



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado School of Mines

Guggenheim Hall HVAC/Plumbing Renewal (Capital Renewal)

2027-003

Project Status

This is a new, never-before-requested project.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Colorado School of Mines	1 of 2	
Colorado Commission on Higher Education	10 of 28	
Office of State Planning and Budgeting	35 of 47	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$12,100,636	\$0	\$0	\$12,100,636
CF	\$0	\$1,495,586	\$0	\$0	\$1,495,586
Total	\$0	\$13,596,222	\$0	\$0	\$13,596,222

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Table 3
Itemized Cost Information

Category	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,472,473	\$0	\$0	\$1,472,473
Construction	\$0	\$10,787,728	\$0	\$0	\$10,787,728
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$100,000	\$0	\$0	\$100,000
Contingency	\$0	\$1,236,021	\$0	\$0	\$1,236,021
Total	\$0	\$13,596,222	\$0	\$0	\$13,596,222

Program Plan Status

Approved Program Plan: N/A

Date Approved: N/A

FCI: 69

Project Description/Scope of Work

The Colorado School of Mines (CSM) is requesting state funds and cash funds spending authority for a one-phase project to replace the aging HVAC and plumbing systems in the 29,000-GSF Guggenheim Hall. This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing academic buildings on a building-by-building basis, rather than project-by-project.

The project will replace aging systems in a key campus building that are beyond their useful life and nearing failure. The project will also allow CSM to improve the building's energy performance and make accessibility upgrades to the historic building. Project work will include:

- removing and replacing room-based fan coil units and attic air handlers;
- adding a new air handler in a lower level of the building;
- installing new air distribution and controls;
- replacing underground sanitary sewer and storm drains;
- installing new hydronic hot water piping;
- extending the hot and chilled water piping to connect to the new equipment;
- replacing vertical plumbing drains, vent stacks, and lateral mains;
- abatement and architectural patching as needed; and
- accessibility upgrades, including restrooms, signage, handrails, and door hardware.

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Cost assumption. Cost estimates were based on historical costs for similar projects and recent bids for similar work. Inflation is included at a rate of 6 percent. As a capital renewal project, it is exempt from the Art in Public Places program requirements and the High Performance Certification program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	May 2026	April 2027
Construction	May 2027	December 2028
Occupancy	January 2029	

Project Justification

Guggenheim Hall is an administrative building that houses key university leadership offices and functions, and a failure of either the HVAC or the plumbing system would present a serious disruption to university operations, as well as health and safety concerns. There are also several historical collections displayed and stored throughout the building that could be damaged or destroyed by a systems failure.

CSM estimates that the plumbing system has exceeded its life expectancy by 75 years, while the HVAC system has exceeded its life expectancy by approximately 25 years. The systems do not comply with current codes and energy conservation standards. In June 2025, a leaking HVAC system pipe caused accumulated moisture and fungal growth beneath the subfloor, leading to floor bulging and the need to evacuate part of the building for fungal remediation. The university says that the risk for similar or worse incident will only increase if the issues are not addressed through this project.

Program Information

Founded in 1874, CSM is a public teaching and research university dedicated to engineering and applied science, with a strategic goal to be "the go-to place for use-inspired research and innovation needed for challenges facing industry and society." Total enrollment for undergraduate and graduate students is 8,048 for Fall 2024, and is projected to grow to 8,439 for Fall 2025.

Guggenheim Hall was built in 1906 and is the second oldest building on CSM's campus. The building houses offices for senior university leadership and key administrative functions,

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including the offices of the President, Provost, Executive Vice President, Chief Operating Officer, Chief Financial Officer, General Counsel, Controller, Finance and Accounting, Research & Technology Transfer, Human Resources, and Mines Administrative Processing Services (MAPS).

Source of Cash Funds

The source of cash funds for this project is university general fund cash reserves or proceeds from tax-exempt institutional enterprise revenue bonds.

Operating Budget

Operating expenses are paid from institutional sources. The project is expected to lead to a decrease in operating expenses due to more energy efficient equipment and fewer operational and maintenance expenses.

Staff Questions and Issues

Responses have been incorporated into the write-up.



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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**Colorado School of Mines
Utilities Infrastructure (Capital Renewal)**

2026-011

Project Status

This project scope was first requested for funding in FY 2023-24; this is the fourth request for funding. The Colorado School of Mines (CSM) received cash funds spending authority to increase the capacity of steam and chilled-water infrastructure serving its South Campus. The school subsequently requested state funding for these improvements for FY 2018-19, but did not receive funding and made the improvements with the previously approved cash funding. CSM received additional cash funds spending authority in July 2019 to extend steam, chilled water, and power services for new buildings along 18th Street. The previous request for this scope was split into two requests last year: this project and a Steam Infrastructure project that was not requested this year. This project anticipates receiving approximately \$500,000 of emergency controlled maintenance funds from the Office of the State Architect in FY 2024-25 towards the chiller replacement, which is in addition to the funding request described below.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Colorado School of Mines	2 of 2	
Colorado Commission on Higher Education	14 of 28	
Office of State Planning and Budgeting	39 of 47	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$18,589,910	\$0	\$0	\$18,589,910
CF	\$0	\$2,297,630	\$0	\$0	\$2,297,630
Total	\$0	\$20,887,540	\$0	\$0	\$20,887,540

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado School of Mines
Utilities Infrastructure

2026-011

Table 3
Itemized Cost Information

Category	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,331,700	\$0	\$0	\$2,331,700
Construction	\$0	\$16,656,972	\$0	\$0	\$16,656,972
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$1,898,868	\$0	\$0	\$1,898,868
Total	\$0	\$20,887,540	\$0	\$0	\$20,887,540

Program Plan Status

Approved Program Plan: N/A

FCI: N/A

Project Description/Scope of Work

CSM is requesting a combination of state funds and cash funds spending authority for a one-phase project to update chilled water and electrical infrastructure on campus. This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing state-owned property on a larger scale, rather than the project-by-project approach used for controlled maintenance. The project improves the reliability of the chilled water system and resolves reliability and redundancy deficiencies in its electrical distribution system.

The scope of the project includes:

- installation of new chilled water equipment and piping for Chiller Plants 4, 5, and 7;
- completion of the medium voltage electrical infrastructure loop (Loop 2) that runs along 18th Street and the south side of 19th Street;
- installation of solar panels at the Beck Venture Center and the East Classroom Building and Parking Garage;
- installation of new fiber optic cables for buildings along 18th street, the south campus, and Mines Park; and
- upgrades to accessibility.

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Colorado School of Mines
Utilities Infrastructure

2026-011

Cost assumption. CSM completed two independent construction estimates for the project based on bids received for comparable work. Inflation is factored at 6.0 percent with additional change covered by the project contingency. As a capital renewal project, it is exempt from Art in Public Places program requirements and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	May 2026	April 2027
Construction	May 2027	December 2028

Project Justification

The existing chilled water system is at capacity and unreliable. The system has experienced multiple failures in Chiller Plant 5. Without improvements, renting a temporary chiller can cost \$30,000 to \$45,000 per month, which may be cost prohibitive. The project adds redundancies that protect system operations, and increases the overall chilled water loading for future growth.

The electrical distribution system is subject to occasional brownouts from the electric utility. Campus load is growing and expected to exceed capacity within a few years. Completing Loop 2 and realigning the load between the campus' two loops will make the total system more efficient and creates additional capacity to support future growth.

Program Information

Founded in 1874, CSM is a public teaching and research university dedicated to engineering and applied science, with a strategic goal to be "the go-to place for use-inspired research and innovation needed for challenges facing industry and society." Total undergraduate and graduate enrollment is 8,048 for Fall 2024, and is projected to grow to 8,439 for Fall 2025.

Source of Cash Funds

The source of cash funds for this project is cash reserves and tax-exempt debt financing. No student fees are allocated for this project.

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Colorado School of Mines
Utilities Infrastructure

2026-011

Operating Budget

Operating expenses are paid from institutional sources.

Staff Questions and Issues

1. Last year there was an accompanying Steam Infrastructure request that was not submitted this year. Was alternate funding found for that project?

Mines is proceeding with replacing the failed boiler project using sustainable energy rebates (solar/geothermal credits) and institutional funds.

2. Last year, this was a two-phase project with a total cost of about \$26.5M and this year it is a one-phase project with a total cost of \$20.8M. I could not obviously see the difference in scope as described in Section D between the two submissions (besides the fact that the movement of everything to one phase). Was the reduction in cost entirely due to switching to a one phase project?

The reduction in scope is due to the removal of the steam scope to replace the failed boiler and a reduction in chilled water scope due to the emergency controlled maintenance chiller replacement project.