

## Capital Construction Request

September 5, 2012

**Adams State University**

*Richardson Hall Renovation*

### PROGRAM PLAN STATUS

2006-080

Approved Program Plan?  Yes       Date Approved:  October 5, 2006

CCHE approved a program plan amendment on October 4, 2007.

### PRIOR APPROPRIATION AND REQUEST INFORMATION

| <u>Fund Source</u> | <u>Prior Approp.</u> | <u>FY 2012-13</u>  | <u>FY 2013-14</u>   | <u>Future Requests</u> | <u>Total Cost</u>   |
|--------------------|----------------------|--------------------|---------------------|------------------------|---------------------|
| CCF                | \$0                  | \$0                | \$10,262,811        | \$8,551,616            | \$18,814,427        |
| FML                | \$0                  | \$1,370,862        | \$0                 | \$0                    | \$1,370,862         |
| <b>Total</b>       | <b>\$0</b>           | <b>\$1,370,862</b> | <b>\$10,262,811</b> | <b>\$8,551,616</b>     | <b>\$20,185,289</b> |

### SUMMARY OF THE PROJECT

Adams State University (ASU) is requesting funds for the first phase of a three-phase project to renovate the 51,000-ASF Richardson Hall. This year's request for Phase I designs the project and renovates the 500-seat, 15,000-GSF Richardson Hall auditorium in order to address life safety and code compliance issues. This request is for a portion of the unspent proceeds from the 2008 sale of certificates of participation (COPs) used to finance projects at various higher education institutions. The full renovation of Richardson Hall (\$20.0 million) was originally prioritized for funding from this source in House Joint Resolution 08-1042, but there were not sufficient moneys available from the sale of COPs to fund the project. In recent years, the project has been requested from state funds. According to the university, the renovation of the auditorium would have been classified as a Level I controlled maintenance project for FY 2012-13, if the university had opted to submit it as such, rather than as a capital request.

Richardson Hall serves as the primary administration building for the campus. It houses the offices of Academic Affairs, Finance and Administration, and Student Affairs, and the Counseling and Career Center. The nursing program is also located in the building. Finally, the Richardson Hall auditorium functions as the large performance venue for the music program.

The project will make the following improvements to the auditorium:

- install a fire detection and fire suppression system;
- make structural repairs resulting from past overloading of floor areas;
- enhance energy efficiency;
- install emergency exit lighting;
- upgrade entrances to meet ADA and life safety code requirements;
- provide ADA access to seating, the stage, and the pit;
- upgrade HVAC systems to meet code requirements for air exchange based on occupant capacity; and
- abate asbestos, as needed.

In addition, the project will make repairs to concrete fascia on the exterior of the building. A segment of the fascia dislodged from the building and fell to the ground last fall. As a temporary solution to the hazard posed by the deteriorating fascia, the university has erected covered walkways to two building entrances.



August 14, 2012

Capital Development Committee  
Senator Bob Bacon, Chair  
Representative Jerry Sonnenberg, Vice-chair  
Senator Scott Renfroe  
Representative J. Paul Brown  
Senator Gail Schwartz  
Representative Edward Vigil

RE: Unspent FML Bond Proceeds  
Richardson Hall Project

Dear Capital Development Committee Members:

Enclosed please find revised a CC-C narrative form and C-CC Excel spreadsheet for the Adams State University Richardson Hall project. Adams State University requests \$1,370,862 for capital renewal/controlled maintenance for phase 1 of the Richardson Hall project. It should be noted that had the University known that FML proceeds were going to be used for controlled maintenance rather than moving down the House Joint Resolution 08-1042 project list, the phase would have been submitted as a controlled maintenance request. This project would have scored as a Level 1 project, rather than a Level 2 project, which is the score of the projects now being considered by the Committee.

This project will address the following life safety and code compliance issues in the 500 seat Richardson Hall auditorium:

- Fire Detection – no fire detection system currently present
- Fire Suppression – no fire suppression system currently present
- Emergency Exit Lighting – no emergency exit lighting currently present
- Upgrade all entrances to meet ADA and life safety code requirements
- Renovate the facility to provide ADA access to seating, the stage, and pit
- Upgrade HVAC systems to meet code requirements for air exchange based on occupant capacity
- Test for, and abate, asbestos

OFFICE OF THE PRESIDENT

Adams State administration opted to revise the first phase of this project in order to provide the Capital Development Committee with the highest degree of latitude in their decision making process when considering how to best distribute unspent FML bond proceeds. With \$227 million in FML bond proceeds having already been distributed to other governing boards, Adams State University believes that this is an equitable compromise considering that the Richardson Hall project has been next on the list for several years.

Your consideration is greatly appreciated.

Sincerely,



Dr. David Svaldi  
President, Adams State University

cc: Kori Donaldson  
Bo Pogue  
Mark Cavanaugh, CDHE  
Tonya Gomez, CDHE  
Larry Friedberg, DPA

OFFICE OF THE PRESIDENT

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