

CC-C: CAPITAL CONSTRUCTION REQUEST FOR FY 2011-12									
Project Title:		ES French Hall Renovation		State Controller Project No.		Name and Email of Preparer:		Brenda Lauer brenda.lauer@njc.edu	
Project Year(s):		FY 2011 -2014		Signature of Department or Institution Approval:		Date:		12-Jul-10	
Agency or Institution:		CDHE: Northeastern Junior College		Signature CCHE Approval:		Date:			
Agency or Institution Priority Number:		1		Signature OSPB Approval:		Date:			
Revision?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Total Project Costs	Prior- Year Appropriation(s)	Current Request FY 2011-12	Year 2 Request	Year 3 Request	Year 4 Request	Year 5 Request
If yes, last submission date:									
A. Land Acquisition									
(1)	Land /Building Acquisition		\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. Professional Services									
(1)	Master Plan/PP		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(2)	Site Surveys, Investigations, Reports		\$5,000	\$0	\$5,000	\$0	\$0	\$0	\$0
(3)	Architectural/Engineering/ Basic Services		\$1,115,000	\$0	\$775,000	\$190,000	\$150,000	\$0	\$0
(4)	Code Review/Inspection		\$20,000	\$0	\$7,000	\$10,000	\$3,000	\$0	\$0
(5)	Construction Management		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(6)	Advertisements		\$5,000	\$0	\$2,500	\$1,500	\$1,000	\$0	\$0
(7a)	Inflation for Professional Services		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(7b)	Inflation Percentage Applied			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(8)	Other		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(9)	Total Professional Services		\$1,145,000	\$0	\$789,500	\$201,500	\$154,000	\$0	\$0
C. Construction or Improvement									
(1)	Infrastructure		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	(a) Service/Utilities		\$110,000	\$0	\$110,000	\$0	\$0	\$0	\$0
	(b) Site Improvements		\$70,000	\$0	\$0	\$70,000	\$0	\$0	\$0
(2)	Structure/Systems/ Components								
	(a) New (GSF): 3,000		\$650,000	\$0	\$0	\$650,000	\$0	\$0	\$0
	New \$217/GSF								
	(b) Renovate GSF: 67,000		\$8,750,000	\$0	\$4,195,000	\$1,695,000	\$2,860,000	\$0	\$0
	Renovate \$135/GSF								
(3)	Other (Specify) Hazardous Mat.		\$78,000	\$0	\$78,000	\$0	\$0	\$0	\$0
(4)	High Performance Certification Program		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(5a)	Inflation for Construction		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(5b)	Inflation Percentage Applied			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(6)	Total Construction Costs		\$9,658,000	\$0	\$4,383,000	\$2,415,000	\$2,860,000	\$0	\$0
D. Equipment and Furnishings									
(1)	Equipment		\$420,000	\$0	\$0	\$320,000	\$100,000	\$0	\$0
(2)	Furnishings		\$675,000	\$0	\$0	\$475,000	\$200,000	\$0	\$0
(3)	Communications		\$125,000	\$0	\$0	\$75,000	\$50,000	\$0	\$0
(4a)	Inflation on Equipment and Furnishings		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(4b)	Inflation Percentage Applied			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(5)	Total Equipment and Furnishings Cost		\$1,220,000	\$0	\$0	\$870,000	\$350,000	\$0	\$0
E. Miscellaneous									
(1)	Art in Public Places=1% of State Total Construction Costs (see SB 10-94)		\$96,580	\$0	\$43,830	\$24,150	\$28,600	\$0	\$0
(2)	Annual Payment for Certificates of Participation		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(3)	Relocation Costs		\$48,420	\$0	\$0	\$0	\$48,420	\$0	\$0
(4)	Other Costs [specify]		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(5)	Other Costs [specify]		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(6)	Other Costs [specify]		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(7)	Other Costs [specify]		\$0	\$0	\$0	\$0	\$0	\$0	\$0
(8)	Total Misc. Costs		\$145,000	\$0	\$43,830	\$24,150	\$77,020	\$0	\$0
F.	Total Project Costs		\$12,168,000	\$0	\$5,216,330	\$3,510,650	\$3,441,020	\$0	\$0
G. Project Contingency									
(1)	5% for New		\$60,000	\$0	\$0	\$60,000	\$0	\$0	\$0
(2)	10% for Renovation		\$900,000	\$0	\$438,300	\$235,500	\$226,200	\$0	\$0
(3)	Total Contingency		\$960,000	\$0	\$438,300	\$295,500	\$226,200	\$0	\$0
H.	Total Budget Request		\$13,128,000	\$0	\$5,654,630	\$3,806,150	\$3,667,220	\$0	\$0
I. Source of Funds									
	CCF		\$13,128,000	\$0	\$5,654,630	\$3,806,150	\$3,667,220	\$0	\$0
	CF		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	RF		\$0	\$0	\$0	\$0	\$0	\$0	\$0
	FF		\$0	\$0	\$0	\$0	\$0	\$0	\$0

Northeastern Junior College's E. S. French Hall was constructed in 1968 and it remains in its original condition. The structure is sound, but the HVAC, plumbing, electrical and technology infrastructure has aged to the point that failures are common and normal functioning is no longer possible. The operational deficiencies continue to tax the college's understaffed maintenance team. The failures in these infrastructure systems endanger the college's ability to meet building codes, safety requirements, ADA and other accessibility requirements.

The building is desperately in need of renovation to meet the college's programmatic and instructional needs. E. S. French Hall is one of three major classroom buildings, and the principle classroom facility for the liberal arts and fine arts programs. In spite of the important role this building serves for the NJC student body, it fails to serve our students or the community as it should.

- Corridors are not fire rated
- Mechanical systems have outlived their useful lifespans
- The electrical system main disconnect does not meet current code standards
- The main entrances do not have ADA approved automatic door openers
- Stair and ramp handrails do not meet ADA standards
- The theater lacks accessible seating
- The courtyard tiered designed fails to meet ADA standards
- The theater lighting and sound system are so old that replacement parts are no longer available
- There are no ADA accessible restrooms on the first floor
- The theater has the only fire suppression system in the building
- Sections of the building are not air conditioned
- Exterior doors and windows throughout the building are in poor condition and lack insulation qualities

The 2008 E.S. French Hall Renovation Program Plan resulted in an estimate of \$13,128,000 to complete all aspects of the project. Since 2008, the college has replaced the roof and boilers at a cost of approximately \$900,000. The 2001 and 2008 program plans were used to establish the recommendations for a phased approach to the renovation. Phase One addresses the critical areas of code and life safety, accessibility, and HVAC replacement within the building. Phase Two provides for the renovation of the auditorium for both educational and community use, addresses the lack of current technology infrastructure, and converts the courtyard to an educational use, as well as, providing ADA accessibility to this area of the building. Phase Three completes the needed renovation, providing more efficient utilization of space for classrooms and offices and replacement of deteriorating exterior windows.

Phase One – Planning, Safety and Code Compliance	
Renovation/Task	Cost
Professional Services – architectural, engineering, code review, site surveys, etc. (all three phases)	\$ 1,250,000
Hazardous materials abatement	94,000
Code and Life Safety	490,000
Accessibility	144,000
Mechanical Systems	2,642,000
Electrical Systems	756,000
Sub Total	\$ 5,376,000
10% Contingency	537,600
Phase One Total	\$ 5,913,600

Phase Two – Theater and Courtyard Renovations	
Renovation/Task	Cost
Theater/Auditorium Renovation	\$ 900,000
Technology Infrastructure	300,000
Courtyard Infill, Roof and Furniture	1,250,000
Sub Total	\$ 2,450,000
10% Contingency	245,000
Phase Two Total	\$ 2,695,000

Phase Three – Classroom and Office Renovations	
Renovation/Task	Cost
Classroom and Office Reconfiguration	\$ 1,185,000
Exterior Windows and General Renovation	1,275,000
Classroom and Office Furniture	750,000
Sub Total	\$ 3,210,000
10% Contingency	321,000
Phase Three Total	\$ 3,531,000

TOTAL – ALL THREE PHASES	\$ 12,139,600
Art in Public Places	121,396
GRAND TOTAL	\$ 12,260,996