

Fiscal Year 2010-11 Capital Construction Request

Colorado School of Mines

Weaver Tower Renovation

Motion:

Approve the request from the Colorado School of Mines for cash funds spending authority (\$9,999,933 CF) for the Weaver Tower Renovation project contingent upon approval by the Trustees of the Colorado School of Mines.

PROGRAM PLAN STATUS

2011-033

Approved Program Plan?

Yes

Date Approved:

October 6, 2009

PRIORITY NUMBERS

Prioritized By Priority

Dept/Inst N/A of 5

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>Future Requests</u>	<u>Total Cost</u>
CF	\$0	\$9,999,933	\$0	\$0	\$9,999,933
Total	\$0	\$9,999,933	\$0	\$0	\$9,999,933

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$854,350	\$0	\$0	\$854,350
Construction	\$0	\$8,195,089	\$0	\$0	\$8,195,089
Equipment	\$0	\$41,400	\$0	\$0	\$41,400
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$909,094	\$0	\$0	\$909,094
Total	\$0	\$9,999,933	\$0	\$0	\$9,999,933

PROJECT DESCRIPTION / SCOPE OF WORK

The Colorado School of Mines (Mines) is requesting cash funds spending authority to renovate 57,655 GSF in the 228-bed Weaver Towers Residence Hall to address failing building systems and outdated fixtures. The building is more than 30 years old and has never been renovated. The project will update the facility with modern finishes in order to address the campus goal of increasing the availability and desirability of on-campus living.

The project makes the following renovations to the building:

- repairs exterior sealants and masonry;
- replaces windows;
- replaces all bathroom finishes and fixtures;
- provides new paint throughout;
- upgrades elevators to meet ADA requirements;
- adds fire sprinkler system;
- replaces major HVAC equipment and plumbing system;
- replaces major electrical equipment; and

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- builds a new utility tunnel to the Brown Hall Addition to provide heating and cooling from the Central Campus Plant.

The project will be completed in multiple phases in order to avoid loss of use. Construction of the first of the two towers will commence after the New Residence Hall is completed so as to temporarily relocate student to the new facility.

The project will also improve wireless capabilities in the building.

PROJECT JUSTIFICATION

According to Mines, renovation of the existing building will provide upgraded housing at a 42 percent lower cost than construction of comparable new housing. Furthermore, Mines reports that residents of Weaver Towers like the design of the bedroom suites, but believe that building upgrades and repairs are needed to make it a more comfortable residence.

The school says the building's HVAC functions are deficient and its bathrooms are substandard. The building chiller has failed and a temporary chiller is in use. Also, all windows in the building require replacement because of cracked exterior sealant, which allows for drafts and heavy condensation in cold weather.

PROGRAM INFORMATION

Weaver Towers was constructed in 1978 and houses about 230 students in single- and double-occupancy rooms configured in suites with a common living area and shared restrooms. Each suite includes a cluster of rooms housing about 10 students and is designed to encourage student interaction.

LEED CERTIFICATION INFORMATION

The school has been asked to provide this information.

PROJECT STATUS

This is a new project.

SOURCE OF CASH FUNDS

The source of cash funds for the project is Build America Bonds to be repaid from revenue earned from student rents. Mines anticipates issuing bonds in mid-November for a period of 30 years, at a rate of 3.6 percent.

Higher Education Revenue Bond Intercept Program. This project is subject to the Higher Education Revenue Bond Intercept Program, which directs the Treasurer to make payments of principal and/or interest on bonds, on behalf of a state-supported institution of higher education, in the event a higher education institution does not make a scheduled payment.

STAFF QUESTIONS AND ISSUES

Mines has been requested to bring written responses to the questions below to the committee's 10/23/09 meeting:

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1. What is the anticipated annual bond repayment amount?
2. What amount does Mines plan to dedicate to LEED certification and what LEED certification level will the school pursue during the renovation of Weaver Towers?

IMPACT ON OPERATING BUDGET

All maintenance and operating expenses will be paid from revenue from student rental fees.

PROJECT SCHEDULE

	Start Date	Completion Date
Physical Planning	June 2010	February 2011
Major Systems, Phase I	May 2011	August 2011
West Tower, Phase II	May 2011	December 2012
East Tower, Phase III	January 2012	May 2012

