Occupancy Auditorium, gymnasium, classroom, office, laboratory

5) Facility Construction (Type) _____

6) Facility Physical Condition and Facility Condition Index (FCI) Number
 Actual FCI = 58 Targeted FCI = 100 Date of Last Audit 2015

(Describe) Desk audit in 2015, last physical audit done in 2007.

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

8) Facility - Current Replacement Value \$ 58,586,291

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

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

10) Facility Audit Survey:

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

b) Status of the Infrastructure Assessment. % Completed _____

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

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
M13017	Fire Sprinkler Installation, Moby B Wing	2/2015

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 as indicated below

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) \$ 2,187,493

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, this project is the lynchpin to retiring the west utility loop. The university estimates an expense upwards of \$14M will be required in the next 10-15 years just to replace existing supply and condensate lines if the west end of the loop cannot be retired. 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.

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

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

1) Approved By Mike Rush 2) Phase? 1 of 2
 3) Method and Date of Estimate Remodel and Construction Services (half of the units)

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	159,727
Code Review/Inspection:	5,698
Other (Explain): PM fee	20,549
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$185,974

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	3,614	57,824
New coils and motors for supply fans	8 ea	19,127	153,016
New exhaust fans	8 ea	7,946	63,568
VFDs for new motors	5 ea	5,586	27,930
Chilled water piping	1200 lf	121	145,200
New pumps	2 ea	18,620	37,240
New control valves	16 ea	7,523	120,368
Other(explain):			
Asbestos abatement at fan units	16 ea	3,501	56,016
Contractor's General Conditions:			63,639
Contractor's Overhead & Profit:			71,594
Inflation Percentage/dollar amount: (required for each out year phase)			
Total of Construction Improvement Costs:			\$796,395

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.) 98,237

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) \$1,080,606

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

Note: Agency formatted cost estimates may accompany this page.

1) Approved By Mike Rush 2) Phase? 2 of 2
3) Method and Date of Estimate Remodel and Construction Services (half of the units)

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	159,727
Code Review/Inspection:	5,698
Other (Explain): PM fee	20,549
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$185,974

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	3,614	57,824
New coils and motors for supply fans	8 ea	19,127	153,016
New exhaust fans	8 ea	7,946	63,568
VFDs for new motors	5 ea	5,586	27,930
Chilled water piping	1200 lf	121	145,200
New pumps	2 ea	18,620	37,240
New control valves	16 ea	7,523	120,368
Other(explain):			
Asbestos abatement at fan units	16 ea	3,501	56,016
Contractor's General Conditions:			63,639
Contractor's Overhead & Profit:			71,594
Inflation Percentage/dollar amount: (required for each out year phase)			23,892
Total of Construction Improvement Costs:			\$820,287

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.) 100,626

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) \$1,106,887

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		
(Subtotal)			\$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 2	1,080,606

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019	2 of 2	1,106,887
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		
(Subtotal)			\$ 1,106,887

TOTAL PROJECT DOLLAR AMOUNT

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

\$2,187,493

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)	July 2017	April 2018
3. Construction (Insert Dates)	May 2018	Sept 2019
4. Project Close-out/Final Completion	Oct 2019	Oct 2019



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 #: 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
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 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.	2,350.00		18,800.00
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 prior to moving is not included.
 2. Asbestos or Lead hazard assessment or abatement is not covered unless stated
 3. This quote does not cover the activation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Kual 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

#VALUE!

Thank you for your business!

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



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 #: 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:

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

If you wish to proceed submit a Quali 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

#VALUE!

Thank you for your business!

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



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 #: 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 conduit 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, materials 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:

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

If you wish to proceed submit a Quali 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

**Facilities Audit Program
Building Summary**

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

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

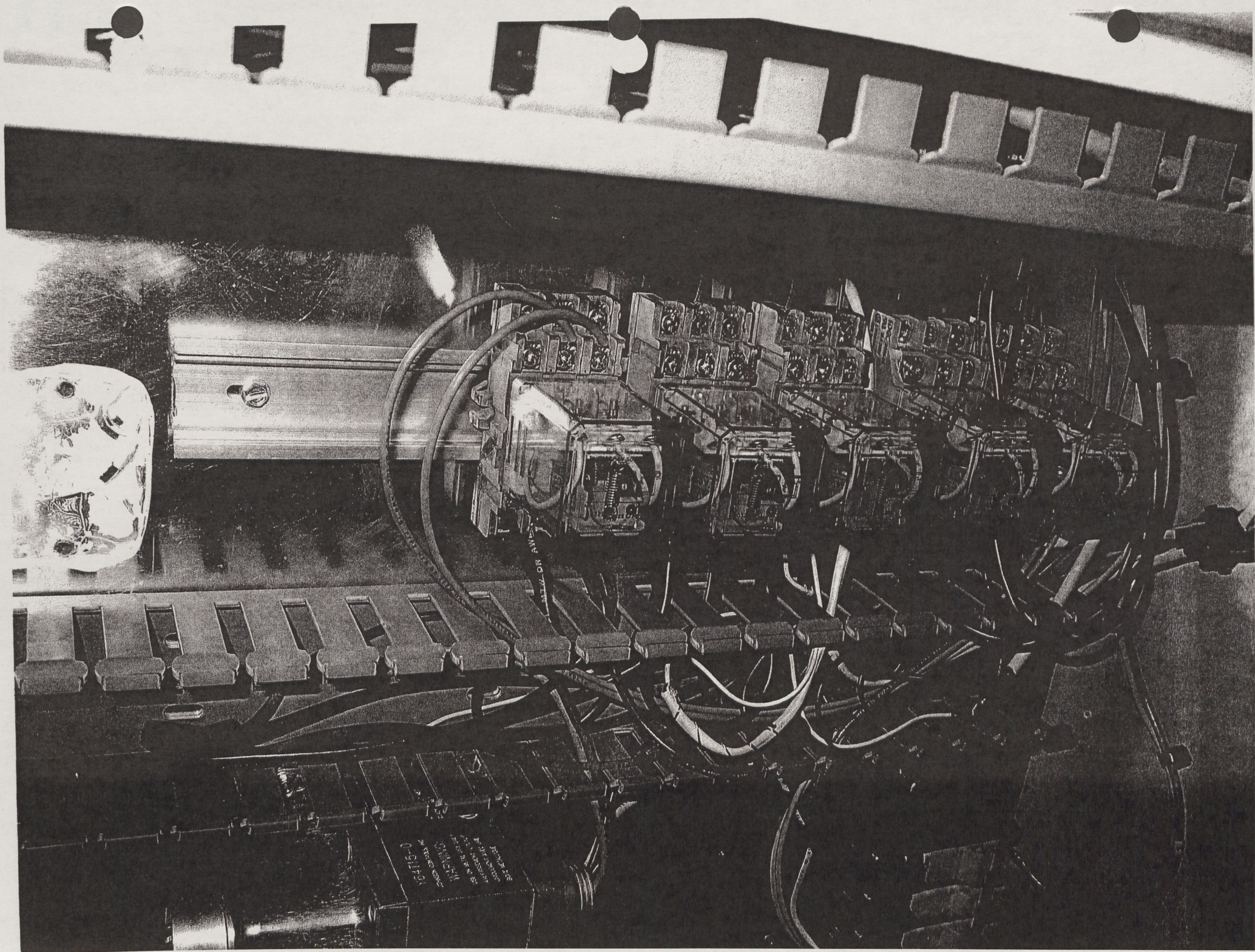
Component Deficiency Total: 0.3187

Outstanding Maintenance: \$11,125,626.70
Facilities Condition Index (FCI): 68.13

FCI = (1 - Component Deficiency Total) x 100

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

Thursday, August 01, 2013



0-1115-0
2000-01-11
2000-01-11
2000-01-11

PLEASE DO NOT REMOVE

WESTCRAFT
NI-F
SOIL
SERIAL NUMBER
064794010
DATE
01/17/01
MODEL NUMBER
45 A REV

↑
THIS
SIDE
UP

AIRFLOW

AIRFLOW

FORM 32706910

Eng. Bridge
Rem./Repair

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

- 1) Agency / Institution Colorado State University Fort Collins
- 2) Executive Director Signature *M. Hattery* Date 7-22-16
- 3) Agency ID No. _____ Project M # _____
- 4) Agency Priority # 1
- 5) Project Title Engineering Bridge Removal (from Engineering to Lory Student Center)

B. FACILITY PROFILE

- 1) Facility Type Site (Utilities underground) _____
 or Site (Improvements above ground) _____
 or Building Name (s) Engineering Building
 Risk Mgmt. Bldg(s) ID# _____
- 2) Facility Location Main Campus
- 3) Facility Area/Age GSF 211,410 ASF 198,530 Date Built 1957
- 4) Facility Functional Use/Occupancy Classroom, laboratory, office
- 5) Facility Construction (Type) _____
- 6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 74 Targeted FCI = 100 Date of Last Audit 2015
(Describe) Desk audit, last physical audit was in 2009
- 7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
- 8) Facility - Current Replacement Value \$ 102,122,474
- 9) Master Plan Status - Check one or more of the following:
a) Facility 'useful' life is less than five (5) years.
b) Facility 'useful' life is more than five (5) years.
c) Master Plan is obsolete; Last Date Approved (by OSPB/CDHE)
d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.)
- 10) Facility Audit Survey:
a) Facility Audit Survey concluded and submitted to SBP - Date _____
b) Status of the Infrastructure Assessment. % Completed _____
c) Facility Audit Survey Cycle _____

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

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

C. INTEGRATED PROGRAM PLAN DATA

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

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

The current bridge structure is failing with multiple areas of spalling concrete. Roof leaks occur in the enclosed bridge and the entire connection lacks ADA compliance. These issues will be resolved with the removal of the bridge.

2) Total Project Cost Estimate (From Cost Breakdown) \$ **\$363,383**

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

The Engineering bridge connection will continue to deteriorate, requiring more resources to keep the structure safe.

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.

Removal of the failing bridge will improve aesthetics and safety for pedestrians.

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Remodel and Construction Services

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	23,120
Code Review/Inspection:	1,195
Other (Explain): PM fee	17,051
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$41,348

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

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u> sf, cf, lf, etc.	<u>UNIT COST</u>	<u>EXTENDED COST</u>
Infrastructure			
a) Utility Services:			
b) Site Improvements:			
New concrete			58,225
Structure/Systems/Components			
Demo Bridge			160,565
Patch, paint as required			11,390
Other(explain):			
Fencing/barricades/pedestrian control			15,470
Contractor's General Conditions:			23,120
Contractor's Overhead & Profit:			20,230
Inflation Percentage/dollar amount: (required for each out year phase)			
Total of Construction Improvement Costs:			\$289,000

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.)	33,035
--	--------

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)	\$363,383
---	-----------

Note: Agency formatted cost estimates may accompany this page.

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		

(Subtotal) _____ \$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	363,383

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		

(Subtotal) _____ \$

TOTAL PROJECT DOLLAR AMOUNT \$363,383
 (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):

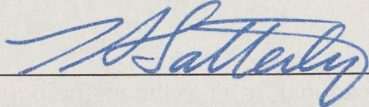
PHASE	FROM	TO
1. Pre-Design (Insert Dates)	_____	_____
2. Design (Insert Dates)	July 2017	April 2018
3. Construction (Insert Dates)	May 2018	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018

IS Exterior

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

- 1) Agency / Institution Colorado State University Fort Collins
- 2) Executive Director Signature  Date 7-22-16
- 3) Agency ID No. _____ Project M # _____
- 4) Agency Priority # 1
- 5) Project Title Industrial Sciences Lab Building Exterior Upgrade

B. FACILITY PROFILE

- 1) Facility Type Site (Utilities underground) _____
 or Site (Improvements above ground) _____
 or Building Name (s) Industrial Sciences Lab
 Risk Mgmt. Bldg(s) ID# _____
- 2) Facility Location Main Campus
- 3) Facility Area/Age GSF 20,246 ASF 20,032 Date Built 1925
- 4) Facility Functional Use/Occupancy Classroom, laboratory, office
- 5) Facility Construction (Type) _____
- 6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = 63 Targeted FCI = 100 Date of Last Audit 2015
(Describe) Desk audit, last physical audit was in 2008
- 7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
24/30/12
- 8) Facility - Current Replacement Value \$ 6,277,475
- 9) Master Plan Status - Check one or more of the following:
a) Facility 'useful' life is less than five (5) years.
b) Facility 'useful' life is more than five (5) years.
c) Master Plan is obsolete; Last Date Approved (by OSPB/CDHE)
d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.)
- 10) Facility Audit Survey:
a) Facility Audit Survey concluded and submitted to SBP - Date _____
b) Status of the Infrastructure Assessment. % Completed _____
c) Facility Audit Survey Cycle _____

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

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

C. INTEGRATED PROGRAM PLAN DATA

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

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

Exterior walls of building are cracked and showing signs of distress. Original windows are in need of replacement. In 2013 CSU installed helical piers to stabilize the foundation and prevent further disruption. Project includes repair of sagging structural beam, existing brick walls and window sills, replace windows, replace overhead door and roof replacement.

2) Total Project Cost Estimate (From Cost Breakdown) \$ \$1,992,564

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

The Construction Management Department is interested in working with industry partners to revitalize the interior of the Industrial Sciences Building. However, the exterior improvements must be done in advance. This is a chance for University and State partnership to revitalize an existing historic building.

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 FCI will be greatly improved with the exterior and foundation repairs and further improved with eventual industry partnership on the interior upgrades.

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Hensel Phelps and Mortenson estimate

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	67,844
Code Review/Inspection:	8,000
Other (Explain): PM fee	57,138
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$132,982

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

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u> sf, cf, lf, etc.	<u>UNIT COST</u>	<u>EXTENDED COST</u>
Infrastructure			
a) Utility Services:			
b) Site Improvements:			
Structure/Systems/Components			
Foundation and roof beams	20,246 sf	\$1.24/sf	25,030
Exterior walls, doors, windows	20,246 sf	\$48.29/sf	977,734
Roof replacement	20,246 sf	\$22.56/sf	456,750
Other(explain):			
Contractor's General Conditions:			116,761
Contractor's Overhead & Profit:			102,166
Inflation Percentage/dollar amount: (required for each out year phase)			
Total of Construction Improvement Costs:			\$1,678,440

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:	\$
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7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	181,142
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8) Total Cost of the Project (single phase) or Total for this specific Phase of all professional services (4), construction improvements(5), miscellaneous costs(6), and project contingency(7)	\$1,992,564
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Note: Agency formatted cost estimates may accompany this page.

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		

(Subtotal) _____ \$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	1,992,564

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		

(Subtotal) _____ \$

TOTAL PROJECT DOLLAR AMOUNT \$1,992,564
(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)	July 2017	Feb 2018
3. Construction (Insert Dates)	March 2018	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018



HENSEL PHELPS
Plan. Build. Manage.

Job Name

CSU IS Labs Exterior Renovation

Owner: Colorado State University

Architect: Colorado State University

Estimate Type: Budget

Current Date: 4-May-2016

Select Office



Hensel Phelps Construction Co.

420 6th Avenue, Greeley, CO 80632
Phone: (970) 352-6565 Fax: (970) 356-4354

Project Summary

Colorado State University is planning the revitalization of the Industrial Science Building #60. The project is planned for a two phase approach the first being to revitalize the building's exterior and the second to be an update the building's interior finishes, mechanical, and electrical systems. Each phase will have separate procurements and funding mechanisms. The phase one exterior revitalization will submit a Capital Construction Request to the State Legislative Council for approval. Phase two will employ a fundraising and donation campaign similar to one previously used to update and renovate the Preconstruction Center adjacent to this projects location.

This report consists of the following exhibits:

Exhibit A – Project Estimate

Exhibit B – Trend Log and Backup

Exhibit C – Glazing Schedule

The Building

The building is believed to have been built around 1925 and originally served as the Mechanical Engineering Building. The building consists of 2 story brick and glass building with a heavy timber structure. Around 2013 Magnum Geo-Solutions, LLC recommended a Helical Pile solution to some settlement issues that had developed over the buildings service. This work is believed to have been completed. The building dimensions are roughly 80' x250' or 20,000 square feet with a peak approximately 21' high. The building consists of a main bay with adjoining lean to bays. The main bay is approximately 20' high 30' wide and 250' long the lean to bays are identical and are approximately 13' high 25' wide and 250' long bays.

Potential Complications

The City of Fort Collins although having no jurisdiction but in the interest of maintaining a neighborly relationship has asked CSU to maintain the appearance to the building's exterior. The existing glazing and roofing systems are inefficient by today's standards and it is recommended that they be replaced in their entirety. Based on conversations the existing structural design does not meet the requirements of modern standards and codes. A structural beam was noticeably sagging during an on-site investigation. A budget has been established to shore up this beam it is recommended that CSU conduct a thorough investigation prior to conducting any work, as this may shift or increase the load on other structural members. All work that increases the loading on structural members needs to be separately investigated by a licensed engineer as budgets for additional fixes have not been included in this pricing. Potential sources of increased structural loading includes but is not limited to any roofing, mechanical, electrical, and glazing work. The exterior glazing will consist of thicker panes of glass and increase the weight of the building. It is recommended that all structural modifications be approved by a structural engineer prior to proceeding. It is also unknown if a hazardous materials assessment has been completed for the building. At this time no abatement or removal of hazardous materials has been included in the budget.



Hensel Phelps Construction Co.

420 6th Avenue, Greeley, CO 80632
Phone: (970) 352-6565 Fax: (970) 356-4354

Phase One Scope

The Exterior Revitalization scope of work consists of the repair of 1 sagging structural beam, repair of existing brick, replacement of broken precast window sills, replacement of Historic Industrial Steel windows with modern reproductions, the repair of 1 historic overhead door, the replacement of 1 modern sectional overhead door, the enlargement of 1 modern sectional overhead door (for CM Cares trailer access), and the removal and replacement of the existing roofing system. It is assumed all foundation and site repairs were previously completed and no additional work is necessary.

The structural repair of the sagging beam consists of sistering the existing beam with two (2) 1-3/4"x11-7/8" microlams with fasteners every 6" on center. This will then be painted white to match the existing ceilings. This solution needs to be verified by a structural engineer.

The existing brick and precast exterior elements require some maintenance. It is recommended that we tuck point the existing mortar system as needed and to replace the precast window sills as required to facilitate the installations of the new glazing system. The existing overhead doors consist of one historic and two modern doors. This budget includes repairs to the historic overhead door and the replacement of the modern doors with motorized and insulated sectional doors. The existing roofing system is assumed to be a built up tar and gravel system. At this time we are unable to determine how many layers are existing but assume less than 2 layers. The new system will be a 60 mil membrane, fully adhered, 1/4" per foot tapered with R-30 insulation, and cover board. This system was selected due to its comparatively low weight compared to a ballasted system and is safer to install compared to a built-up system.

The existing steel windows consist of many missing glass panes, modifications, and suffer from poor thermal performance. It is recommended and has been included in this budget to replace all exterior windows in their entirety. With this solution we have several options available to us based on the University's wishes and goals for the building. We have consulted with Hopes Windows and Wausau Window and Wall Systems and have concluded that the options consist of fixed vs operable and a standard vs performance thermal break glazing systems. The base cost includes a standard performance and fixed window system. The other options have been included and priced in the trend log exhibit C. Please note that if LEED Certification is a goal that it is recommended that operable windows be utilized for the natural ventilation credits.

Recommendation

In conclusion it is recommended that CSU conduct a structural audit of the building prior to proceeding as the finding of that study may have substantial impact to the projects scope and design. Structural information was not available during the budget assessment and all structural solutions are based off assumptions and no structural data. It is unknown if any structural members are in failure or near failure and how this scope of work may impact their current loading.

It is recommended that further cost estimates be prepared post structural audit and hazardous materials investigation to determine overall cost changes subsequent to the preparation of this preliminary estimate.

**CSU IS Labs Exterior Renovation
Executive Summary**

Owner: Colorado State University
Architect: Colorado State University

Drawing Date: 8/28/2015
Revision No: 00

ITEM	AREA		UNIT COST	TOTAL
Exterior Improvements	20,000	GSF	\$100.95	\$2,018,920
Site A Description	1	LSUM	\$0	\$0
Total:	20,000	GSF	\$100.95	\$2,018,920

**CSU IS Labs Exterior Renovation
Budget**

Owner: Colorado State University
Architect: Colorado State University

Drawing Date: 28-Aug-2015
Revision No: 00

PROJECT SECTOR:	PARAMETER	Sector A Exterior Improvements		Site A Site A Description	Total		%
		GSF Unit Costs			GSF Unit Costs		
		\$/GSF	AMOUNT		\$/GSF	AMOUNT	
GROSS FLOOR AREA: SECONDARY UNIT OF MEASURE :		20,000 GSF		20,000 GSF		0 EACH	
SEC.	PARAMETER	\$/GSF	AMOUNT	AMOUNT	\$/GSF	AMOUNT	%
A10	FOUNDATIONS	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
A1010	Standard Foundations	0.00	0	-	0.00	0	
A1020	Special Foundations	0.00	0	-	0.00	0	
A1030	Slab on Grade	0.00	0	-	0.00	0	
A20	BASEMENT CONSTRUCTION	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
A2010	Basement Excavation	0.00	0	-	0.00	0	
A2020	Basement Walls	0.00	0	-	0.00	0	
	Subtotal - SUBSTRUCTURE	0.00	0	-	0.00	0	0.00%
B10	SUPERSTRUCTURE	{ 1.25 }	25,030	-	{ 1.25 }	25,030	1.24%
B1010	Floor Construction	0.00	0	-	0.00	0	
B1020	Roof Construction	1.25	25,030	-	1.25	25,030	
B20	EXTERIOR CLOSURE	{ 48.89 }	977,734	-	{ 48.89 }	977,734	48.43%
B2010	Exterior Walls	13.71	274,198	-	13.71	274,198	
B2020	Exterior Windows	34.56	691,136	-	34.56	691,136	
B2030	Exterior Doors	0.62	12,400	-	0.62	12,400	
B30	ROOFING	{ 22.84 }	456,750	-	{ 22.84 }	456,750	22.62%
B3010	Roof Coverings	22.84	456,750	-	22.84	456,750	
	Subtotal - SHELL	72.98	1,459,514	-	72.98	1,459,514	72.29%
C10	INTERIOR CONSTRUCTION	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
C1010	Partitions	0.00	0	-	0.00	0	
C1020	Interior Doors	0.00	0	-	0.00	0	
C1030	Specialties	0.00	0	-	0.00	0	
C20	STAIRS	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
C2010	Stair Construction	0.00	0	-	0.00	0	
C2020	Stair Finishes	0.00	0	-	0.00	0	
C30	INTERIOR FINISHES	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
C3010	Wall Finishes	0.00	0	-	0.00	0	
C3020	Floor Finishes	0.00	0	-	0.00	0	
C3030	Ceiling Finishes	0.00	0	-	0.00	0	
	Subtotal - INTERIORS	0.00	0	-	0.00	0	0.00%
D10	CONVEYING	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
D1010	Elevators & Lifts	0.00	0	-	0.00	0	
D1020	Escalators & Moving Walks	0.00	0	-	0.00	0	
D1090	Other Conveying Systems	0.00	0	-	0.00	0	
D20	PLUMBING	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
D2010	Plumbing Fixtures	0.00	0	-	0.00	0	
D2020	Domestic Water Distribution	0.00	0	-	0.00	0	
D2030	Sanitary Waste	0.00	0	-	0.00	0	
D2040	Rain Water Drainage	0.00	0	-	0.00	0	
D2090	Other Plumbing Systems	0.00	0	-	0.00	0	
D30	HVAC	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
D3010	Energy Supply	0.00	0	-	0.00	0	
D3020	Heat Generating Systems	0.00	0	-	0.00	0	
D3030	Cooling Generating Systems	0.00	0	-	0.00	0	
D3040	Distribution Systems	0.00	0	-	0.00	0	
D3050	Terminal & Package Units	0.00	0	-	0.00	0	
D3060	Controls & Instrumentation	0.00	0	-	0.00	0	
D3070	Systems Testing & Balancing	0.00	0	-	0.00	0	
D3090	Other HVAC Systems & Equipment	0.00	0	-	0.00	0	
D40	FIRE PROTECTION	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
D4010	Sprinklers	0.00	0	-	0.00	0	
D4020	Standpipe Systems	0.00	0	-	0.00	0	
D4030	Fire Protection Specialties	0.00	0	-	0.00	0	
D4090	Other Fire Protection Systems	0.00	0	-	0.00	0	
D50	ELECTRICAL	{ 0.45 }	9,000	-	{ 0.45 }	9,000	0.45%
D5010	Electrical Service & Distribution	0.00	0	-	0.00	0	
D5020	Lighting & Branch Wiring	0.45	9,000	-	0.45	9,000	
D5030	Communications & Security	0.00	0	-	0.00	0	
D5090	Other Electrical Services	0.00	0	-	0.00	0	
	Subtotal - SERVICES	0.45	9,000	-	0.45	9,000	0.45%
E10	EQUIPMENT	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
E1010	Commercial Equipment	0.00	0	-	0.00	0	
E1020	Institutional Equipment	0.00	0	-	0.00	0	
E1030	Vehicular Equipment	0.00	0	-	0.00	0	
E1090	Other Equipment	0.00	0	-	0.00	0	
E20	FURNISHINGS	{ 0.00 }	0	-	{ 0.00 }	0	0.00%

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Estimator: CJK, Estimate Checker: TBD
Current Date: 4-May-2016

Workbook: CSU IS Lab Exterior Renovation 5-03-16.xdsm

**CSU IS Labs Exterior Renovation
Budget**

Owner: Colorado State University
Architect: Colorado State University

Drawing Date: 28-Aug-2015
Revision No: 00

PROJECT SECTOR:	GROSS FLOOR AREA: SECONDARY UNIT OF MEASURE :	Sector A Exterior Improvements		Site A Site A Description	Total		%
		GSF Unit Costs			GSF Unit Costs		
		{ GSF }	AMOUNT		{ GSF }	AMOUNT	
SEC.	PARAMETER	\$/GSF	AMOUNT	AMOUNT	\$/GSF	AMOUNT	%
E2010	Fixed Furnishings	0.00	0	-	0.00	0	
E2020	Moveable Furnishings	0.00	0	-	0.00	0	
	Subtotal - EQUIPMENT & FURNISHINGS	0.00	0	-	0.00	0	0.00%
F10	SPECIAL CONSTRUCTION	{ 0.00 }	0	-	{ 0.00 }	0	0.00%
F1010	Special Structures	0.00	0	-	0.00	0	
F1020	Integrated Construction	0.00	0	-	0.00	0	
F1030	Special Construction Systems	0.00	0	-	0.00	0	
F1040	Special Facilities	0.00	0	-	0.00	0	
F1050	Special Controls & Instrumentation	0.00	0	-	0.00	0	
F20	SELECTIVE BUILDING DEMOLITION	{ 0.44 }	8,803	-	{ 0.44 }	8,803	0.44%
F2010	Building Elements Demolition	0.44	8,803	-	0.44	8,803	
F2020	Hazardous Components Abatement	0.00	0	-	0.00	0	
	Subtotal - SPECIAL CONST. & DEMO	0.44	8,803	-	0.44	8,803	0.44%
	Subtotal - BUILDING	73.87	1,477,317	0	73.87	1,477,317	73.17%
G10	SITE PREPARATIONS			0		0	0.00%
G1010	Site Clearing			0		0	
G1020	Site Demolition & Relocations			0		0	
G1030	Site Earthwork			0		0	
G1040	Hazardous Waste Remediation			0		0	
G20	SITE IMPROVEMENTS			0		0	0.00%
G2010	Roadways			0		0	
G2020	Parking Lots			0		0	
G2030	Pedestrian Paving			0		0	
G2040	Site Development			0		0	
G2050	Landscaping			0		0	
G30	SITE CIVIL / MECHANICAL UTILITIES			0		0	0.00%
G3010	Water Supply			0		0	
G3020	Sanitary Sewer			0		0	
G3030	Storm Sewer			0		0	
G3040	Heating Distribution			0		0	
G3050	Cooling Distribution			0		0	
G3060	Fuel Distribution			0		0	
G3090	Other Site Mechanical Utilities			0		0	
G40	SITE ELECTRICAL UTILITIES			0		0	0.00%
G4010	Electrical Distribution			0		0	
G4020	Site Lighting			0		0	
G4030	Site Communication & Security			0		0	
G4090	Other Site Electrical Utilities			0		0	
G90	OTHER SITE CONSTRUCTION			0		0	0.00%
G9010	Service & Pedestrian Tunnels			0		0	
G9090	Other Site Construction			0		0	
	Subtotal - BUILDING SITWORK			0		0	0.00%
	Subtotal - Building and Site	73.87	1,477,317	0	73.87	1,477,317	73.17%
	GENERAL CONDITIONS						
Z1010	General Conditions	9.50	190,000	0	9.50	190,000	9.41%
Z1015	Vertical Hoisting	0.00	None	None	0.00	None	
	Subtotal - GENERAL CONDITIONS	9.50	190,000	0	9.50	190,000	9.41%
	INDIRECTS & RESERVES						
Z1020	Contractor's Bonds	0.00	0	0	0.00	0	0.00%
Z1025	Subcontractor & Supplier Bonds	1.11	22,160	0	1.11	22,160	1.10%
Z1030	Builder's Risk Insurance	0.00	By Owner	By Owner	0.00	By Owner	
Z1040	General Liability Insurance	0.55	10,936	0	0.55	10,936	0.54%
Z1050	Permits	0.00	By Owner	By Owner	0.00	By Owner	
Z1070	A & E Design Costs	0.00	By Owner	By Owner	0.00	By Owner	
Z1080	Professional Liability Insurance	0.00	By A/E	By A/E	0.00	By A/E	
Z1090	Gross Receipts Tax	0.00	Not Req'd.	Not Req'd.	0.00	Not Req'd.	
Z1100	Utility Development & Tap Fees	0.00	By Owner	By Owner	0.00	By Owner	
Z1110	Hazardous Material Abatement	0.00	None	None	0.00	None	
Z1120	Testing & Inspections	0.00	By Owner	By Owner	0.00	By Owner	
Z1130	Escalation	4.04	80,757	0	4.04	80,757	4.00%
Z1140	Bidding & Construction Reserves	6.34	126,711	0	6.34	126,711	6.28%
Z1150	Preconstruction Costs	0.00	With GC's	With GC's	0.00	With GC's	
Z1160	Building Information Modeling (BIM)	0.00	With GC's	With GC's	0.00	With GC's	
Z1190	G & A - Corporate	2.52	50,473	0	2.52	50,473	2.50%

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Estimator: CJK, Estimate Checker: TBD
Current Date: 4-May-2016

Workbook: CSU IS Lab Exterior Renovation 5-03-16.xlsm

**CSU IS Labs Exterior Renovation
Budget**

Owner: Colorado State University
Architect: Colorado State University

Drawing Date: 28-Aug-2015
Revision No: 00

PROJECT SECTOR:		Sector A		Site A Site A Description	Total		
		Exterior Improvements			GSF Unit Costs		
GROSS FLOOR AREA:		0 GSF			0 GSF		
SECONDARY UNIT OF MEASURE :		0			0 EACH		
SEC.	PARAMETER	\$/GSF	AMOUNT	AMOUNT	\$/GSF	AMOUNT	%
	Subtotal - INDIRECTS & RESERVES	14.55	291,036	0	14.55	291,036	14.42%
	FEES						
Z1060	Contractor's Fee	3.03	60,568	0	3.03	60,568	3.00%
	Subtotal - FEES	3.03	60,568	0	3.03	60,568	3.00%
	TOTAL CONSTRUCTION COST	100.95	2,018,920	0	100.95	2,018,920	100.00%
	SECONDARY UNIT COST			-	0	EACH	

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Estimator: CJK, Estimate Checker: TBD

Current Date: 4-May-2016

Workbook: CSU IS Lab Exterior Renovation 5-03-16.xlsm

Boeckh's Data: Fort Collins, CO / Educational / Construction Type / 2000 / May - Jun 2016

**CSU IS Labs Exterior Renovation
Back-Up Estimate Detail**

Owner: Colorado State University
Architect: Colorado State University

Drawing Date: 8/28/2015
Revision No: 00

PARAMETER / ITEM OF WORK	FSR	USER 2	USER 3	USER 4	QUANTITY	UNIT	\$/UNIT	TOTAL
A - Exterior Improvements					(20,000 GSF)			
B20 - EXTERIOR CLOSURE - (Cont.)								
B2030 - Exterior Doors								
B203001 - HM Doors - to remain as is.						EACH		Not Required
B203004 - Overhead & Roll-up Doors								0
Historic Overhead Door Repair					1	EACH	4,500.00	4,500
Replace Overhead Door w/ larger 12x12 w/ Motorized Sectional and Insulated Door					1	EACH	4,150.00	4,150
Replace Overhead Door 10x12 w/ Motorized Sectional and Insulated Door					1	EACH	3,750.00	3,750
					-	-	-	0
					-	-	-	0
B2030 Subtotal							0.62	12,400
B30 - ROOFING								
B3010 - Roof Coverings								
B301002 - Low Slope Membrane Systems								0
Remove existing roofing system					20,000	SQFT	2.50	50,000
New Membrane Roofing System 60 Mil Fully Adhered 1/4" FT taper R-30 Polyiso Insulation with Cover board					20,000	SQFT	18.00	360,000
Misc. Penetrations					1	LSUM	3,500.00	3,500
New Mechanical/ Electrical Supports and Pads					1	LSUM	5,000.00	5,000
Walkpads/ Pavers					280	LNFT	28.00	7,840
Expansion Joint					1	LSUM	7,500.00	7,500
B301004 - Flashings & Trim						SQFT		w/ Above
B301005 - Gutters & Downspouts						LNFT		w/ Below
Gutters/ Downspouts					1,120	LNFT	6.75	7,560
Splash Blocks					10	EACH	35.00	350
B301006 - Roof Openings & Supports						SQFT		0
Raise existing Rooftop Curb Repair/ Replace - ALLOWANCE					1	LSUM	15,000.00	15,000
					-	-	-	0
					-	-	-	0
B3010 Subtotal							22.84	456,750
C10 - INTERIOR CONSTRUCTION								
C1010 - Partitions								
None Included								0
					-	-	-	0
					-	-	-	0
C1010 Subtotal							0.00	0
C1020 - Interior Doors								
None Included								0
					-	-	-	0
					-	-	-	0
C1020 Subtotal							0.00	0
C1030 - Specialties								
None Included								0
					-	-	-	0
					-	-	-	0
C1030 Subtotal							0.00	0
C20 - STAIRS								
C2010 - Stair Construction								
None Included						FLGT		0
					-	-	-	0
					-	-	-	0
C2010 Subtotal							0.00	0
C2020 - Stair Finishes								
None Included						SQFT		0
					-	-	-	0
					-	-	-	0
C2020 Subtotal							0.00	0
C30 - INTERIOR FINISHES								
C3010 - Wall Finishes								
None Included								0
					-	-	-	0
					-	-	-	0
C3010 Subtotal							0.00	0
C3020 - Floor Finishes								
None Included								0
					-	-	-	0
					-	-	-	0
C3020 Subtotal							0.00	0
C3030 - Ceiling Finishes								
None Included								0
					-	-	-	0
					-	-	-	0
C3030 Subtotal							0.00	0
D10 - CONVEYING								
D1010 - Elevators & Lifts								
None Included						STOP		0
					-	-	-	0
					-	-	-	0
D1010 Subtotal							0.00	0

**CSU IS Labs Exterior Renovation
Back-Up Estimate Detail**

Owner: Colorado State University
Architect: Colorado State University

Drawing Date: 8/28/2015
Revision No: 00

PARAMETER / ITEM OF WORK	FSR	USER 2	USER 3	USER 4	QUANTITY	UNIT	\$/UNIT	TOTAL
A - Exterior Improvements					(20,000 GSF)			
D40 - FIRE PROTECTION - (Cont.)								
D4090 - Other Fire Protection Systems								
None Included								0
								0
D4090 Subtotal							0.00	0
D50 - ELECTRICAL								
D5010 - Electrical Service & Distribution								
None Included								0
								0
D5010 Subtotal							0.00	0
D5020 - Lighting & Branch Wiring								
D502099 - Other Lighting & Branch Wiring						SQFT		0
Replace Exterior Light Fixtures to match IS Building					9	EACH	1,000.00	9,000
								0
								0
D5020 Subtotal							0.45	9,000
D5030 - Communications & Security								
None Included								0
								0
D5030 Subtotal							0.00	0
D5090 - Other Electrical Services								
None Included								0
								0
D5090 Subtotal							0.00	0
E10 - EQUIPMENT								
E1010 - Commercial Equipment								
None Included								0
								0
E1010 Subtotal							0.00	0
E1020 - Institutional Equipment								
None Included								0
								0
E1020 Subtotal							0.00	0
E1030 - Vehicular Equipment								
None Included								0
								0
E1030 Subtotal							0.00	0
E1090 - Other Equipment								
None Included								0
								0
E1090 Subtotal							0.00	0
E20 - FURNISHINGS								
E2010 - Fixed Furnishings								
None Included								0
								0
E2010 Subtotal							0.00	0
E2020 - Moveable Furnishings								
None Included								0
								0
E2020 Subtotal							0.00	0
F10 - SPECIAL CONSTRUCTION								
F1010 - Special Structures								
None Included								0
								0
F1010 Subtotal							0.00	0
F1020 - Integrated Construction								
None Included								0
								0
F1020 Subtotal							0.00	0
F1030 - Special Construction Systems								
None Included								0
								0
F1030 Subtotal							0.00	0
F1040 - Special Facilities								
None Included								0
								0
F1040 Subtotal							0.00	0
F1050 - Special Controls & Instrumentation								
None Included								0
								0
F1050 Subtotal							0.00	0
F20 - SELECTIVE BUILDING DEMOLITION								
F2010 - Building Elements Demolition								
Interior Perimeter Gypsum Partition Demolition (50% of space less windows)					2,590	SQFT	3.15	8,159
Brick Demo for Enlarged OH Door					24	SQFT	6.00	144
Sawcut for Brick Demolition - Minimum Charge					1	LSUM	500.00	500
								0
								0
F2010 Subtotal							0.44	8,803
F2020 - Hazardous Components Abatement								
None Included						LSUM		0
								0
								0
F2020 Subtotal							0.00	0

**CSU IS Labs Exterior Renovation
Budget**

Owner: Colorado State University
Architect: Colorado State University

Drawing Date: 28-Aug-2015
Revision No: 00

PROJECT SECTOR:		Sector A Exterior Improvements		Site A Site A	Total	
GROSS FLOOR AREA: SECONDARY UNIT :		20,000 GSF		Description	20,000 GSF 0 EACH	
DIV.		\$/GSF	AMOUNT	AMOUNT	\$/GSF	AMOUNT
	Demolition					
2.01	Interior Demolition	0.44	8,803	0	0.44	8,803
	Total Demolition	0.44	8,803	0	0.44	8,803
	Concrete					
3.01	Architectural Precast	0.11	2,160	0	0.11	2,160
	Total Concrete	0.11	2,160	0	0.11	2,160
	Masonry					
4.01	Structural Masonry	1.98	39,523	0	1.98	39,523
	Total Masonry	1.98	39,523	0	1.98	39,523
	Structural Steel					
5.01	Structural Steel	0.45	8,980	0	0.45	8,980
	Total Structural Steel	0.45	8,980	0	0.45	8,980
	Woods and Plastics					
6.01	Rough Carpentry	2.72	54,452	0	2.72	54,452
	Total Woods and Plastics	2.72	54,452	0	2.72	54,452
	Thermal and Moisture Protection					
7.01	Roofing	22.84	456,750	0	22.84	456,750
7.02	Caulking and Sealants	0.15	2,952	0	0.15	2,952
	Total Thermal and Moisture	22.99	459,702	0	22.99	459,702
	Doors and Windows					
8.01	Doors/ Frames/ Hardware	0.00	0	0	0.00	0
8.02	Glass and Glazing	33.73	674,520	0	33.73	674,520
8.03	OH Doors	0.62	12,400	0	0.62	12,400
	Total Doors and Windows	34.35	686,920	0	34.35	686,920
	Finishes					
9.01	Painting and Coatings	1.83	36,500	0	1.83	36,500
9.02	Wall Assemblies	8.56	171,278	0	8.56	171,278
	Total Finishes	10.39	207,778	0	10.39	207,778
	Electrical Systems					
16.01	Electrical Systems	0.45	9,000	0	0.45	9,000
	Total Electrical Systems	0.45	9,000	0	0.45	9,000
	Subtotal - BUILDING & SITE	73.87	1,477,317	0	73.87	1,477,317
	GENERAL CONDITIONS					
	General Conditions	9.50	190,000	0	9.50	190,000
	Vertical Hoisting	0.00	None	None	0.00	None
	Subtotal - GENERAL CONDITIONS	9.50	190,000	0	9.50	190,000
	INDIRECTS & RESERVES					
	Contractor's Bonds	0.00	0	0	0.00	0
	Subcontractor & Supplier Bonds	1.11	22,160	0	1.11	22,160
	Builder's Risk Insurance	0.00	By Owner	By Owner	0.00	By Owner
	General Liability Insurance	0.55	10,936	0	0.55	10,936
	Permits	0.00	By Owner	By Owner	0.00	By Owner
	A & E Design Costs	0.00	By Owner	By Owner	0.00	By Owner
	Professional Liability Insurance	0.00	By A/E	By A/E	0.00	By A/E
	Gross Receipts Tax	0.00	Not Req'd.	Not Req'd.	0.00	Not Req'd.
	Utility Development & Tap Fees	0.00	By Owner	By Owner	0.00	By Owner
	Hazardous Material Abatement	0.00	None	None	0.00	None
	Testing & Inspections	0.00	By Owner	By Owner	0.00	By Owner
	Escalation	4.04	80,757	0	4.04	80,757
	Bidding & Construction Reserves	6.34	126,711	0	6.34	126,711
	Preconstruction Costs	0.00	With GC's	With GC's	0.00	With GC's
	Building Information Modeling (BIM)	0.00	With GC's	With GC's	0.00	With GC's
	G & A - Corporate	2.52	50,473	0	2.52	50,473
	Subtotal - INDIRECTS & RESERVES	14.55	291,036	0	14.55	291,036
	FEEES					
	Contractor's Fee	3.03	60,568	0	3.03	60,568
	Subtotal - FEES	3.03	60,568	0	3.03	60,568
	TOTAL CONSTRUCTION COST	100.95	2,018,920	0	100.95	2,018,920
	SECONDARY UNIT COST				0	EACH

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Estimator: CJK, Estimate Checker: TBD
Current Date: 4-May-2016

Workbook: CSU IS Lab Exterior Renovation 5-03-16.xlsm

Boeckh's Data: Fort Collins, CO / Educational / Construction Type / 2000 / May - Jun 2016

CSU IS Labs Exterior Renovation

User Details

Owner: Colorado State University
Architect: Colorado State University

Drawing Date: 8/28/2015
Revision No: 00

Description	Sector ID	Level No	Quantity	Unit	\$/Unit	Total
Concrete						
3.01 - Architectural Precast						2,025
Replace Precast Window Sills	Sector A	B2010	75	LNFT	27.00	2,025
Masonry						
4.01 - Structural Masonry						1,700
Tuck Point Brick Mortar Repair	Sector A	B2010	200	SQFT	8.50	1,700
Woods and Plastics						
6.01 - Rough Carpentry						41,256
Reinforce sagging 6x12 Beam	Sector A	B1020				0
Jack beam for temporary support	Sector A	B1020	5	Days	350.00	1,750
1-3/4"x11-7/8" Microlam sister beam 1 each side on 20' Span fasteners staggered every 6"	Sector A	B1020	60	LNFT	80.00	4,800
Tools, clamps, adhesives, disposables.	Sector A	B1020	1	LSUM	500.00	500
Anchors, fasteners, connectors	Sector A	B1020	1	LSUM	1,000.00	1,000
Lifts	Sector A	B1020	1	WK	2,500.00	2,500
Large Openings - Greater than 24" SQ	Sector A	B1020	1	LSUM	2,500.00	2,500
Small Openings - Less than 24" SQ	Sector A	B1020	1	LSUM	1,500.00	1,500
Wood Casing @ 2nd Floor	Sector A	B2010				0
Header and Sill	Sector A	B2010	780	LNFT	8.50	6,630
Jambs	Sector A	B2010	16	LNFT	8.50	136
Exterior Siding	Sector A	B2010				0
Panel Siding at 2nd Floor	Sector A	B2010	320	SQFT	6.00	1,920
Temporary Window Enclosure	Sector A	B2020				0
2x4's with 4x8 OSB Sheathing for Temporary overnight enclosure of the building	Sector A	B2020	2,120	SQFT	8.50	18,020
Thermal and Moisture Protection						
7.01 - Roofing						344,698
B301002 - Low Slope Membrane Systems	Sector A	B3010		SQFT		0
Remove existing roofing system	Sector A	B3010	12,840	SQFT	2.50	32,100
New Membrane Roofing System 60 Mil Fully Adhered 1/4" FT taper R-30 Polyiso Insulation with Cover board	Sector A	B3010	12,840	SQFT	22.20	285,048
Misc. Penetrations	Sector A	B3010	1	LSUM	3,500.00	3,500
Walkpads/ Pavers	Sector A	B3010	280	LNFT	28.00	7,840
Expansion Joint	Sector A	B3010	1	LSUM	7,500.00	7,500
Gutters/ Downspouts	Sector A	B3010	1,120	LNFT	6.75	7,560
Splash Blocks	Sector A	B3010	10	EACH	35.00	350
B301006 - Roof Openings & Supports	Sector A	B3010		SQFT		0
Rooftop Curb Repair/ Replace	Sector A	B3010	1	LSUM	800.00	800
7.02 - Caulking and Sealants						1,162
Caulking	Sector A	B2020	968	LNFT	1.20	1,162
Doors and Windows						
8.01 - Doors/ Frames/ Hardware						0
B203001 - HM Doors - to remain as is.	Sector A	B2030		EACH		0
8.02 - Glass and Glazing						805,600
Reproduction Historic Steel Windows - Hopes Landmark 175 Operable Windows	Sector A	B2020	4,240	SQFT	190.00	805,600
8.03 - OH Doors						12,000
B203004 - Overhead & Roll-up Doors	Sector A	B2030		EACH		0
Historic Overhead Door Repair	Sector A	B2030	1	EACH	4,500.00	4,500
Replace Overhead Door 12x10 Motorized Sectional and Insulated OH Door	Sector A	B2030	2	EACH	3,750.00	7,500
Finishes						
9.01 - Painting and Coatings						23,300
Painting of Microlams and Hardware	Sector A	B1020	1	LSUM	1,500.00	1,500
Paint Panel Siding, HM Doors, HM Frames, and OH Doors	Sector A	B2010	11,200	SQFT	1.50	16,800
Repaint Metal Ladder	Sector A	B2010	4	EACH	1,250.00	5,000

CSU IS Labs Building #60

Windows	Rough Opening			Notes
	Width (ft)	Height (ft)	Area (SF)	
W-1	5	8.5	42.5	
W-2	5	8.5	42.5	
W-3	5	8.5	42.5	
W-4	5	13	65	
W-5	6	3	14.13	Entry Arched Window
W-6	5.5	3	16.5	
W-7	5	13	65	
W-8	5	8.5	42.5	
W-9	5	8.5	42.5	
W-10	5	8.5	42.5	
W-11	35	8.5	297.5	
W-12	10	8.5	85	
W-13	25	8.5	212.5	
W-14	250	7	1750	Kalwall
W-15	10	8.5	85	
W-16	20	8.5	170	
W-17	10	8.5	85	
W-18	55	8.5	467.5	
W-19	75	8.5	637.5	
W-20	25	6	150	
W-21	15	8.5	127.5	
W-22	15	8.5	127.5	
W-23	4	1.25	5	
W-24	1.33	6.67	8.8711	
W-25	250	7	1750	Kalwall
W-26	25	8.5	212.5	
W-27	25	8.5	212.5	
W-28	4	1.25	5	
W-29	1.33	6.67	8.8711	
W-30	10	8.5	85	
W-31	20	8.5	170	
TOTAL	937	238	7068	

CSU IS Labs Exterior Renovation
 Trend Log 1

Log No: 1		Approved: 9/9/2015 1000 - Rough Order of Magnitude		Sector A Exterior Improvements 30,000 \$/SF 0	Site A Description	Total 30,000 \$/SF 0 EACH	Rejected Cost Estimate	Remarks
Project Sector: Project Sector Description:		Action Status By Date		Pending Cost Estimate				
Stress Floor Area: Secondary List								
TR #	Description							
	Budget				1,000,000	0	1,000,000	
1.01	Hopps Landmark 175 Operable to Hopps Landmark 175 Fixed Windows			277,000			0	
1.02	Hopps Landmark 175 Thermo Evolutions Fixed to Hopps Landmark 175 Operable Windows			(130,700)			0	
1.03	Hopps Landmark 175 Thermo Evolutions Operable to Hopps Landmark 175 Operable Windows			130,700			0	
1.04	Wainscot True-Doublet Light to Hopps Landmark 175 Operable Windows			0			0	
1.05	Wainscot Semitrue-Doublet Light to Hopps Landmark 175 Operable Windows			(250,770)			0	
1.06	Panel Siding and paint to Green Insulated Metal Panels			(17,393)			0	
1.07	Interior Gypsum Assembly of Paint to Interior Metal Wall Panels			(142,251)			0	
1.08							0	
1.09							0	
1.10							0	
1.11							0	
1.12							0	
1.13							0	
1.14							0	
1.15							0	
1.16							0	
1.17							0	
1.18							0	
1.19							0	
1.20							0	
1.21							0	
1.22							0	
1.23							0	
1.24							0	
1.25							0	
1.26							0	
1.27							0	
1.28							0	
1.29							0	
1.30							0	
1.31							0	
1.32							0	
1.33							0	
1.34							0	
1.35							0	
1.36							0	
1.37							0	
1.38							0	
1.39							0	
1.40							0	
	TOTAL CONSTRUCTION COST			(103,643)	1,000,000	0	1,000,000	0
	COST PER SQFT				99.94		99.94	Rejected Cost Estimate
	SECONDARY UNIT COST				0.00		0.00	

TREND ESTIMATE REPORT

Project: CSU IS Labs Exterior Renovation
Fort Collins, CO

Sector: A Exterior Improvements

HPCC Trend Est # 1.01
Initiated: 13-Feb-14
Approved Adj. No.
Approved:
LEED Affect NA
Revised:

The following change in scope will result in budget revisions as noted:

Hope's Landmark175 Fixed windows ilo Hope's Landmar175 Operable windows.

Sec No.	Description:	Qty	Unit	Unit Cost	TOTAL
Original Budget:	B202001 - Windows				-
	Reproduction Historic Steel Windows - Hopes Landmark175 Fixed Windows	3,568	SQFT	140.00	499,520
					-
					-
					-
					-
	Subtotal Original Budget:				
Revised Budget:	B202001 - Windows				-
	Reproduction Historic Steel Windows - Hopes Landmark175 Operable Windows	3,568	SQFT	190.00	677,920
					-
					-
					-
					-
	Subtotal Revised Budget:				
				Subtotal of Revision: \$178,400	
	General Conditions	5.00%			\$8,920
	Indirects & Reserves	5.29%			\$9,440
	Bidding & Construction Reserves and Escalation	12.50%			\$22,300
	Contractor's Fee	5.00%			\$8,920
				Subtotal Indirects & Reserves, Contingency & Fee: \$49,580	
				NET CHANGE: \$227,980	

Trend Estimate Report
Hensel Phelps Construction Co.

Estimated by: CIK
Checked by:
Date: 20-Apr-16
Time: 1:51:31 PM

TREND ESTIMATE REPORT

Project: CSU IS Labs Exterior Renovation
Fort Collins, CO

Sector: A Exterior Improvements

HPCC Trend Est # 1.02
 Initiated: 13-Feb-14
 Approved Adj. No. _____
 Approved: _____
 LEED Affect NA
 Revised: _____

The following change in scope will result in budget revisions as noted:

Hope's Landmark175 Thermal Evolution Technology Fixed windows ilo Hope's Landmar175 Operable windows.

Sec No.	Description:	Qty	Unit	Unit Cost	TOTAL
Original Budget:	B202001 - Windows				-
	Reproduction Historic Steel Windows - Hopes Landmark175 Operable Windows	3,568	SQFT	190.00	677,920
					-
					-
					-
					-
	Subtotal Original Budget:				
Revised Budget:	B202001 - Windows				-
	Reproduction Historic Steel Windows - Hopes Landmark175 Thermal Evolution Technology Fixed Windows	3,568	SQFT	160.00	570,880
					-
					-
					-
					-
	Subtotal Revised Budget:				
				Subtotal of Revision: (\$107,040)	
	General Conditions	5.00%			(\$5,352)
	Indirects & Reserves	5.29%			(\$5,664)
	Bidding & Construction Reserves and Escalation	12.50%			(\$13,380)
	Contractor's Fee	5.00%			(\$5,352)
				Subtotal Indirects & Reserves, Contingency & Fee: (\$29,748)	
				NET CHANGE: (\$136,788)	

Trend Estimate Report
 Hensel Phelps Construction Co.

Estimated by: CJK
 Checked by:
 Date: 20-Apr-16
 Time: 1:51:39 PM

TREND ESTIMATE REPORT

Project: CSU IS Labs Exterior Renovation
Fort Collins, CO

Sector: A Exterior Improvements

HPCC Trend Est # 1.03
 Initiated: 13-Feb-14
 Approved Adj. No. _____
 Approved: _____
 LEED Affect NA
 Revised: _____

The following change in scope will result in budget revisions as noted:

Hope's Landmark175 Thermal Evolution Technology Operable windows ilo Hope's Landmar175 Operable windows.

Sec No.	Description:	Qty	Unit	Unit Cost	TOTAL
Original Budget:	B202001 - Windows				-
	Reproduction Historic Steel Windows - Hopes Landmark175 Operable Windows	3,568	SQFT	190.00	677,920
					-
					-
					-
					-
					-
	Subtotal Original Budget:				
Revised Budget:	B202001 - Windows				-
	Reproduction Historic Steel Windows - Hopes Landmark175 Thermal Evolution Technology Operable Windows	3,568	SQFT	220.00	784,960
					-
					-
					-
					-
					-
	Subtotal Revised Budget:				
Subtotal of Revision:					\$107,040
	General Conditions	5.00%			\$5,352
	Indirects & Reserves	5.29%			\$5,664
	Bidding & Construction Reserves and Escalation	12.50%			\$13,380
	Contractor's Fee	5.00%			\$5,352
					-
Subtotal Indirects & Reserves, Contingency & Fee:					\$29,748
NET CHANGE:					\$136,788

Trend Estimate Report

Hensel Phelps Construction Co.

Estimated by: CIK
 Checked by: _____
 Date: 20-Apr-16
 Time: 1:51:47 PM

TREND ESTIMATE REPORT

Project: CSU IS Labs Exterior Renovation
Fort Collins, CO

Sector: A Exterior Improvements

HPCC Trend Est # 1.04
Initiated: 13-Feb-14
Approved Adj. No. _____
Approved: _____
LEED Affect NA
Revised: _____

The following change in scope will result in budget revisions as noted:

Wausau True-Divided Lite window system ilo Hope's Landmar175 Operable windows.

Sec No.	Description:	Qty	Unit	Unit Cost	TOTAL
Original Budget:	B202001 - Windows				-
	Reproduction Historic Steel Windows - Hopes Landmark175 Operable Windows	3,568	SQFT	190.00	677,920
					-
					-
					-
					-
	Subtotal Original Budget:				
Revised Budget:	B202001 - Windows				-
	Reproduction Historic Aluminum Windows - Wausau True-Divided Lite Fixed Windows	3,568	SQFT	190.00	677,920
					-
					-
					-
					-
	Subtotal Revised Budget:				
				Subtotal of Revision:	\$0
	General Conditions	5.00%			\$0
	Indirects & Reserves	5.29%			\$0
	Bidding & Construction Reserves and Escalation	12.50%			\$0
	Contractor's Fee	5.00%			\$0
				Subtotal Indirects & Reserves, Contingency & Fee:	\$0
				NET CHANGE:	\$0

Trend Estimate Report
Hensel Phelps Construction Co.

Estimated by: CJK
Checked by:
Date: 20-Apr-16
Time: 1:50:25 PM

TREND ESTIMATE REPORT

Project: CSU IS Labs Exterior Renovation
Fort Collins, CO

Sector: A Exterior improvements

HPCC Trend Est # 1.05
Initiated: 13-Feb-14
Approved Adj. No.
Approved:
LEED Affect NA
Revised:

The following change in scope will result in budget revisions as noted:

Wausau Simulated-Divided Lite window system ilo Hope's Landmar175 Operable windows.

Sec No.	Description:	Qty	Unit	Unit Cost	TOTAL
Original Budget:	B202001 - Windows				-
	Reproduction Historic Steel Windows - Hopes Landmark175 Operable Windows	3,568	SQFT	190.00	677,920
					-
					-
					-
					-
	Subtotal Original Budget:				
Revised Budget:	B202001 - Windows				-
	Reproduction Historic Aluminum Windows - Wausau Simulated-Divided Lite Fixed Windows	3,568	SQFT	135.00	481,680
					-
					-
					-
					-
	Subtotal Revised Budget:				
Subtotal of Revision:					(\$196,240)
	General Conditions	5.00%			(\$9,812)
	Indirects & Reserves	5.29%			(\$10,384)
	Bidding & Construction Reserves and Escalation	12.50%			(\$24,530)
	Contractor's Fee	5.00%			(\$9,812)
					-
Subtotal Indirects & Reserves, Contingency & Fee:					(\$54,538)
NET CHANGE:					(\$250,778)

Trend Estimate Report
Hensel Phelps Construction Co.

Estimated by: CJK
Checked by:
Date: 20-Apr-16
Time: 1:50:45 PM

TREND ESTIMATE REPORT

Project: CSU IS Labs Exterior Renovation
Fort Collins, CO

Sector: A Exterior Improvements

HPC Trend Est #	1.06
Initiated:	13-Feb-14
Approved Adj. No.	
Approved:	
LEED Affect	NA
Revised:	

The following change in scope will result in budget revisions as noted:

James Hardie Panel Siding ilo Painted Metal Wall Panels

Sec No.	Description:	Qty	Unit	Unit Cost	TOTAL
Original Budget:	Exterior Siding				-
	Green - Insulated Metal Wall Panels	320	SQFT	50.00	16,000
					-
					-
					-
					-
					-
	Subtotal Original Budget:				16,000
Revised Budget:	Exterior Siding				-
	Panel Siding at 2nd Floor	320	SQFT	6.00	1,920
					-
					-
					-
					-
	Subtotal Revised Budget:				1,920
	Subtotal of Revision:				(\$14,080)
	General Conditions	5.00%			(\$704)
	Indirects & Reserves	5.29%			(\$745)
	Bidding & Construction Reserves and Escalation	12.50%			(\$1,760)
	Contractor's Fee	5.00%			(\$704)
	Subtotal Indirects & Reserves, Contingency & Fee:				(\$3,913)
	NET CHANGE:				(\$17,993)

Trend Estimate Report

Hensel Phelps Construction Co.

Estimated by:	CJK
Checked by:	
Date:	20-Apr-16
Time:	1:51:04 PM

TREND ESTIMATE REPORT

Project: CSU IS Labs Exterior Renovation
Fort Collins, CO

Sector: A Exterior Improvements

HPCC Trend Est # 1.07
 Initiated: 13-Feb-14
 Approved Adj. No. _____
 Approved: _____
 LEED Affect NA
 Revised: _____

The following change in scope will result in budget revisions as noted:

Interior Gypsum Assembly with paint ilo Interior Metal Wall Panels.

Sec No.	Description:	Qty	Unit	Unit Cost	TOTAL
Original Budget:	B201001 - Exterior Closure Repair ALLOWANCE(S)				-
	1 sided Prefinished Interior Metal Wall Panel Assembly	6,150	SQFT	27.85	171,278
					-
					-
					-
					-
					-
Subtotal Original Budget:					171,278
Revised Budget:	B201001 - Exterior Closure Repair ALLOWANCE(S)				-
	1 sided Prefinished Interior Metal Wall Panel Assembly	6,150	SQFT	0.00	-
	1 sided Gypsum Wall Panel Assembly	6,150	SQFT	9.00	55,350
	Paint Gypsum Assembly	6,150	SQFT	0.75	4,613
					-
Subtotal Revised Budget:					59,963
Subtotal of Revision:					(\$111,315)
	General Conditions	5.00%			(\$5,566)
	Indirects & Reserves	5.29%			(\$5,890)
	Bidding & Construction Reserves and Escalation	12.50%			(\$13,914)
	Contractor's Fee	5.00%			(\$5,566)
Subtotal Indirects & Reserves, Contingency & Fee:					(\$30,936)
NET CHANGE:					(\$142,251)

Trend Estimate Report

Hensel Phelps Construction Co.

Estimated by: CIK
 Checked by: _____
 Date: 20-Apr-16
 Time: 1:51:22 PM

Martensen



CSU IS Building Enclosure Renovation
Fort Collins, Colorado
Cost Opinion

May 6, 2016

Total Project Cost

<i>Scope of Work</i>	<i>System Area</i>	<i>UM</i>	<i>Cost per System</i>	<i>Cost per GSF</i>	<i>Total Cost</i>
Foundations					
Basement Construction					
Superstructure					
Exterior Enclosure	14,980 sf		\$69.39	\$51.97	\$1,039,465
Roofing	21,160 sf		\$31.81	\$33.66	\$673,185
Interior Construction					\$19,186
Stairs					
Interior Finishes					
Conveying					
Plumbing					
HVAC					
Fire Protection					
Electrical	20,000 sf		\$0.75	\$0.75	\$15,000
Equipment					
Furnishings					
Special Construction					
Selective Building Demolition					
Site Preparation					
Site Improvements					
Site Mechanical Utilities					
Site Electrical Utilities					
Contractor General Conditions				\$12.50	\$250,000
Common Trade Support Costs					
				- Total Breakout Cost	\$1,996,836
Escalation 6.00%					\$119,810
Construction Contingency 5.00%					\$99,842
Bidding Contingency 3.00%					\$59,905
Design Contingency - By Owner 0.00%					\$0
				Subtotal	\$2,276,393
Contractor P&P bonds, insurance, & fees 8.50%					\$193,493
				Total Breakout Price	\$2,469,886
				Total Breakout Price/GSF	\$123

**CSU IS Building Enclosure Renovation
Cost Opinion**

May 06, 2016

Estimate Report

Project Qty:0 GSF

DESCRIPTION	QUANTITY	UNIT	TOTAL
		\$	\$s
EXTERIOR ENCLOSURE			
02 41 00 - DEMOLITION			
2060.600 DEMO EXTERIOR METAL WALL PANELS	1,650.0	SF	4,672
2060.602 DEMO EXTERIOR METAL WALL SOFFITS	1,160.0	SF	3,285
2060.615 DEMO EXTERIOR GLASS	6,917.0	SF	39,243
2060.616 DEMO EXTERIOR GARAGE DOORS	4.0	EA	544
2060.618 DEMO EXTERIOR DOORS - SINGLE	5.0	EA	340
2060.620 DEMO EXTERIOR DOORS - DOUBLE	4.0	EA	272
2060.626 HAUL OFF	25.0	LD	8,260
2060.700 SMALL TOOLS & CONSUMABLES	1,421.0	HR	2,193
TOTAL 02 41 00 - DEMOLITION			58,810
04 00 00 - MASONRY			
4400.100 POWER WASH EXISTING BRICK VENEER	5,901.0	SF	2,951
4400.102 RE-POINT MORTAR JOINTS / REPAIR EXISTING EXTERIOR BRICK - ALLOWANCE	5,901.0	SF	59,010
4400.104 MISCELLANEOUS MASONRY REPAIRS AT NEW OPENINGS - GARAGE DOORS	4.0	EA	10,000
4400.106 MISCELLANEOUS MASONRY REPAIRS AT NEW OPENINGS - MAN DOORS	9.0	EA	13,500
TOTAL 04 00 00 - MASONRY			85,460
05 40 00 - COLD-FORMED METAL FRAMING			
5400.090 EXTERIOR WALL FRAMING - METAL PANEL SOFFITS	1,160.0	SF	23,200
TOTAL 05 40 00 - COLD-FORMED METAL FRAMING			23,200
05 50 00 - METAL FABRICATIONS			
5500.100 MISC METALS FOR ENCLOSURE	14,980.0	SF	3,745
5530.100 TUBE STEEL AT (E) OPENINGS FOR REPLACEMENT GARAGE DOORS	4.0	EA	4,800
TOTAL 05 50 00 - METAL FABRICATIONS			8,545
06 10 00 - ROUGH CARPENTRY			
7620.207 MISC BLOCKING FOR ENCLOSURE	14,980.0	SF	11,235
TOTAL 06 10 00 - ROUGH CARPENTRY			11,235
07 21 00 - THERMAL INSULATION			
7210.100 EXTERIOR INSULATION BEHIND METAL WALL PANELS		N/A	
7210.100 INSULATION BEHIND EXISTING MASONRY	5,901.0	SF	19,178
TOTAL 07 21 00 - THERMAL INSULATION			19,178
07 27 00 - AIR BARRIERS			
7270.500 AIR BARRIER AT ROOF LEVEL PERIMETER	1,220.0	LF	6,100
7270.501 AIR BARRIER AT EXTERIOR BRICK	5,901.0	SF	29,505
7270.502 AIR BARRIER AT METAL WALL PANELS	1,310.0	SF	6,550
7270.504 AIR BARRIER TESTING	1.0	LS	2,500
TOTAL 07 27 00 - AIR BARRIERS			44,655
07 42 00 - WALL PANELS			

**CSU IS Building Enclosure Renovation
Cost Opinion**

May 06, 2016

Estimate Report

Project Qty:0 GSF

DESCRIPTION		QUANTITY	UNIT	UNIT \$	TOTAL \$s
EXTERIOR ENCLOSURE					
7400.300	NEW INSULATED METAL WALL PANELS - DARK GREEN	150.0	SF	40.00	6,000
7400.302	NEW INSULATED METAL SOFFIT PANELS - DARK GREEN	1,160.0	SF	45.00	52,200
TOTAL 07 42 00 - WALL PANELS					58,200
07 90 00 - JOINT PROTECTION					
7900.100	JOINT SEALANTS - ENCLOSURE	14,980.0	SF	0.60	8,988
TOTAL 07 90 00 - JOINT PROTECTION					8,988
08 11 00 - METAL DOORS & FRAMES					
8900.200	REPLACEMENT EXTERIOR HM OPENING - SINGLE	5.0	EA	1,500.00	7,500
8900.202	REPLACEMENT EXTERIOR HM OPENING - DOUBLE	4.0	EA	1,750.00	7,000
TOTAL 08 11 00 - METAL DOORS & FRAMES					14,500
08 36 00 - PANEL DOORS					
8330.100	INSULATED METAL GARAGE DOORS - MANUALLY OPERATED (12x12)	576.0	SF	45.00	25,920
TOTAL 08 36 00 - PANEL DOORS					25,920
08 45 00 - TRANSLUCENT WALL & ROOF ASSEMBLIES					
8445.102	NEW TRANSLUCENT WINDOW SYSTEM CLERESTORY	3,710.0	SF	45.00	166,950
TOTAL 08 45 00 - TRANSLUCENT WALL & ROOF ASSEMBLIES					166,950
08 50 00 - WINDOWS					
8400.100	NEW EXTERIOR WINDOWS - HISTORIC LOOK / NON-OPERABLE	3,132.0	SF	140.00	438,480
8400.104	NEW ARCHED EXTERIOR WINDOW OVER ENTRY DOORS - HISTORIC LOOK / NON-OPERABLE	75.0	SF	200.00	15,000
8600.312	REPLACE MAIN ENTRY DOORS	2.0	EA	2,750.00	5,500
8900.201	ADA DOOR OPERATORS	2.0	EA	3,500.00	7,000
TOTAL 08 50 00 - WINDOWS					465,980
08 91 00 - LOUVERS					
8900.100	REPLACE MISCELLANEOUS EXTERIOR WALL LOUVERS / VENTS	250.0	SF	85.00	21,250
TOTAL 08 91 00 - LOUVERS					21,250
09 91 00 - PAINTING					
9900.548	PAINT MISCELLANEOUS ENCLOSURE ITEMS	14,980.0	SF	0.35	5,243
9900.550	PAINT FOR HM DOORS / FRAMES - SINGLE	5.0	EA	150.00	750
9900.552	PAINT FOR HM DOORS / FRAMES - DOUBLE	4.0	EA	175.00	700
9900.554	PAINT NEW GARAGE DOORS	480.0	SF	2.50	1,200
9900.558	PREP AND PAINT EXISTING ROOF ACCESS LADDER / ENCLOSURE	2.0	EA	850.00	1,700
9900.560	STAIN OR SEALERS ON EXISTING BRICK VENEER		N/A		

**CSU IS Building Enclosure Renovation
Cost Opinion**

May 06, 2016

Estimate Report

Project Qty:0 GSF

DESCRIPTION	QUANTITY	UNIT	TOTAL
		\$	\$'s
EXTERIOR ENCLOSURE			
TOTAL 09 91 00 - PAINTING			9,593
10 14 00 - SIGNAGE			
7500.906 REMOVE & RE-INSTALL BUILDING SIGNAGE	1.0	LS	5,000.00
TOTAL 10 14 00 - SIGNAGE			5,000
TOTAL EXTERIOR ENCLOSURE			1,027,465
ROOFING			
02 41 00 - DEMOLITION			
2080.280 DEMO EXISTING ROOFING	21,160.0	SF	2.18
2080.290 SMALL TOOLS	1,058.0	HR	2.88
2080.292 EQUIPMENT	1.0	LS	3,920.00
2080.294 HAUL OFF	20.0	LD	330.40
TOTAL 02 41 00 - DEMOLITION			59,696
06 10 00 - ROUGH CARPENTRY			
7620.207 BLOCKING AT ROOF COPING	1,160.0	LF	5.44
7620.210 NEW UNDERLAYMENT ON ROOF	21,160.0	SF	8.07
TOTAL 06 10 00 - ROUGH CARPENTRY			177,159
07 50 00 - MEMBRANE ROOFING			
7500.100 NEW MEMBRANE ROOF SYSTEM	21,160.0	SF	18.00
7500.102 REPLACE ROOF EXPANSION JOINTS		N/A	
7500.912 RE-ROUTE EXISTING MECHANICAL ITEMS ON ROOF - ALLOWANCE	1.0	ALLW	10,000.00
7500.914 RE-ROUTE EXISTING ELECTRICAL ITEMS ON ROOF - ALLOWANCE	1.0	ALLW	2,500.00
TOTAL 07 50 00 - MEMBRANE ROOFING			393,380
07 62 00 - SHEET METAL FLASHING & TRIM			
7620.104 SHEET METAL FLASHING	21,160.0	SF	1.25
7620.200 GUTTERS / DOWNSPOUTS	1,000.0	LF	15.00
7620.202 DOWNSPOUTS - 10 EA	150.0	LF	10.00
TOTAL 07 62 00 - SHEET METAL FLASHING & TRIM			42,950
07 71 00 - ROOF SPECIALTIES			
7700.252 ROOF HATCH		N/A	
7700.254 ROOF TOP ENCLOSURES FOR MECHANICAL EQUIPMENT		N/A	
TOTAL 07 71 00 - ROOF SPECIALTIES			
TOTAL ROOFING			673,185
INTERIOR CONSTRUCTION			
02 41 00 - DEMOLITION			
2060.600 DEMO GYP WALLS ALONG EXTERIOR WALL - ASSUME 50% GROUND LEVEL ENCLOSURE	4,950.0	SF	3.39

**CSU IS Building Enclosure Renovation
Cost Opinion**

May 06, 2016

Estimate Report

Project Qty:0 GSF

DESCRIPTION		QUANTITY	UNIT	TOTAL
			\$	\$s
INTERIOR CONSTRUCTION				
2060.626	HAUL OFF	5.0	LD	1,652
2060.700	SMALL TOOLS & CONSUMABLES	495.0	HR	764
TOTAL 02 41 00 - DEMOLITION				19,186
TOTAL INTERIOR CONSTRUCTION				19,186
PLUMBING				
22 00 00 - PLUMBING				
15459.902	MODIFY EXISTING PLUMBING SYSTEM		N/A	
TOTAL 22 00 00 - PLUMBING				
TOTAL PLUMBING				
HVAC				
23 00 00 - HEATING, VENTILATING & AIR-CONDITIONING (HVAC)				
15799.902	MODIFY EXISTING HVAC SYSTEMS		N/A	
TOTAL 23 00 00 - HEATING, VENTILATING & AIR-CONDITIONING (HVAC)				
TOTAL HVAC				
FIRE PROTECTION				
21 00 00 - FIRE SUPPRESSION				
15300.100	MODIFY EXISTING FIRE PROTECTION SYSTEM		N/A	
TOTAL 21 00 00 - FIRE SUPPRESSION				
TOTAL FIRE PROTECTION				
ELECTRICAL				
26 00 00 - ELECTRICAL				
16000.100	MODIFY EXISTING ELECTRICAL SYSTEMS		N/A	
16000.102	REMOVE / REPLACE EXTERIOR LIGHTING ON BUILDING - ALLOWANCE	1.0	ALLW	15,000
16000.104	MODIFY EXISTING LIGHTENING PROTECTION SYSTEM		N/A	
TOTAL 26 00 00 - ELECTRICAL				15,000
TOTAL ELECTRICAL				15,000
GENERAL				
01 10 00 - PAY ITEMS				
1070.200	CONSULTING ENGINEER FOR ENCLOSURE	80.0	HR	12,000
TOTAL 01 10 00 - PAY ITEMS				12,000



**CSU IS Building Enclosure Renovation
Cost Opinion**

May 06, 2016

Estimate Report

Project Qty:0 GSF

DESCRIPTION	QUANTITY	UNIT	TOTAL
		\$	\$'s
TOTAL GENERAL			12,000
GENERAL REQUIREMENTS			
01 00 00 - GENERAL REQUIREMENTS			
1000.100 GENERAL REQUIREMENTS	1.0 LS	250,000	250,000
TOTAL 01 00 00 - GENERAL REQUIREMENTS			250,000
TOTAL GENERAL REQUIREMENTS			250,000
ESTIMATE TOTALS			1,996,836



SCOPE NARRATIVE

General:

The following estimate narrative is intended to provide a more descriptive characterization of our interpretations and assumptions made in preparing this estimate.

Some of the general parameters upon which this estimate is based are listed below. These issues do not fall into the "systems" categories, but rather are global in nature, and affect multiple systems with regard to pricing and scope.

Owner furnished equipment and furnishings are excluded.

Site acquisition, development costs and hazardous material abatement have not been included in the estimate.

The construction schedule anticipates starting construction Q2 2017. It is assumed this work will occur in one continuous phase during the summer months.

It is assumed this project will not be required to meet City of Fort Collins energy code.

Miscellaneous:

Based upon information presently available and furnished to M. A. Mortenson Company by the Owner, architect, and/or others, this construction cost estimate has been prepared and furnished for the sole purpose of providing a Cost Opinion Budget Estimate.

A1 FOUNDATIONS

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

1. It is assumed the existing foundation can withstand the loads imposed by replacing the exterior enclosure and roofing systems.

A2 BASEMENT CONSTRUCTION

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

2. Not included

B1 SUPERSTRUCTURE

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

3. It is assumed the existing structure can withstand the loads imposed by replacing the exterior enclosure and roofing systems.

B2 ENCLOSURE

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

4. Includes removal and haul off of existing enclosure elements including metal wall panels, glazing, man-doors, and garage doors.
5. Power wash and miscellaneous repair of existing brick façade.
6. New construction consists of the following:
 - 6.1. Insulated metal panels – dark green to match existing.
 - 6.2. Thermal insulation at existing masonry.
 - 6.3. Air barrier at brick and metal panels.
 - 6.4. New man-doors and manually operated garage doors.
 - 6.5. Exterior windows (non-operable) by Hope' Windows or similar to match existing historic look.
 - 6.6. Clerestory is assumed to be a translucent (Kalwall) exterior wall system.
 - 6.7. Allowance for miscellaneous exterior wall louvers.
 - 6.8. Painting of enclosure items as needed.
 - 6.8.1. Excludes stain, sealers, or special coatings on existing masonry.
 - 6.9. Allowance for removal and reinstallation of existing signage on exterior of building.

B3 ROOFING

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

7. Includes removal and haul off of existing roof elements.
8. New construction consists of:
 - 8.1. New membrane roofing system and associated flashings.
 - 8.2. New plywood underlayment.
 - 8.3. New gutters and downspouts.
 - 8.4. Allowance of \$10,000 to re-route existing mechanical systems on the roof.
 - 8.5. Allowance of \$2,500 to re-route existing electrical systems on the roof.
9. Does not include any roof hatches or enclosures for mechanical equipment.

C1 INTERIOR CONSTRUCTION

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

10. We have not included any new interior construction or patch / repair of existing construction.
11. It is assumed the finished wall system on the inside face of existing brick will be part of a separate interiors construction project scope.
12. We have included partial demolition of existing interior gypsum walls to facilitate replacement of exterior enclosure elements. It is assumed 50% of the ground level enclosure has gypsum walls to be removed.

C2 STAIRS

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

13. Not Included.

C3 INTERIOR FINISHES

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

14. Not included.

D1 CONVEYING

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

15. Not included.

D2 PLUMBING

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

16. Not included.

D3 HVAC

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

17. Not included.

D4 FIRE PROTECTION

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

18. Not included.

D5 ELECTRICAL

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

19. An allowance of \$15,000 has been included to replace lighting fixtures on the building exterior.

E1 EQUIPMENT

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

20. Not included.

E2 FURNISHINGS

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

21. Not included.

F1 SPECIAL CONSTRUCTION

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

22. Not included.

F2 SELECTIVE BUILDING DEMOLITION

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

23. Removal of existing roof, exterior glazing, etc. is included as described above.

G1 SITE PREPARATION

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

24. Not included.

G2 SITE IMPROVEMENT

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

25. Not included

G3 SITE MECHANICAL UTILITIES

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

26. Not included.

G4 SITE ELECTRICAL UTILITIES

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

27. Not included.

G9 OTHER SITE CONSTRUCTION

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

28. Not included.

Z1 GENERAL REQUIREMENTS

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

29. General Conditions costs included in this estimate are for services required by the project and typically provided by the general contractor, Mortenson. These would include the following services, personnel, and temporary on-site facilities for the completion of the project:
 - 29.1. We have included an allowance of \$250,000 for general requirements.
 - 29.2. We have also included \$12,000 for enclosure consulting engineering.

30. This estimate excludes the following General Requirements:
 - 30.1. Sewer Access Charges or development fees
 - 30.2. Water Access Charges or development fees
 - 30.3. Testing Laboratory Services
 - 30.4. Owner Computer Equipment and Software
 - 30.5. Inspection Services
 - 30.6. Permanent Electrical Service to Building and Transformer
 - 30.7. Plan Review Fee
 - 30.8. Natural Gas Line Tap and Meter
 - 30.9. Independent quality control inspection

Z2 CONTINGENCIES

Scope of work per plans and specifications with the following exceptions, clarifications and assumptions:

31. Included on cover sheet.

Storm Water

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

- 1) Agency / Institution Colorado State University Fort Collins
- 2) Executive Director Signature _____ Date _____
- 3) Agency ID No. _____ Project M # _____
- 4) Agency Priority # 1
- 5) Project Title Replace deteriorated storm water lines Main Campus

B. FACILITY PROFILE

- 1) Facility Type 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) 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 _____

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

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

C. INTEGRATED PROGRAM PLAN DATA

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

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 manholes 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) \$ 1,093,574

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.

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STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 1 of 1
 3) Method and Date of Estimate Remodel and Construction Services escalated to 2017

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	96,841
Code Review/Inspection:	2,912
Other (Explain): PM fee	21,630
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$121,382

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 lf	253.38	316,725
b) Site Improvements:	1,250 lf	70.30	87,872
Structure/Systems/Components			
Manhole replacement	7 ea	13,774	96,419
Railroad track pipe jack	1 ea	165,292	165,292
Other(explain):			
Allowance to repair/relocate adjacent utilities	1 ea	68,872	68,872
Contractor's General Conditions:			64,751
Contractor's Overhead & Profit:			72,845
Inflation Percentage/dollar amount: (required for each out year phase)			
Total of Construction Improvement Costs:			\$872,776

5a) Total square feet/lineal feet of Construction Improvement area:	1,250 lf
5b) Overall cost per square foot/lineal foot of construction Improvement:	698.22/lf

6) Miscellaneous (explain)

Total of Miscellaneous Costs:		\$

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	99,416
--	--------

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)	\$1,093,574
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Note: Agency formatted cost estimates may accompany this page.

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OFFICE OF THE STATE ARCHITECT
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STATE BUILDINGS PROGRAM**

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		
(Subtotal)			\$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 1	1,093,574

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019		
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		
(Subtotal)			\$

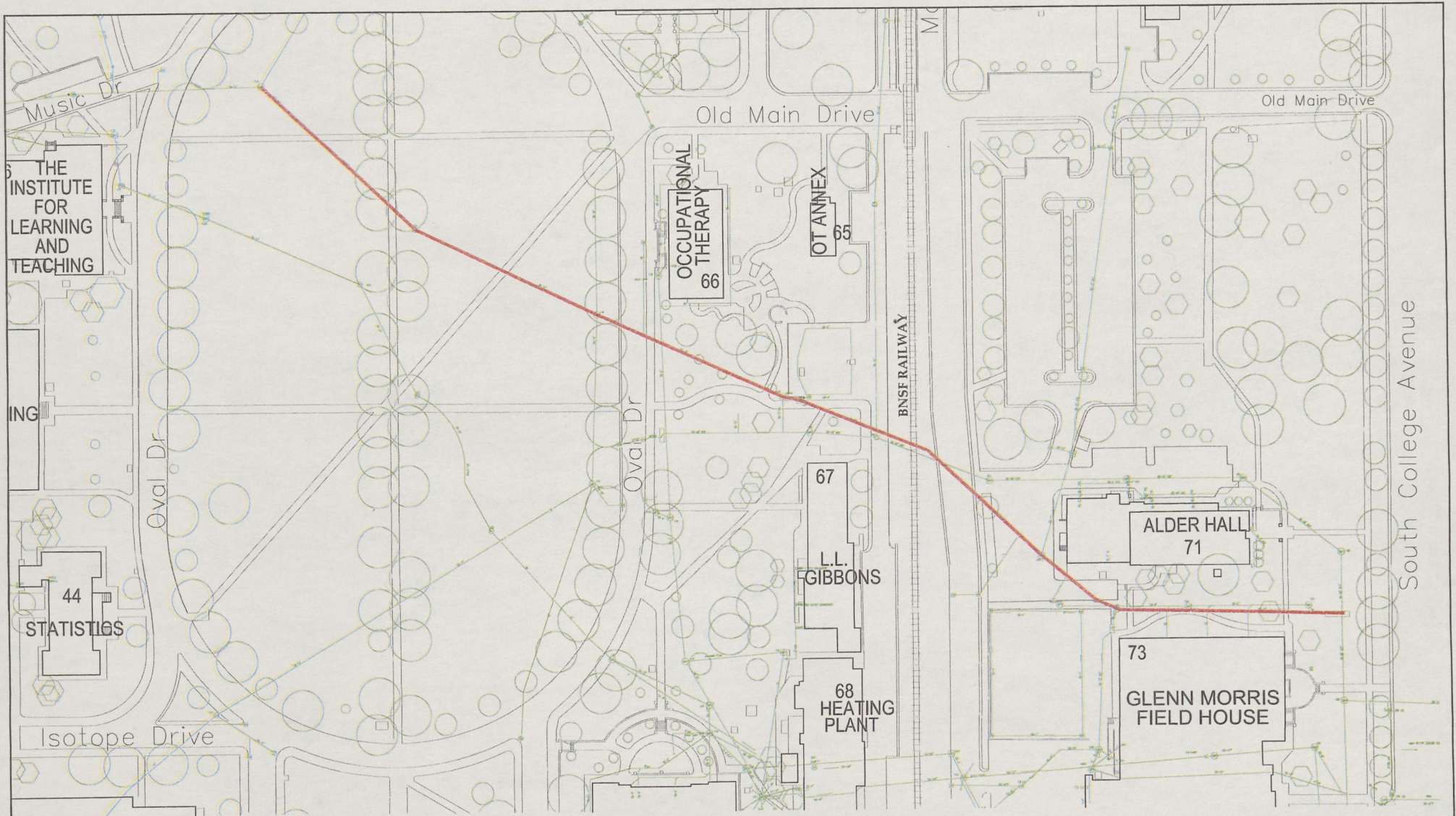
TOTAL PROJECT DOLLAR AMOUNT \$1,093,574
(All Prior, Future Phases subtotals and Current Dollar amount)

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)	July 2017	April 2018
3. Construction (Insert Dates)	May 2018	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018



Colorado State University Storm Drainage System

Legend

EXISTING STORM SEWER

PROPOSED 48" STORM SEWER





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

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/replacement/ traffic control	95,000.00	95,000.00
1.00	Contractor	Utility repairs/rerouting	75,000.00	75,000.00

Construction Subtotal	<u>731,562.50</u>
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 prior to moving is not included.
 2. Asbestos or Lead hazard assessment or abatement is not covered unless stated
 3. This quote does not cover the activation of phone and Data lines the customer will need to contact Telecom to activate lines

If you wish to proceed submit a Quali 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.

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

\$ 130,860.75

Thank you for your business!

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



LINE NUMBER 14. #1 #2 #3 #4 #5 #6 #7 #8 #9 #10 #11 #12 #13 #14 #15 #16 #17 #18 #19 #20 #21 #22 #23 #24 #25 #26 #27 #28 #29 #30 #31 #32 #33 #34 #35 #36 #37 #38 #39 #40 #41 #42 #43 #44 #45 #46 #47 #48 #49 #50 #51 #52 #53 #54 #55 #56 #57 #58 #59 #60 #61 #62 #63 #64 #65 #66 #67 #68 #69 #70 #71 #72 #73 #74 #75 #76 #77 #78 #79 #80 #81 #82 #83 #84 #85 #86 #87 #88 #89 #90 #91 #92 #93 #94 #95 #96 #97 #98 #99 #100



Christiansen
Track

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2016/2017
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

- 1) Agency / Institution Colorado State University Fort Collins
- 2) Executive Director Signature *A Satterly* Date 7-22-16
- 3) Agency ID No. _____ Project M # _____
- 4) Agency Priority # 1
- 5) Project Title Jack Christiansen Memorial Track Resurface

B. FACILITY PROFILE

- 1) Facility Type Site (Utilities underground) _____
 or Site (Improvements above ground) Jack Christiansen Track
 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 Athletics

5) Facility Construction (Type) _____

6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = _____ Targeted FCI = 100 Date of Last Audit _____

(Describe)

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

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) 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 _____

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2016/2017
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11) List all the controlled maintenance, capital construction, and emergency projects completed within the last five years or ongoing projects that can be associated with either this CM building or infrastructure request.

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

C. INTEGRATED PROGRAM PLAN DATA

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

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

Failed outdoor track surface and drainage issues.

2) Total Project Cost Estimate (From Cost Breakdown) \$ \$2,360,791 - 2359991

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

The Jack Christiansen Memorial Track is used for athletic training and track events. Continued deterioration will limit and possibly curtail its 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.

Track resurfacing will be accompanied by infield regrading to improve drainage, thereby extending the life of the track.

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	Controlled Maintenance Request	<input type="checkbox"/>	Capital Renewal Building/Infrastructure Request
<input type="checkbox"/>		<input type="checkbox"/>	HPCP required in Capital Renewal Request (Y/N)

- 1) Agency / Institution Colorado State University Fort Collins
- 2) Executive Director Signature _____ Date _____
- 3) Agency ID No. _____ Project M # _____
- 4) Agency Priority # 1
- 5) Project Title Jack Christiansen Memorial Track Resurface

B. FACILITY PROFILE

- 1) Facility Type Site (Utilities underground) _____
 or Site (Improvements above ground) Jack Christiansen Track
 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 Athletics
- 5) Facility Construction (Type) _____
- 6) Facility Physical Condition and Facility Condition Index (FCI) Number
Actual FCI = _____ Targeted FCI = 100 Date of Last Audit _____
- (Describe)

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

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

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

C. INTEGRATED PROGRAM PLAN DATA

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

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

Failed outdoor track surface and drainage issues. Existing asphalt base is 26 years old and running surface is 13 years old. There is cracking in the asphalt that extends to the dirt base. The running surface is delaminating and shrinking, causing tears. Phase 1 would demo and replace the existing track with new base and curbs. Phase 2 would address infield drainage concerns by regrading, finish concrete repairs and install steeplechase area.

- 2) Total Project Cost Estimate (From Cost Breakdown) \$ \$2,359,991

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

The Jack Christiansen Memorial Track is used for athletic training/practice and track events. Continued deterioration will limit and possibly curtail its use due to safety concerns for the runners.

- 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.

Track resurfacing will be accompanied by infield regrading to improve drainage, thereby extending the life of the new track.

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 1 of 2
3) Method and Date of Estimate Remodel and Construction Services

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	156,800
Code Review/Inspection:	5,046
Other (Explain): PM fee & field supervision	54,648
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$216,494

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			
New base course/curbing/trench drain/			399,500
BSS 10000 Red Embedded track surface			616,250
Other(explain):			
Demo existing track			189,550
Contractor's General Conditions:			116,440
Contractor's Overhead & Profit:			96,260
Inflation Percentage/dollar amount: (required for each out year phase)			
Total of Construction Improvement Costs:			\$1,418,000

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.)	163,449
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8) Total Cost of the Project (single phase) or Total for this specific Phase of all professional services (4), construction improvements(5), miscellaneous costs(6), and project contingency(7)	\$1,797,943
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Note: Agency formatted cost estimates may accompany this page.

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STATE BUILDINGS PROGRAM**

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

1) Approved By Mike Rush 2) Phase? 2 of 2
3) Method and Date of Estimate Remodel and Construction Services

4) Professional Services

Site Surveys, Investigations, and Reports:	
Arch/Eng/Basic Services:	
Code Review/Inspection:	
Other (Explain): PM fee & field supervision	
Inflation Percentage/dollar amount: (required for each out year phase)	
Total of Professional Services:	\$0

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			
Field grading/flatwork/sod			371,450
Steeple chase and track accessories			46,750
Other(explain):			
Contractor's General Conditions:			39,360
Contractor's Overhead & Profit:			34,440
Inflation Percentage/dollar amount: (required for each out year phase)			19,680
Total of Construction Improvement Costs:			\$511,680

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.)	\$51,168
--	----------

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)	\$562,848
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Note: Agency formatted cost estimates may accompany this page.

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2017/2018
 STATE BUILDINGS PROGRAM

E. PROPOSED PHASING

PRIOR PHASING¹

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
	FY 2013/2014		
	FY 2014/2015		
	FY 2015/2016		
	FY 2016/2017		

(Subtotal) \$

CURRENT PHASE² REQUESTED

Proj. M#	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
	FY 2017/2018	1 of 2	1,797,143

FUTURE PHASING²

Proj. M#	Fiscal Year	Phase or Phases of Work	Dollar Amount (Per Detailed Budget)
	FY 2018/2019	2 of 2	562,848
	FY 2019/2020		
	FY 2020/2021		
	FY 2021/2022		

(Subtotal) \$ 562,848

TOTAL PROJECT DOLLAR AMOUNT

\$2,359,991

(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)	July 2017	Sept 2017
3. Construction (Insert Dates)	Sept 2017	Sept 2018
4. Project Close-out/Final Completion	Oct 2018	Oct 2018

CM-4

AVERY



Office of the State Architect
State Buildings Programs
Controlled Maintenance Forms

(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
M13016	Repair College Lake Dam, Ph 1 of 2	\$352,000	\$0	7/1/2013	\$352,000	100%	\$184,646	52%	NA	NA	8/1/2017	Phase complete
M13016	Repair College Lake Dam, Ph 2 of 2	\$344,708	\$0	7/1/2017					10/1/2018	3/1/2019	8/1/2019	In Construction
2015-073M14	Replace Obsolete Fire Alarm, Various Buildings, Ph 1 of 2	\$753,948	\$0	7/1/2014	\$753,948	100%	\$753,948	100%	NA	NA	12/1/2016	Phase complete
2015-073M14	Replace Obsolete Fire Alarm, Various Buildings, Ph 2 of 2	\$967,301	\$0	7/1/2015	\$967,301	100%	\$918,268	95%	10/1/2016	12/1/2016	3/1/2017	In Construction
2015-078M14	Replace Deteriorated Natural Gas Lines, Main Campus, Ph 1 of 1	\$592,150	\$0	7/1/2014	\$555,581	94%	\$455,888	77%	10/1/2016	2/1/2017	4/1/2017	In Construction
2015-103M14	Replace Deteriorated Domestic Water Lines, Main Campus, Ph 1 of 1	\$761,381	\$0	12/31/2014	\$760,608	100%	\$51,007	7%	8/1/2017	12/1/2017	3/1/2018	In Construction
2015-112M14	Critical Life Safety Elevator Upgrades, Nine Buildings, Ph 1 of 1	\$616,463	\$0	7/1/2014	\$616,463	100%	\$602,150	98%	8/1/2016	12/1/2016	12/1/2016	In Construction
2017-041M16	Flood Protection in Tunnels and Heating Plant, Main Campus, Ph 1 of 1	\$321,860	\$0	7/1/2017	\$0	0%	\$0	0%	10/1/2018	3/1/2019	8/1/2019	In Design
2015-107M14	HVAC Upgrades, Chemistry Building, Ph 1 of 1	\$800,865	\$0	7/1/2017	\$0	0%	\$0	0%	10/1/2018	3/1/2019	8/1/2019	In Design
	as of 5/31/2016											

AVERY 65

CC-1

(1)	(2)	(3)	(4)	(5)	(6a)	(6b)	(7a)	(7b)	(8)	(9)	(10)	(11)	(12)
Project Number	Project Description, Phase	CCFE Appropriation (\$)	Other Funds (\$)	Date Funds Available	Dollars Committed/Contract Totals (\$)	Percent of Dollars Committed to Appropriation (%)	Dollars Approved /Pay Application Totals (\$)	Percent of Dollars Approved to Appropriation (%)	Date of Notice of Substantial Completion (SBP-07)	Exhibit L1 Code Compliance Date	Exhibit L2 SC-4.1 Date	Comments /Status	HPCP status
2009-020P14	Chemistry Building Addition, Ph 1 of 3	\$15,000,000	\$0	9/12/2014	\$15,000,000	100%	\$11,303,645	75%	NA	NA	NA	Phase Complete	
2009-020P14	Chemistry Building Addition, Ph 2 of 3	\$23,694,678	\$5,400,000	7/1/2015	\$17,636,839	61%	\$0	0%	NA	NA	NA	In Construction	
2009-020P14	Chemistry Building Addition, Ph 3 of 3	\$12,471,940	\$0	7/1/2016	\$0	0%	\$0	0%	8/1/2017	12/1/2017	6/1/2018	In Construction	Gold
N/A	Aggie Village North Redevelopment, Ph 1 of 1	\$0	\$119,627,376	12/1/2013	\$112,168,207	94%	\$100,399,714	84%	9/1/2016	12/1/2016	4/1/2017	In Construction	Gold
N/A	Multipurpose Stadium, Ph 1 of 1	\$0	\$238,200,000	4/1/2015	\$94,250,222	40%	\$64,273,723	27%	8/1/2017	12/1/2017	4/1/2018	In Construction	Certified
N/A	Biology Building, Ph 1 of 1	\$0	\$70,000,000	9/1/2015	\$57,181,165	82%	\$17,550,501	25%	8/1/2017	12/1/2017	4/1/2018	In Construction	Gold
N/A	Pathology Building Prion Lab Renovations, Ph 1 of 1	\$0	\$2,600,000	9/1/2015	\$2,030,243	78%	\$1,695,748	65%	8/1/2017	12/1/2017	4/1/2018	In Construction	NA
N/A	South Campus Parking Garage, Ph 1 of 1	\$0	\$21,600,000	9/1/2015	\$15,457,196	72%	\$12,664,823	59%	8/1/2016	12/1/2016	4/1/2017	In Construction	NA
N/A	Medical Center, Ph 1 of 1	\$0	\$59,000,000	9/1/2015	\$50,648,172	86%	\$17,053,683	29%	8/1/2017	3/1/2018	6/1/2018	In Construction	Silver
N/A	Health and Exercise Science Classroom Addition, Ph 1 of 1	\$0	\$2,147,000	9/1/2015	\$2,147,200	100%	\$2,147,000	100%	8/1/2016	12/1/2016	3/1/2017	Complete	NA
N/A	Ingersoll Hall Renovations, Ph 1 of 1	\$0	\$4,000,000	9/1/2015	\$3,045,324	76%	\$3,035,895	76%	8/1/2015	12/1/2016	3/1/2017	Complete	NA
N/A	Prospect and Center Underpass	\$0	\$6,000,000	9/1/2015	\$5,386,197	90%	\$3,000,666	50%	10/1/2016	NA	3/1/2017	Complete	NA
N/A	Research Dr. Parking lot	\$0	\$4,100,000	9/1/2015	\$4,097,734	100%	\$4,087,656	100%	8/1/2015	NA	12/1/2016	Complete	NA

OK to Remove per Cheri

CM-5

															(21) Total Building Estimated Deficiencies =		661,886,571																
															Note: Projects identified in the 5 year plan should have corresponding building deficiencies indicated in the actual FCI (column-11) and building targeted deficiency value (column-15) as identified through the facility audit process.																		
															(22) Code Compliance Estimated Deficiencies =		\$ -																
															(23) Infrastructure Deficiencies - Above Ground =		\$ 4,000,000																
															(24) Infrastructure Deficiencies - Below Ground =		\$ 127,000,000																
															(25) Other (define) =asbestos		\$ 13,600,000																
															(26) Total Major Maintenance Need to date =		\$ 806,486,571																
															Note: Total Major Maintenance Need is the sum of items 21 through 25.																		
			6,502,908	4,139,633	12,464	\$2,960,615,857	Totals																										
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	Agency No.	Street 1	Street 2	City											
Building Name	Div. Of Risk Man. No.	Occupancy Type	Academic or General Fund G.S.F.	Non-Academic or Non-General Fund G.S.F.	Vacant / Not Utilized G.S.F.	C.R.V.	Date Built	Date Acquired	Date of Facility Audit	F.C.I. (Actual) (AFCI)	F.C.I. (Target) (TFCI)	CRV x (1-AFCI) = A/DET	CRV x (1-TFCI) = T/DET	A/DET-T/DET = Targeted Deficiency	Code Projects	Current CC Projects	Current CM Projects	Current EM Projects															
Diversity House	3188	Office	4,001			\$1,249,712	7/1/1946	7/1/1946		86%	100%	\$174,960	0	\$174,960						645 S. SHIELDS ST.		FORT COLLINS, CO 80523											
Palmer Center	3189	Office		17,671		\$5,519,537	7/1/1967	7/1/1967		80%	100%	\$1,103,907		\$1,103,907						1005 W. LAUREL ST.		FORT COLLINS, CO 80523											
Westfall Hall	3190	Residency		104,898		\$20,294,616	7/1/1967	7/1/1967		80%	100%	\$4,058,923		\$4,058,923						1009 W. LAUREL ST.		FORT COLLINS, CO 80523											
Durrell Center	3191	Residency		46,268		\$8,951,470	7/1/1967	7/1/1967		95%	100%	\$447,573		\$447,573						950 W. PLUM ST.		FORT COLLINS, CO 80523											
Dunward Hall	3192	Residency		104,898		\$20,294,616	7/1/1967	7/1/1967		80%	100%	\$4,058,923		\$4,058,923						1001 W. LAUREL ST.		FORT COLLINS, CO 80523											
Corbett Hall	3195	Residency		223,334		\$43,208,429	7/1/1965	7/1/1965		80%	100%	\$8,641,686		\$8,641,686						801 W. LAUREL ST.		FORT COLLINS, CO 80523											
Parmelee Hall	3196	Residency		148,740		\$28,776,728	7/1/1962	7/1/1962		80%	100%	\$5,755,346		\$5,755,346						701 W. LAUREL ST.		FORT COLLINS, CO 80523											
Green Hall	3197	Office	21,891			\$4,235,252	7/1/1953	7/1/1953		74%	100%	\$1,101,165		\$1,101,165						551 W. LAUREL ST.		FORT COLLINS, CO 80523											
Allison Hall	3198	Residency		98,023		\$18,964,510	7/1/1957	7/1/1957		80%	100%	\$3,792,902		\$3,792,902						501 W. LAUREL ST.		FORT COLLINS, CO 80523											
Rockwell Hall	3199	Office	60,567			\$11,717,897	7/1/1940	7/1/1940		76%	100%	\$4,974,284		\$4,974,284						1000 W. PITKIN ST.		FORT COLLINS, CO 80523											
Innersoll Hall	3200	Residency		98,888		\$19,131,861	7/1/1964	7/1/1964		74%	100%	\$4,930,773		\$4,930,773						900 W. PITKIN ST.		FORT COLLINS, CO 80523											
Edwards Hall	3201	Residency		98,023		\$18,964,510	7/1/1964	7/1/1964		74%	100%	\$5,257,083		\$5,257,083						700 W. PITKIN ST.		FORT COLLINS, CO 80523											
Newsom Hall	3203	Residency		104,510		\$20,219,550	7/1/1954	7/1/1954		74%	100%	\$8,596,922		\$8,596,922						1100 MERIDIAN AVE.		FORT COLLINS, CO 80523											
Avlesworth Hall	3204	Office	87,523			\$16,933,075	7/1/1956	7/1/1956		49%	100%	\$2,423,049		\$2,423,049						500 W. PITKIN ST.		FORT COLLINS, CO 80523											
Braiden Hall	3205	Residency		156,552		\$30,288,115	7/1/1963	7/1/1963		92%	100%	\$6,120		\$6,120						958 SOUTH DR.		FORT COLLINS, CO 80523											
Baseball Press Bldg	3206	Athletic or PE		270		\$30,599	12/1/1988	12/1/1988		80%	100%	\$2,567,489		\$2,567,489						600 SOUTH DR.		FORT COLLINS, CO 80523											
Hartsbom Health C	3207	Hospital or Clinic		39,169		\$11,670,404	7/1/1964	7/1/1964		78%	100%	\$15,528		\$15,528						960 SOUTH DR.		FORT COLLINS, CO 80523											
Athletic Storage	3210	Athletic or PE		527		\$59,725	8/1/1982	8/1/1982		74%	100%	\$31,285		\$31,285						601 W. PLUM ST.		FORT COLLINS, CO 80523											
Weather Station	3212	Research		350		\$104,283	7/1/1961	7/1/1961		70%	100%	\$4,770,397		\$4,770,397						1101 CENTER AVE. MALL		FORT COLLINS, CO 80523											
Lory Student Cntr	3213	Student Center		381,815		\$119,259,915	7/1/1961	7/1/1961		96%	100%	\$26,449,971		\$26,449,971						400 ISOTOPE DR.		FORT COLLINS, CO 80523											
Engineering	3217	Office	232,514			\$102,878,144	7/1/1957	7/1/1957		74%	100%	\$53,207		\$53,207						400 ISOTOPE DR.		FORT COLLINS, CO 80523											
Computer Center	3220	Storage/Shop		800		\$166,272	7/1/1963	7/1/1963		68%	100%	\$2,517,255		\$2,517,255						851 OVAL DR.		FORT COLLINS, CO 80523											
Statistics Building	3221	Office	26,624			\$8,316,006	7/1/1908	7/1/1908		70%	100%	\$5,078,261		\$5,078,261						841 OVAL DR.		FORT COLLINS, CO 80523											
Louis R. Weber	3222	Office	55,225			\$17,249,529	7/1/1922	7/1/1922		71%	100%	\$1,122,344		\$1,122,344						711 OVAL DR.		FORT COLLINS, CO 80523											
Ammons Hall	3226	Office	24,467			\$4,733,630	7/1/1921	7/1/1921		76%	100%	\$66,854		\$66,854						701 OVAL DR.		FORT COLLINS, CO 80523											
Danforth Chapel	3227	Chapel		1,059		\$222,845	7/1/1954	7/1/1954		70%	100%	\$2,014,805		\$2,014,805						291 W. LAUREL ST.		FORT COLLINS, CO 80523											
Gundenheim Hall	3228	Office		17,765		\$1,161,866	7/1/1925	8/19/1939		80%	100%	\$2,323,373		\$2,323,373						222 W. LAUREL ST.		FORT COLLINS, CO 80523											
Home Management	3229	Office		5,427		\$8,061,754	8/30/1881	8/30/1883		70%	100%	\$2,418,526		\$2,418,526						251 W. LAUREL ST.		FORT COLLINS, CO 80523											
Preconstruction C	3231	Classroom		25,810		\$4,679,940	7/1/1884	7/1/1884		81%	100%	\$900,888		\$900,888						700 OVAL DR.		FORT COLLINS, CO 80523											
Laurel Hall	3232	Office		14,983		\$6,323,838	7/1/1925	7/1/1925		63%	100%	\$395,095		\$395,095						201 W. LAUREL ST.		FORT COLLINS, CO 80523											
Industrial Sciences	3233	Classroom		20,246		\$1,536,137	7/1/1890	7/1/1890		74%	100%	\$44,014		\$44,014						151 W. LAUREL ST.		FORT COLLINS, CO 80523											
Routt Hall	3234	Office		4,918		\$104,794	7/1/1896	7/1/1896		58%	100%	\$538,589		\$538,589						700 S. MASON ST.		FORT COLLINS, CO 80523											
Potting Shed	3235	Storage/Shop		498		\$1,834,432	7/1/1931	7/1/1931		71%	100%	\$1,799,848		\$1,799,848						150 OLD MAIN DR.		FORT COLLINS, CO 80523											
Sage Hall	3236	Office		5,873		\$5,868,432	7/1/1881	7/1/1881		69%	100%	\$76,838		\$76,838						201 OLD MAIN DR.		FORT COLLINS, CO 80523											
Spruce Hall	3238	Office		18,788		\$307,352	7/1/1910	7/1/1910		75%	100%	\$1,920,054		\$1,920,054						800 OVAL DR.		FORT COLLINS, CO 80523											
Occupational Ther	3240	Research		984		\$6,904,184	7/1/1919	7/1/1919		72%	100%	\$979,248		\$979,248						850 OVAL DR.		FORT COLLINS, CO 80523											
Occupational Ther	3241	Office		22,104		\$4,399,137	7/1/1905	7/1/1905		78%	100%	\$7,218,361		\$7,218,361						880 OVAL DR.		FORT COLLINS, CO 80523											
L. L. Gibbons	3242	Office		14,084		\$28,873,444	7/1/1915	7/1/1915		75%	100%	\$975,772		\$975,772						850 S. MASON ST.		FORT COLLINS, CO 80523											
Heating Plant	3245	Physical Plant Service		19,371		\$4,200,483	7/1/1930	7/1/1930		77%	100%	\$3,519,030		\$3,519,030						901 S. COLLEGE AVE.		FORT COLLINS, CO 80523											
Alder Hall	3248	Classroom		13,448		\$12,377,875	7/1/1924	7/1/1924		72%	100%	\$953,295		\$953,295						150 UNIVERSITY AVE.		FORT COLLINS, CO 80523											
Glenn Morris Field	3250	Athletic or PE		61,877		\$3,589,214	7/1/1910	7/1/1910		73%	100%	\$3,638,972		\$3,638,972						1050 EAST DR.		FORT COLLINS, CO 80523											
Vocational Educatl	3251	Office		11,491		\$11,468,555	7/1/1948	7/1/1948		68%	100%	\$2,021,451		\$2,021,451						950 EAST DR.		FORT COLLINS, CO 80523											
Student Services	3254	Office		36,717		\$13,476,341	7/1/1950	7/1/1950		85%	100%	\$5,912,403		\$5,912,403						900 OVAL DR.		FORT COLLINS, CO 80523											
Centennial Hall	3255	Office		43,145		\$15,600,008	7/1/1936	7/1/1936		62%	100%	\$2,522,280		\$2,522,280						1001 AMY VAN DYKEN WAY		FORT COLLINS, CO 80523											
Johnson Hall	3257	Office		49,944		\$10,048,924	7/1/1924	7/1/1924		75%	100%	\$3,750,831		\$3,750,831						400 UNIVERSITY AVE.		FORT COLLINS, CO 80523											
Administration	3258	Office		32,172		\$8,447,818	7/1/1937	7/1/1937		56%	100%	\$8,530,934		\$8,530,934						971 AMY VAN DYKEN WAY		FORT COLLINS, CO 80523											
Forestry	3260	Office		27,046		\$22,809,983	7/1/1975	7/1/1975		65%	100%	\$174,916		\$174,916						951 AMY VAN DYKEN WAY		FORT COLLINS, CO 80523											
Michael Smith Natl	3262	Office		73,927		\$1,249,400	7/1/1968	7/1/1968		86%	100%	\$5,073,928		\$5,073,928						451 ISOTOPE DR.		FORT COLLINS, CO 80523											
Nat Resource Res	3263	Research		4,000		\$15,042,776	7/1/1939	7/1/1939		66%	100%	\$4,769,937		\$4,769,937						307 UNIVERSITY AVE.		FORT COLLINS, CO 80523											
J.V.K. Waagar	3264	Office		48,160		\$16,499,264	7/1/1950	7/1/1950		71%	100%	\$7,588,824		\$7,588,824									FORT COLLINS, CO 80523										
Engineering South	3269	Office		52,823		\$36,821,079	7/1/1959	7/1/1959		79%	100%												FORT COLLINS, CO 80523										
Plant Sciences	3278	Research		83,219																			FORT COLLINS, CO 80523										



EVERY

CM-6
Vacant

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
REAL ESTATE PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

GENERAL INFORMATION	
1) AGENCY / INSTITUTION: Colorado State University	4) SUBMITTAL DATE: 7/14/2016
2) FACILITY NAME: Storage	5) INITIAL DATE VACANT:
3) FACILITY ADDRESS: 3315 LaPorte Ave, Fort Collins	
FACILITY SPECIFIC INFORMATION	
6) REASON FOR UNOCCUPIED OR UNUSED? Derelict building	14) TOTAL GROSS SQUARE FEET: 1,037
7) WHAT WAS THE FACILITY OCCUPANCY USE (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Classroom <input checked="" type="checkbox"/> Other (Explain) Old garage used for storage	15) FACILITY FOOTPRINT IN SQUARE FEET OR ACRES: 1,037
8) FACILITY USE ALTERNATIVES (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Classroom <input type="checkbox"/> Other (Explain)	16) NUMBER OF STORIES: 1
A) HAS A COST-BENEFIT ANALYSIS BEEN COMPLETED FOR VARIOUS POTENTIAL DEMOLITION, RENOVATION, SALE ALTERNATIVES AND RENTING AT MARKET RATE? No	17) UNUSED SQUARE FEET: 1,037
B) IF THE FACILITY IS TO BE DEMOLISHED, ARE THEIR PLANS TO USE THE RECYCLED MATERIALS IN OTHER ON-SITE CAPITAL CONSTRUCTION PROJECTS? No	18) LOCATION OF UNUSED SQUARE FEET WITHIN THE FACILITY: All
C) ARE THERE ANY OTHER AGENCY / INSTITUTION INCENTIVES OR COST-SHARING OPPORTUNITIES ASSOCIATED WITH THE POTENTIAL DEMOLITION OF THIS VACANT FACILITY? No	19) YEAR BUILT: 1915
9) IS THE INTENDED USE IDENTIFIED IN THE FACILITIES MASTER PLAN? (PLEASE EXPLAIN) Site will be used to expand CSFS Tree Farm	20) YEAR ACQUIRED: 1915
10) WHAT IS THE AGENCY / INSTITUTIONS PLAN FOR THIS VACANT FACILITY IF FUNDING IS NOT AVAILABLE IN THE NEXT 5 YEARS? Leave as is	21) DESCRIBE TYPE OF CONSTRUCTION: Wood Frame/Wood Siding
11) ESTIMATED MARKET VALUE: \$0	22) AGENCY IDENTIFICATION NUMBER: 1083
12) HOW WAS A VALUE DETERMINED (Please Check Below): <input type="checkbox"/> Appraisal <input type="checkbox"/> Broker Opinion of Value <input type="checkbox"/> County Assessor <input type="checkbox"/> Risk Management Insured Value <input checked="" type="checkbox"/> Other	
13) DOES THE FACILITY HAVE FEDERAL OR STATE HISTORICAL DESIGNATION: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
REAL ESTATE PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

SITE SPECIFIC INFORMATION	RISK MGMT INFORMATION
<p>23) FACILITY PART OF A LARGER COMPLEX: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>24) IF YES, DESCRIBE NUMBER OF BUILDINGS AND INDICATE ACREAGE: 27 Building on 140 acres</p> <p>25) CAN THIS FACILITY AND ASSOCIATED ACREAGE BE PARCELED OUT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, please indicate how)</p> <p>A) IS THERE POTENTIAL TO SELL THE UNDERLYING LAND IF THE VACANT FACILITY WAS DEMOLISHED? (Please Explain) No</p> <p>26) SERVED BY CENTRAL UTILITY SYSTEM: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>27) DOES THE FACILITY HAVE IT'S OWN DEDICATED INGRESS AND EGRESS FOR VEHICLES (not driving through a campus): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>28) IS PARKING INCLUDED: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>29) RISK MANAGEMENT NUMBER: 3555</p> <p>30) RISK MANAGEMENT INSURED VALUE: \$117,523</p>
CURRENT FACILITY CONDITION	
<p>31) HAVE ANY CONDITION AUDITS BEEN DONE ON THE FACILITY? (If yes provide date of audit and Facility Condition Index) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>32) DATE OF AUDIT:</p> <p>34) DESCRIBE ANY LIFE SAFETY CONDITIONS AND OR HAZARDOUS MATERIALS? Dilapidated condition</p> <p>33) FCI#:</p> <p>A) IF APPLICABLE, WHAT ARE THE COSTS ASSOCIATED WITH ASBESTOS ABATEMENT AND HAZARDOUS MATERIALS REMOVAL?</p> <p>35) CURRENT ANNUAL COST TO MAINTAIN FACILITY IN ITS CURRENT CONDITION? (Provide Detailed Breakdown) \$0</p>	

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
REAL ESTATE PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

GENERAL INFORMATION	
1) AGENCY / INSTITUTION: Colorado State University	4) SUBMITTAL DATE: 7/14/2016
2) FACILITY NAME: Solar House 3	5) INITIAL DATE VACANT:
3) FACILITY ADDRESS: 3925 LaPorte Ave, Fort Collins	
FACILITY SPECIFIC INFORMATION	
6) REASON FOR UNOCCUPIED OR UNUSED? Derelict building	14) TOTAL GROSS SQUARE FEET: 3630
7) WHAT WAS THE FACILITY OCCUPANCY USE (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Classroom <input checked="" type="checkbox"/> Other (Explain) Solar Research and office	15) FACILITY FOOTPRINT IN SQUARE FEET OR ACRES: 1923
8) FACILITY USE ALTERNATIVES (Please Check Below): <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Classroom <input type="checkbox"/> Other (Explain)	16) NUMBER OF STORIES: 2
A) HAS A COST-BENEFIT ANALYSIS BEEN COMPLETED FOR VARIOUS POTENTIAL DEMOLITION, RENOVATION, SALE ALTERNATIVES AND RENTING AT MARKET RATE? No	17) UNUSED SQUARE FEET: 3630
B) IF THE FACILITY IS TO BE DEMOLISHED, ARE THEIR PLANS TO USE THE RECYCLED MATERIALS IN OTHER ON-SITE CAPITAL CONSTRUCTION PROJECTS? No	18) LOCATION OF UNUSED SQUARE FEET WITHIN THE FACILITY: all
C) ARE THERE ANY OTHER AGENCY / INSTITUTION INCENTIVES OR COST-SHARING OPPORTUNITIES ASSOCIATED WITH THE POTENTIAL DEMOLITION OF THIS VACANT FACILITY? No	19) YEAR BUILT: 1975
	20) YEAR ACQUIRED: 1975
9) IS THE INTENDED USE IDENTIFIED IN THE FACILITIES MASTER PLAN? (PLEASE EXPLAIN) Site would be used to expand the research in Atmospheric Science	21) DESCRIBE TYPE OF CONSTRUCTION: Wood frame/wood siding
10) WHAT IS THE AGENCY / INSTITUTIONS PLAN FOR THIS VACANT FACILITY IF FUNDING IS NOT AVAILABLE IN THE NEXT 5 YEARS? Leave as is	22) AGENCY IDENTIFICATION NUMBER: 1124
11) ESTIMATED MARKET VALUE: \$0	
12) HOW WAS A VALUE DETERMINED (Please Check Below): <input type="checkbox"/> Appraisal <input type="checkbox"/> Broker Opinion of Value <input type="checkbox"/> County Assessor <input type="checkbox"/> Risk Management Insured Value <input checked="" type="checkbox"/> Other	
13) DOES THE FACILITY HAVE FEDERAL OR STATE HISTORICAL DESIGNATION: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
REAL ESTATE PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

SITE SPECIFIC INFORMATION	RISK MGMT INFORMATION
<p>23) FACILITY PART OF A LARGER COMPLEX: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>24) IF YES, DESCRIBE NUMBER OF BUILDINGS AND INDICATE ACREAGE: 8 buildings on 10 acres</p> <p>25) CAN THIS FACILITY AND ASSOCIATED ACREAGE BE PARCELED OUT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, please indicate how)</p> <p>A) IS THERE POTENTIAL TO SELL THE UNDERLYING LAND IF THE VACANT FACILITY WAS DEMOLISHED? (Please Explain)</p> <p>No</p> <p>26) SERVED BY CENTRAL UTILITY SYSTEM: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>27) DOES THE FACILITY HAVE IT'S OWN DEDICATED INGRESS AND EGRESS FOR VEHICLES (not driving through a campus): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>28) IS PARKING INCLUDED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>29) RISK MANAGEMENT NUMBER: 3580</p> <p>30) RISK MANAGEMENT INSURED VALUE: \$1,133,830</p>
CURRENT FACILITY CONDITION	
<p>31) HAVE ANY CONDITION AUDITS BEEN DONE ON THE FACILITY? (If yes provide date of audit and Facility Condition Index) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>32) DATE OF AUDIT:</p> <p>33) FCI#:</p> <p>34) DESCRIBE ANY LIFE SAFETY CONDITIONS AND OR HAZARDOUS MATERIALS?</p> <p>No</p> <p>A) IF APPLICABLE, WHAT ARE THE COSTS ASSOCIATED WITH ASBESTOS ABATEMENT AND HAZARDOUS MATERIALS REMOVAL?</p> <p>35) CURRENT ANNUAL COST TO MAINTAIN FACILITY IN ITS CURRENT CONDITION? (Provide Detailed Breakdown) \$0</p>	

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
REAL ESTATE PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

GENERAL INFORMATION	
1) AGENCY / INSTITUTION: Colorado State University	4) SUBMITTAL DATE: 7/14/2016
2) FACILITY NAME: Transshipping	5) INITIAL DATE VACANT: 2010
3) FACILITY ADDRESS: 3185 Rampart Rd., Fort Collins	
FACILITY SPECIFIC INFORMATION	
6) REASON FOR UNOCCUPIED OR UNUSED? Not needed for research that it was intended for	14) TOTAL GROSS SQUARE FEET: 924
7) WHAT WAS THE FACILITY OCCUPANCY USE (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Warehouse <input type="checkbox"/> Classroom <input type="checkbox"/> Other (Explain)	15) FACILITY FOOTPRINT IN SQUARE FEET OR ACRES: 924
8) FACILITY USE ALTERNATIVES (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Warehouse <input type="checkbox"/> Classroom <input type="checkbox"/> Other (Explain)	16) NUMBER OF STORIES: 1
A) HAS A COST-BENEFIT ANALYSIS BEEN COMPLETED FOR VARIOUS POTENTIAL DEMOLITION, RENOVATION, SALE ALTERNATIVES AND RENTING AT MARKET RATE? No	17) UNUSED SQUARE FEET: 924
B) IF THE FACILITY IS TO BE DEMOLISHED, ARE THEIR PLANS TO USE THE RECYCLED MATERIALS IN OTHER ON-SITE CAPITAL CONSTRUCTION PROJECTS? No	18) LOCATION OF UNUSED SQUARE FEET WITHIN THE FACILITY: At entrance to IDRC Facility
C) ARE THERE ANY OTHER AGENCY / INSTITUTION INCENTIVES OR COST-SHARING OPPORTUNITIES ASSOCIATED WITH THE POTENTIAL DEMOLITION OF THIS VACANT FACILITY? No	19) YEAR BUILT: 2010
9) IS THE INTENDED USE IDENTIFIED IN THE FACILITIES MASTER PLAN? (PLEASE EXPLAIN) No	20) YEAR ACQUIRED: 2010
10) WHAT IS THE AGENCY / INSTITUTIONS PLAN FOR THIS VACANT FACILITY IF FUNDING IS NOT AVAILABLE IN THE NEXT 5 YEARS? To eventually use it	21) DESCRIBE TYPE OF CONSTRUCTION: Steel frame/block exterior
11) ESTIMATED MARKET VALUE: \$200,000	22) AGENCY IDENTIFICATION NUMBER: 1435
12) HOW WAS A VALUE DETERMINED (Please Check Below): <input type="checkbox"/> Appraisal <input type="checkbox"/> Broker Opinion of Value <input type="checkbox"/> County Assessor <input type="checkbox"/> Risk Management Insured Value <input checked="" type="checkbox"/> Other	
13) DOES THE FACILITY HAVE FEDERAL OR STATE HISTORICAL DESIGNATION: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
REAL ESTATE PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

SITE SPECIFIC INFORMATION	RISK MGMT INFORMATION
<p>23) FACILITY PART OF A LARGER COMPLEX: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>24) IF YES, DESCRIBE NUMBER OF BUILDINGS AND INDICATE ACREAGE: 12 buildings on 20 acres</p> <p>25) CAN THIS FACILITY AND ASSOCIATED ACREAGE BE PARCELED OUT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, please indicate how)</p> <p>A) IS THERE POTENTIAL TO SELL THE UNDERLYING LAND IF THE VACANT FACILITY WAS DEMOLISHED? (Please Explain) No</p> <p>26) SERVED BY CENTRAL UTILITY SYSTEM: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>27) DOES THE FACILITY HAVE IT'S OWN DEDICATED INGRESS AND EGRESS FOR VEHICLES (not driving through a campus): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>28) IS PARKING INCLUDED: <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>29) RISK MANAGEMENT NUMBER:</p> <p>30) RISK MANAGEMENT INSURED VALUE: \$247,392</p>
CURRENT FACILITY CONDITION	
<p>31) HAVE ANY CONDITION AUDITS BEEN DONE ON THE FACILITY? (If yes provide date of audit and Facility Condition Index) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>32) DATE OF AUDIT:</p> <p>34) DESCRIBE ANY LIFE SAFETY CONDITIONS AND OR HAZARDOUS MATERIALS? None</p> <p>33) FCI#:</p> <p>A) IF APPLICABLE, WHAT ARE THE COSTS ASSOCIATED WITH ASBESTOS ABATEMENT AND HAZARDOUS MATERIALS REMOVAL?</p> <p>35) CURRENT ANNUAL COST TO MAINTAIN FACILITY IN ITS CURRENT CONDITION? (Provide Detailed Breakdown)</p>	

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
VACANT FACILITY MANAGEMENT PLAN
REAL ESTATE PROGRAMS**

VACANT FACILITY MANAGEMENT PLAN

GENERAL INFORMATION	
1) AGENCY / INSTITUTION: Colorado State University	4) SUBMITTAL DATE: 7/14/2016
2) FACILITY NAME: Guard House	5) INITIAL DATE VACANT: 2011
3) FACILITY ADDRESS: 3185 Rampart Rd, Fort Collins	
FACILITY SPECIFIC INFORMATION	
6) REASON FOR UNOCCUPIED OR UNUSED? Not needed	14) TOTAL GROSS SQUARE FEET: 332
7) WHAT WAS THE FACILITY OCCUPANCY USE (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Classroom X <input type="checkbox"/> Other (Explain) Guard house	15) FACILITY FOOTPRINT IN SQUARE FEET OR ACRES: 332
8) FACILITY USE ALTERNATIVES (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Classroom X <input type="checkbox"/> Other (Explain) Guard House	16) NUMBER OF STORIES: 1
A) HAS A COST-BENEFIT ANALYSIS BEEN COMPLETED FOR VARIOUS POTENTIAL DEMOLITION, RENOVATION, SALE ALTERNATIVES AND RENTING AT MARKET RATE? No	17) UNUSED SQUARE FEET: 332
B) IF THE FACILITY IS TO BE DEMOLISHED, ARE THEIR PLANS TO USE THE RECYCLED MATERIALS IN OTHER ON-SITE CAPITAL CONSTRUCTION PROJECTS? No	18) LOCATION OF UNUSED SQUARE FEET WITHIN THE FACILITY: all
C) ARE THERE ANY OTHER AGENCY / INSTITUTION INCENTIVES OR COST-SHARING OPPORTUNITIES ASSOCIATED WITH THE POTENTIAL DEMOLITION OF THIS VACANT FACILITY? No	19) YEAR BUILT: 2011
	20) YEAR ACQUIRED: 2011
9) IS THE INTENDED USE IDENTIFIED IN THE FACILITIES MASTER PLAN? (PLEASE EXPLAIN) If site is deemed to need extra security, then building can be activated	21) DESCRIBE TYPE OF CONSTRUCTION: Steel frame with block walls
10) WHAT IS THE AGENCY / INSTITUTIONS PLAN FOR THIS VACANT FACILITY IF FUNDING IS NOT AVAILABLE IN THE NEXT 5 YEARS? Keep as is	22) AGENCY IDENTIFICATION NUMBER: 1436
11) ESTIMATED MARKET VALUE: \$80,000	
12) HOW WAS A VALUE DETERMINED (Please Check Below): <input type="checkbox"/> Appraisal <input type="checkbox"/> Broker Opinion of Value <input type="checkbox"/> County Assessor <input type="checkbox"/> Risk Management Insured Value X <input type="checkbox"/> Other	
13) DOES THE FACILITY HAVE FEDERAL OR STATE HISTORICAL DESIGNATION: <input type="checkbox"/> Yes X <input type="checkbox"/> No	

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 VACANT FACILITY MANAGEMENT PLAN
 REAL ESTATE PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

SITE SPECIFIC INFORMATION	RISK MGMT INFORMATION
<p>23) FACILITY PART OF A LARGER COMPLEX: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>24) IF YES, DESCRIBE NUMBER OF BUILDINGS AND INDICATE ACREAGE: 12 buildings on 20 acres</p> <p>25) CAN THIS FACILITY AND ASSOCIATED ACREAGE BE PARCELED OUT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, please indicate how)</p> <p>A) IS THERE POTENTIAL TO SELL THE UNDERLYING LAND IF THE VACANT FACILITY WAS DEMOLISHED? (Please Explain) No</p> <p>26) SERVED BY CENTRAL UTILITY SYSTEM: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>27) DOES THE FACILITY HAVE IT'S OWN DEDICATED INGRESS AND EGRESS FOR VEHICLES (not driving through a campus): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>28) IS PARKING INCLUDED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>29) RISK MANAGEMENT NUMBER:</p> <p>30) RISK MANAGEMENT INSURED VALUE: \$88,890</p>
CURRENT FACILITY CONDITION	
<p>31) HAVE ANY CONDITION AUDITS BEEN DONE ON THE FACILITY? (If yes provide date of audit and Facility Condition Index) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>32) DATE OF AUDIT:</p> <p>33) FCI#:</p> <p>34) DESCRIBE ANY LIFE SAFETY CONDITIONS AND OR HAZARDOUS MATERIALS? None</p> <p>A) IF APPLICABLE, WHAT ARE THE COSTS ASSOCIATED WITH ASBESTOS ABATEMENT AND HAZARDOUS MATERIALS REMOVAL?</p> <p>35) CURRENT ANNUAL COST TO MAINTAIN FACILITY IN ITS CURRENT CONDITION? (Provide Detailed Breakdown)</p>	

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 VACANT FACILITY MANAGEMENT PLAN
 REAL ESTATE PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

GENERAL INFORMATION	
1) AGENCY / INSTITUTION: Colorado State University	4) SUBMITTAL DATE: 7/14/2016
2) FACILITY NAME: Cattle Barn	5) INITIAL DATE VACANT:
3) FACILITY ADDRESS: 3545 E. Drake Rd., Fort Collins	
FACILITY SPECIFIC INFORMATION	
6) REASON FOR UNOCCUPIED OR UNUSED? Abandoned historic farm site	14) TOTAL GROSS SQUARE FEET: 1742
7) WHAT WAS THE FACILITY OCCUPANCY USE (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Classroom <input checked="" type="checkbox"/> Other (Explain) Barn	15) FACILITY FOOTPRINT IN SQUARE FEET OR ACRES: 1742
8) FACILITY USE ALTERNATIVES (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Classroom <input checked="" type="checkbox"/> Other (Explain) None	16) NUMBER OF STORIES: 1
A) HAS A COST-BENEFIT ANALYSIS BEEN COMPLETED FOR VARIOUS POTENTIAL DEMOLITION, RENOVATION, SALE ALTERNATIVES AND RENTING AT MARKET RATE? No	17) UNUSED SQUARE FEET: 1742
B) IF THE FACILITY IS TO BE DEMOLISHED, ARE THEIR PLANS TO USE THE RECYCLED MATERIALS IN OTHER ON-SITE CAPITAL CONSTRUCTION PROJECTS? No	18) LOCATION OF UNUSED SQUARE FEET WITHIN THE FACILITY: all
C) ARE THERE ANY OTHER AGENCY / INSTITUTION INCENTIVES OR COST-SHARING OPPORTUNITIES ASSOCIATED WITH THE POTENTIAL DEMOLITION OF THIS VACANT FACILITY? No	19) YEAR BUILT: 1930
9) IS THE INTENDED USE IDENTIFIED IN THE FACILITIES MASTER PLAN? (PLEASE EXPLAIN) No	20) YEAR ACQUIRED: 1988
10) WHAT IS THE AGENCY / INSTITUTIONS PLAN FOR THIS VACANT FACILITY IF FUNDING IS NOT AVAILABLE IN THE NEXT 5 YEARS? Keep as is	21) DESCRIBE TYPE OF CONSTRUCTION: Wood frame/ wood siding
11) ESTIMATED MARKET VALUE: \$0	22) AGENCY IDENTIFICATION NUMBER: 2423
12) HOW WAS A VALUE DETERMINED (Please Check Below): <input type="checkbox"/> Appraisal <input type="checkbox"/> Broker Opinion of Value <input type="checkbox"/> County Assessor <input type="checkbox"/> Risk Management Insured Value <input checked="" type="checkbox"/> Other	
13) DOES THE FACILITY HAVE FEDERAL OR STATE HISTORICAL DESIGNATION: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

STATE OF COLORADO
 OFFICE OF THE STATE ARCHITECT
 VACANT FACILITY MANAGEMENT PLAN
 REAL ESTATE PROGRAMS

VACANT FACILITY MANAGEMENT PLAN

SITE SPECIFIC INFORMATION	RISK MGMT INFORMATION
<p>23) FACILITY PART OF A LARGER COMPLEX: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>24) IF YES, DESCRIBE NUMBER OF BUILDINGS AND INDICATE ACREAGE: 14 building on 175 acres Environmental Learning Center</p> <p>25) CAN THIS FACILITY AND ASSOCIATED ACREAGE BE PARCELED OUT? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, please indicate how)</p> <p>A) IS THERE POTENTIAL TO SELL THE UNDERLYING LAND IF THE VACANT FACILITY WAS DEMOLISHED? (Please Explain)</p> <p>No</p> <p>26) SERVED BY CENTRAL UTILITY SYSTEM: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>27) DOES THE FACILITY HAVE IT'S OWN DEDICATED INGRESS AND EGRESS FOR VEHICLES (not driving through a campus): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>28) IS PARKING INCLUDED: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>29) RISK MANAGEMENT NUMBER: 8005</p> <p>30) RISK MANAGEMENT INSURED VALUE: \$197,421</p>
CURRENT FACILITY CONDITION	
<p>31) HAVE ANY CONDITION AUDITS BEEN DONE ON THE FACILITY? (If yes provide date of audit and Facility Condition Index) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>34) DESCRIBE ANY LIFE SAFETY CONDITIONS AND OR HAZARDOUS MATERIALS? None</p> <p>A) IF APPLICABLE, WHAT ARE THE COSTS ASSOCIATED WITH ASBESTOS ABATEMENT AND HAZARDOUS MATERIALS REMOVAL?</p> <p>35) CURRENT ANNUAL COST TO MAINTAIN FACILITY IN ITS CURRENT CONDITION? (Provide Detailed Breakdown) \$0</p>	<p>32) DATE OF AUDIT:</p> <p>33) FCI#:</p>

A&D

AVERY

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
ACQUISITION OR DISPOSITION
REAL ESTATE PROGRAMS

ACQUISITION AND DISPOSITION OF STATE PROPERTY REPORT

GENERAL INFORMATION	
1) AGENCY / INSTITUTION: Colorado State University	4) SUBMITTAL DATE: 7/14/2016
2) FACILITY NAME: Magnolia House	5) TRANSACTION DATE: 11/20/2015
3) PROPERTY ADDRESS 218 Magnolia St.	6) WAS THE TRANSACTION AN X <input type="checkbox"/> Acquisition OR <input type="checkbox"/> Disposition
TRANSACTION SPECIFIC INFORMATION	
7) PROPERTY USE (Please Check Below): <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Classroom <input type="checkbox"/> Land X <input type="checkbox"/> Other (Explain) President Event Center	17) TOTAL PARCEL SIZE (Acres): .19
8) TRANSACTION AMOUNT (Amount Property Sold for): \$1,500,000	18) TOTAL BUILDING SIZE (Square Feet): 9,056
9) WAS A APPRAISAL CONDUCTED ON THE PROPERTY: X <input type="checkbox"/> Yes <input type="checkbox"/> No	19) YEAR BUILT: 2000
10) IF YES, WHAT WAS THE VALUE: \$2,610,000	20) AGENCY IDENTIFICATION NUMBER: 0921
11) IF YES, WHEN WAS IT DATED: 10/10/2014	21) WAS DPA RISK MANAGEMENT OR INSTITUTION OF HIGHER EDUCATION RISK MANAGEMENT INFORMED OF THIS TRANSACTION? X <input type="checkbox"/> Yes <input type="checkbox"/> No
12) WAS AN EPA PHASE I ENVIRONMENTAL SURVEY DONE ON THE PROPERTY: X <input type="checkbox"/> Yes <input type="checkbox"/> No	22) RISK MANAGEMENT IDENTIFICATION NUMBER:
13) IF YES, WHEN WAS IT DATED: 11/25/2014	23) RISK MANAGEMENT INSURED VALUE: \$2,999,981
14) IF YES, WAS ANY REMEDIATION REQUIRED TO BE COMPLETED (Explain and indicate if completed): Indoor radon screening if used as residence. No not residence	
15) WAS AN ALTA SURVEY DONE ON THE PROPERTY: <input type="checkbox"/> Yes X <input type="checkbox"/> No	
16) DOES THE FACILITY HAVE FEDERAL OR STATE HISTORICAL DESIGNATION: <input type="checkbox"/> Yes X <input type="checkbox"/> No	
PROPERTY / FACILITY SPECIFIC INFORMATION	
24) HAS THE FACILITIES MASTER PLAN BEEN UPDATED IN REGARD TO THIS TRANSACTION? <input type="checkbox"/> Yes X <input type="checkbox"/> No	
25) DATE OF UPDATED FACILITIES MASTER PLAN:	
26) WHAT RECOMMENDATIONS DID THE FACILITIES MASTER PLAN HAVE IN REGARD TO THIS TRANSACTION? None	
27) FACILITY PART OF A LARGER CAMPUS: <input type="checkbox"/> Yes X <input type="checkbox"/> No	
28) SERVED BY CENTRAL UTILITY SYSTEM: <input type="checkbox"/> Yes X <input type="checkbox"/> No	
29) DOES THE FACILITY HAVE IT'S OWN DEDICATED INGRESS AND EGRESS FOR VEHICLES (not driving through a campus): X <input type="checkbox"/> Yes <input type="checkbox"/> No	
30) IS PARKING INCLUDED: X <input type="checkbox"/> Yes <input type="checkbox"/> No	
31) ANY LIFE-SAFETY CONDITIONS OR HAZARDOUS MATERIALS PRESENT? <input type="checkbox"/> Yes X <input type="checkbox"/> No (If yes please list)	
32) ATTACH COPY OF PURCHASE OR SALE, IMPROVEMENTS AND DEED.	

HPGP-1

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2017/2018
ENERGY MANAGEMENT PROGRAM**

ANNUAL HIGH PERFORMANCE CERTIFICATION PROGRAM (HPCP) FORM

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

1) Agency/Institution:	Colorado State University Fort Collins		
2) Project Number / Name:		/	Avenir Museum Addition
3) Building Type/ Size/ Budget:	Museum	/	10,000 gsf / \$6.5M
4) Date Design Commenced:	Aug 2014	5) Date Registered:	Aug 2014
6) Date Project Completed:	March 2015	7) Date Project Certified:	Aug 2015

B) GENERAL QUESTIONS:

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

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

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

Level Number of Points

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

NA—CSU pursues certification as a matter of university sustainability policy.

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

LEED Energy Modeling Other (explain)

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

LEED-EBOM Building Monitoring & Verification Continuous Commissioning Energy Star Rating

Other (explain)

13) How does this building compare in utility/operation performance to typical non LEED certified buildings owned/operated by the agency/institution? Per SB13-028, submit building performance information or provide a link to EPA EnergyStar Portfolio Manager.

CSU does not have any other non certified museum spaces to compare to.

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

Pros- we raised the bar for building envelope and system performance, resulting in reduced energy use and improved occupant satisfaction. CSU students expect new buildings to be sustainable. Cons-the MEP systems used are complicated and maintenance staff need additional training to maintain correctly.

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.

Submitted with FY 17-18 CMBR.

**STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
CONTROLLED MAINTENANCE REQUEST SUMMARY FY 2017/2018
ENERGY MANAGEMENT PROGRAM**

ANNUAL HIGH PERFORMANCE CERTIFICATION PROGRAM (HPCP) FORM

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

A) PROJECT INFORMATION

1) Agency/Institution:	Colorado State University Fort Collins		
2) Project Number / Name:		/	University Art Museum Addition
3) Building Type/ Size/ Budget:	Museum	/	6,000 gsf / \$3.44M
4) Date Design Commenced:		5) Date Registered:	Green Globes
6) Date Project Completed:	Sept 2015	7) Date Project Certified:	March 8, 2016

B) GENERAL QUESTIONS:

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

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

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

Level Number of Points

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

NA—CSU pursues certification as a matter of university sustainability policy.

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

LEED Energy Modeling Other (explain)

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

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

13) How does this building compare in utility/operation performance to typical non LEED certified buildings owned/operated by the agency/institution? Per SB13-028, submit building performance information or provide a link to EPA EnergyStar Portfolio Manager.

CSU does not have any non-certified museum space to compare to.

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

Pros- we raised the bar for building envelope and system performance, resulting in reduced energy use and improved occupant satisfaction. CSU students expect new buildings to be sustainable. Cons-the MEP systems used are complicated and maintenance staff need additional training to maintain correctly.

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.

Submitted with FY 17-18 CMBR.

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