

FY 2008-09 Supplemental Capital Construction Request

Fort Lewis College New Residence Hall (202 Project) - FLC

Motion: Approve the supplemental request for the New Residence Hall (Animas Hall) project (\$2,712,281).

GENERAL INFORMATION

2009-030

1. Which supplemental criterion does the request meet?

New Data

The college says it needs additional cash funds spending authority to address below-cost estimates in the original program plan and escalating construction costs.

2. Which projects will be restricted to fund the supplemental request?

A restriction is unnecessary because state funds are not being requested.

3. Has the request been approved by OSPB and CCHE?

Yes

PRIOR APPROPRIATION AND SUPPLEMENTAL REQUEST INFORMATION

The appropriation to be amended was authorized in the following bill: HB 08-1375

<u>Fund Source</u>	<u>Prior Appropriations</u>	<u>Supplemental Request</u>	<u>Future Requests</u>	<u>Total Cost</u>
CF	\$10,350,869	\$2,712,281	\$0	\$13,063,150
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REASON FOR SUPPLEMENTAL REQUEST

Fort Lewis College (FLC) is requesting additional cash funds spending authority to address below-cost estimates and escalating construction costs. Animas Hall, the new residence hall, is under construction and nearing completion. According to FLC, the cost estimate for the project was developed by an independent contractor using a database of information for similar projects nationwide. During the project design, FLC learned that the cost estimates included in the program plan did not adequately reflect local market conditions or construction inflation of about 1 percent per month. FLC says the program plan has been amended to reflect additional costs for professional services, project contingencies, and furnishing, fixtures, and equipment.

Additional funds for the project include \$2.2 million in revenue bonds included in the original issuance for the project and repaid from revenues from auxiliary enterprises, and \$500,000 from auxiliary enterprise revenues that the college has on hand.

interest

SUMMARY OF PROJECT

The project constructs a new 49,538-GSF residence hall for freshman students. The project is intended to help the college establish the eastern edge of campus as its sole residential core, and is the college's first step in renewing its housing facilities. The project is under construction and will be completed in July 2009. According to FLC, the new residence hall is already booked to full occupancy for the fall 2009 semester.

The 168-bed residence hall will have 42 four-person units. A unit will include two double-occupancy or four single-occupancy bedrooms, two bathrooms, a common living room, and a kitchenette area with a small refrigerator and

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microwave. The building will be designed as a living learning community with a multi-purpose room that can be used as a classroom or for academic programming, and a faculty-in-residence apartment. The building will also have resident support space, including a lounge, front desk, and laundry.

This is a Senate Bill 92-202 request, meaning the project will be designed, constructed, operated, and maintained with non-state money.

QUESTIONS / OUTSTANDING ISSUES

All staff questions were incorporated into the project write-up above.