Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
Clark Building Renovation and Addition **2020-019**

Project Status

This is a continuation project. Funding was first requested in FY 2021-22. Phase 1 of the project was funded for FY 2022-23, Phase 2 was funded for FY 2023-24, and Phase 3 was funded for FY 2024-25. The remaining cash funds spending authority was funded for FY 2025-26. This request is for the fourth and final phase. Colorado State University's (CSU) initial request was for a two-phase project, but the project was only partially funded for two fiscal years. As a result, the project now has four phases.

Table 1
Prioritization

Prioritized By	Priority	Notes
Colorado State University	1 of 5	
Colorado Commission on Higher Education	1 of 28	
Office of State Planning and Budgeting	2 of 47	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	$55,748,539	$25,798,175	$0	$0	$81,546,714
CF	$55,000,000	$0	$0	$0	$55,000,000
Total	**$110,748,539**	**$25,798,175**	**$0**	**$0**	**$136,546,714**

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Table 3
Itemized Cost Information

Fund Source	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	$11,458,317	$750,805	$0	$0	$12,209,122
Construction	$88,625,813	$21,092,988	$0	$0	$109,718,801
Equipment	$1,301,400	$1,385,750	$0	$0	$2,687,150
Miscellaneous	$1,879,437	$167,930	$0	$0	$2,047,367
Contingency	$7,483,572	$2,400,702	$0	$0	$9,884,274
Total	**$110,748,539**	**$25,798,175**	**$0**	**$0**	**$136,546,714**

Program Plan Status

Approved Program Plan: Yes Date Approved: May 2020 FCI: 54

Project Description/Scope of Work

CSU is requesting state funds for the final phase of a four-phase project to renovate 222,000 GSF in the Clark Building, add 90,000 GSF to the A and C wings of the building, and demolish the B wing of the building. The additions focus on building general assignment classrooms and research space.

The renovation work focuses on:

- improving wayfinding;
- increasing natural light;
- updating mechanical, electrical, and plumbing systems;
- improving the building's envelope;
- consolidating and rebuilding fire sprinklers;
- asbestos abatement;
- improving accessibility, including adding two elevators; and
- updating the building’s appearance to better conform with the rest of campus.

Cost assumption. The cost assumption was determined through the planning process, and accounts for future inflation. The cost per GSF is $438. The project complies with the Art in Public Places and High Performance Certification program requirements.

Table 4
Project Schedule: Phases 3 & 4

Project Component	Start Date	Completion Date
Construction	July 2024	December 2026
Equipment	January 2027	February 2027
Occupancy	February 2027	

Project Justification

According to the university, the heavy use and large size of the building create maintenance challenges. It has received infrequent updates since it was built, and the result is an overall poor condition that is often the subject of negative commentary from students, faculty, and staff. Roof leaks have caused damage and mold intrusion. Spaces within the building do not foster learning; for instance, there are no flexible meeting spaces for small-group discussion. Wayfinding in the building is difficult, with a maze-like interior, poor wing connections, and no apparent front door, which presents access issues. In addition, the university states it lacks enough general assignment classrooms, and that current availability in such classrooms (at 8:00 am and after 3:00 pm) does not conform to the university's existing schedule blocks. If the project does not receive funding, current life, health, safety, and accessibility issues will not be addressed; scheduling conflicts will continue; and the cost of deferred maintenance will escalate.

The project moves the TRIO Student Support Services Academic Advancement Center, which serves students from low-income, first-generation, and disability backgrounds, to the renovated Clark Building. This move will allow the program to serve an additional 275 to 325 students. It will also provide additional capacity for the Psychology Department, the third largest department by undergraduate enrollment, which is at capacity due to limitations in lecture hall availability and laboratory teaching space.

Program Information

The 255,000-GSF Clark Building was built in 1968 and currently houses the liberal arts program, the psychology program, and a large number of the university's general assignment classrooms. Seven out of eight CSU colleges teach classes in the building and over 95 percent of students take a course in the building at some point during their degree courses, with 70 percent of undergraduates taking a course in Clark in any given year.

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
Clark Building Renovation and Addition

2020-019

Source of Cash Funds

The source of cash funds for this project is the university's General Fund and donations.

Operating Budget

Operating expenses are paid from institutional sources. CSU anticipates hiring additional staff for custodial services to service the new square footage, but expects a significant decrease in the need for maintenance crews to respond to HVAC problems and roof leaks due to the new energy-efficient construction.

Staff Questions and Issues

1. The estimate for new square footage being built went from 100,000 GSF in last year's submission to 90,000 GSF in this year's submission. Was the scope of the project reduced?

Yes, as construction costs and associated regulatory requirements continue to increase year over year and as the final construction documents were completed the actual project scope and associated GSF is now dialed in to fit within the approved budget for the project.

Capital Development Committee

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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
District Heating Plant Sustainability Upgrade (Capital Renewal) **2024-002**

Project Status

This is the fourth request for funding for the project. Funding was first requested for the project for FY 2023-24.

Table 1
Prioritization

Prioritized By	Priority	Notes
Colorado State University	3 of 5	
Colorado Commission on Higher Education	11 of 28	
Office of State Planning and Budgeting	27 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	$9,026,495	$16,741,262	$0	$25,767,757
CF	$0	$1,348,787	$2,501,568	$0	$3,850,355
Total	**$0**	**$10,375,282**	**$19,242,830**	**$0**	**$29,618,112**

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
District Heating Plant Sustainability Upgrade (Capital Renewal) 2024-002

Table 3
Itemized Cost Information

Fund Source	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	$3,779,448	$0	$0	$3,779,448
Construction	$0	$5,331,000	$17,490,952	$0	$22,821,952
Equipment	$0	$0	$0	$0	$0
Miscellaneous	$0	$320,000	$0	$0	$320,000
Contingency	$0	$944,834	$1,751,878	$0	$2,696,712
Total	**$0**	**$10,375,282**	**$19,242,830**	**$0**	**$29,618,112**

Program Plan Status

Approved Program Plan: Yes Date Approved: October 2022 FCI: 66

Project Description/Scope of Work

Colorado State University (CSU) is requesting a combination of state funds and cash funds spending authority to upgrade the 25,569-GSF district heating plant for its Fort Collins campus. The upgrades will address greenhouse gas emissions, air quality, campus resiliency goals, and loss of use. This project is the onset of an eventual transition to combined heating and cooling (CHC) systems for the Fort Collins campus. 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 original project was a single phase, but has since been phased. This year's request for Phase 1 includes project design, permitting, and initial structural work. Phase 2 will include equipment, installation, and demolition of the existing boiler.

The proposed project allows the university to move forward with the transition to an electric CHC system. The CHC system will include a hot and chilled water distribution system fueled by heat recovery chillers and backed up by two low NO and NO_2 boilers, which will replace the aging Boiler #3. The new system will also include building airside energy recovery. Both the heating and the cooling loops will be connected to large multi-story insulated tanks to store energy for later use during high electricity cost times. The control room for the plant will also be reconfigured. The project retires Boiler #2, the failure of which initiated an overall heating plant failure in January 2024.

Cost assumption. Project costs are based on a conceptual cost estimate from a contractor. The project accounts for inflation. The project cost is $1,158 per GSF. As a capital renewal request, the project is exempt from the Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule: Phase 1*

Project Component	Start Date	Completion Date
Design	June 2026	May 2027

*Overall project completion January 2029

Project Justification

The project incorporates new, more efficient technologies. Critical areas to be addressed include:

- Boiler #3 is past the standard end of life (60 years), and Boiler #2 is approaching this benchmark;
- aging steam and condensate piping require refurbishment and/or replacement; and
- the chillers in Plant #1 are reaching their end of life.

The current district heating plant is almost as old as the Fort Collins campus itself. The first coal-fired boilers were installed around 1900. In the 1960s, new natural gas boilers were installed. The district cooling system was built out in 2000 in order to phase out old refrigerants in chiller equipment across the campus. Chiller equipment has a shorter lifespan than heating equipment, and the campus' two cooling plants will reach their end of life around 2030 and 2035.

In January 2024, the failure of Boiler #2 precipitated a complete heating plant failure during extreme cold weather, with the loss of steam production for seven hours. The longest period of lost steam production occurred when temperatures were at or below zero degrees, causing significant freeze damage in buildings across the main campus. Fortunately, the failure occurred during winter break, thus avoiding class cancellation for several days.

The recent Environmental Protection Agency elevation of the Front Range's air quality to "severe" means the university must meet more stringent emissions restrictions on any new sources of emissions, such as replacement boilers. Any new boilers installed on campus must have a very low NO and NO_2 emissions threshold. The university explains that emissions from natural gas combustion currently account for 35 percent of CSU's total greenhouse gas emissions and the district energy plant is the university's largest emitter of natural gas-related emissions. The project will shift significant heating and hot water energy use from natural gas to electricity. The university has committed to 100 percent renewable electricity by 2030.

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
District Heating Plant Sustainability Upgrade (Capital Renewal) 2024-002

Program Information

The district energy system provides essential heating, cooling, hot water, and other building electrical loads to the Fort Collins campus. District systems allow for more efficient services across a campus environment due to the density of buildings and varying energy loads across buildings. Boiler #3 was installed in 1960 and Boiler #2 was installed in 1965.

Source of Cash Funds

The source of cash funds for the project is CSU general funds. Funds do not come from student fees.

Operating Budget

Operating expenses are paid from institutional sources. The university expects the project to decrease operating costs based on energy efficiency.

Staff Questions and Issues

None.

Capital Development Committee

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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
Plant Sciences Building (Capital Renewal) **2027-011**

Project Status

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

Table 1
Prioritization

Prioritized By	Priority	Notes
Colorado State University	5 of 5	
Colorado Commission on Higher Education	22 of 28	
Office of State Planning and Budgeting	29 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	$9,976,432	$8,366,947	$0	$18,343,379
CF	$0	$1,490,731	$1,250,234	$0	$2,740,965
Total	**$0**	**$11,467,163**	**$9,617,181**	**$0**	**$21,084,344**

Table 3
Itemized Cost Information

Fund Source	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	$2,101,773	$326,577	$0	$2,428,350
Construction	$0	$8,290,421	$8,408,814	$0	$16,699,235
Equipment	$0	$0	$0	$0	$0
Miscellaneous	$0	$32,500	$7,500	$0	$40,000
Contingency	$0	$1,042,469	$874,290	$0	$1,916,759
Total	**$0**	**$11,467,163**	**$9,617,181**	**$0**	**$21,084,3434**

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
Plant Sciences Building (Capital Renewal) 2027-011

Program Plan Status

Approved Program Plan: N/A FCI: 74

Project Description/Scope of Work

Colorado State University (CSU) is requesting a combination of state funds and cash funds spending authority to renovate the 81,000-GSF Plat Sciences Building on CSU's main campus. The project addresses a backlog of deferred maintenance in a key academic facility, many of whose building systems are at the end of their usable life spans. 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 upgrades will address deferred maintenance, ADA accessibility, energy efficiency, code deficiencies, and mechanical, electrical, and plumbing systems. Due to the size of the building and the need to rework the mechanical system, CSU will utilize swing spaces, thus the request has been split into two phases.

Cost assumption. Project costs are based on a facility condition assessment conducted in 2025 and historical percentages for soft costs. The project accounts for inflation at a rate of 5.0 percent for year-two construction costs. The project costs $260 per GSF. As a capital renewal request, the project is exempt from the Art in Public Places and High Performance Certification Program requirements. CSU says their goal for the project is LEED EB gold.

Table 4
Project Schedule: Phase 1*

Project Component	Start Date	Completion Date
Design	July 2026	January 2027
Construction	March 2027	December 2027

*Overall project completion August 2028

Project Justification

Built in 1957, the Plant Sciences Building received approval for a limited, state-funded Capital Renewal project in 2003 to address asbestos abatement and exterior fenestration, but had its funding rescinded midway through the project. As a result, the building has not had a major renovation in over 60 years and requires a variety of upgrades to address deferred maintenance and code deficiencies. Problems remedied by this project include:

- ADA accessibility to the second floor;
- HVAC, mechanical, electrical, and plumbing systems that are beyond their useful life spans;
- roof, interior finishes, and building casework that are beyond their useful life spans;
- sprinklers only installed in the building's basement; and
- code deficiencies related to egress.

CSU says that without substantial funding, the building will continue to deteriorate and mechanical, electrical, and plumbing systems will become less reliable, resulting in more frequent roof leaks and energy use continuing to be well above the Colorado Energy Office performance benchmark for laboratories. The building will also continue to lack full sprinkler coverage, and other code and accessibility issues will be unaddressed. Overall, the project addresses about $13.4 million in deferred maintenance.

Program Information

The Plant Sciences building contains laboratories, offices, teaching spaces, general assignment classrooms, and a large general assignment auditorium. The building is used mostly by the College of Agricultural Sciences, specifically the departments of Agricultural Biology, Soil and Crop Sciences, and Horticulture and Landscape Architecture.

Source of Cash Funds

The source of cash funds for the project is CSU general funds. Funds do not come from student fees.

Operating Budget

Operating expenses are paid from institutional sources.

Staff Questions and Issues

1. The Assumptions for Calculations section says that the budget was created based on historical percentages for soft costs. Can you elaborate on this methodology?

In conceptual estimating, we generally take the estimated and anticipated construction cost estimates and multiply this number by a factor between 1.25 and 1.35 to accommodate soft costs (including project contingency) to accommodate the project delivery method and the type of

project. New construction with a target value based design build delivery strategy will be on the lower end of the range while renovation of existing building with more traditional delivery methods will land on the higher end of the range. The data for estimating soft costs by grossing factor has been accurate over the years when deployed with contingency buy down plans such that the contingency $'s are thoughtfully and strategically released as project risk is reduced through the duration of the project.

2. What will be addressed in each phase of the project? Will it be half the building for each phase, or some of the upgrades in phase 1 and the rest in phase 2?

Once initial project funding is secured, we diligently structure the design, procurement, contract and associated scope of work by phase such that we can accommodate enabling documents, design and a portion of the construction work aligned with the phased funding. The contracts are structured to allow for conditional approval and require future phase funding approval and codification prior to proceeding with the future phase work. The underlying intent of the incrementally releasing the scope of work around the available budget is to be able to use the facility at the end of the funded work should future phase funding be delayed. A good example of a bracketed scope of work associated with phased incremental funding of the Physiology Building may be to complete the design for the entire scope of work and then accommodate the construction of exterior envelope improvements (new windows, insulation and roof) with MEP system replacement held for phase two.

Capital Development Committee

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Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
Physiology Building (Capital Renewal) **2027-010**

Project Status

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

Table 1
Prioritization

Prioritized By	Priority	Notes
Colorado State University	4 of 5	
Colorado Commission on Higher Education	22 of 28	
Office of State Planning and Budgeting	44 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	$11,745,718	$8,998,150	$0	$20,743,868
CF	$0	$1,755,107	$1,344,551	$0	$3,099,658
Total	**$0**	**$13,500,825**	**$10,342,701**	**$0**	**$23,843,526**

Table 3
Itemized Cost Information

Fund Source	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	$2,333,441	$286,577	$0	$2,620,018
Construction	$0	$9,907,537	$9,108,378	$0	$19,015,915
Equipment	$0	$0	$0	$0	$0
Miscellaneous	$0	$32,500	$7,500	$0	$40,000
Contingency	$0	$1,227,347	$940,246	$0	$2,167,593
Total	**$0**	**$13,500,825**	**$10,342,701**	**$0**	**$23,843,526**

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
Physiology Building (Capital Renewal) 2027-010

Program Plan Status

Approved Program Plan: N/A FCI: 62

Project Description/Scope of Work

Colorado State University (CSU) is requesting a combination of state funds and cash funds spending authority to upgrade the 60,652-GSF Physiology Building on CSU's main campus to address a backlog of deferred maintenance, remedy code deficiencies, and improve energy efficiency. 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 makes the following improvements to the Physiology Building:

- upgrading mechanical, electrical, and plumbing systems;
- upgrading the building envelope, including the roof and windows;
- abating asbestos;
- installing sprinklers throughout the building;
- improving ADA access; and
- addressing existing code issues.

Due to the size of the building and need for asbestos abatement, CSU will utilize swing spaces, thus the request has been split into two phases.

Cost assumption. Project costs are based on a facility condition assessment conducted in 2024 and historical percentages for soft costs. The project accounts for inflation at a rate of 5.0 percent for year-two construction costs. The project costs $393 per GSF. As a capital renewal request, the project is exempt from the Art in Public Places and High Performance Certification Program requirements. CSU says their goal for the project is LEED EB gold.

Table 4
Project Schedule: Phase 1*

Project Component	Start Date	Completion Date
Design	July 2026	January 2027
Construction	March 2027	December 2027

*Overall project completion August 2028

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
Physiology Building (Capital Renewal)

2027-010

Project Justification

Built in 1966, the Physiology Building has not had a major renovation in almost 60 years, and requires a variety of upgrades to address a deferred maintenance backlog and code deficiencies. Problems remedied by the project include:

- high concentration of asbestos-containing material;
- HVAC, electrical, and plumbing systems that are beyond their useful life spans;
- unreliable building envelope, leading to roof leaks;
- sprinklers only installed in the building's basement; and
- the building being one of the most energy-intensive structures on CSU's main campus.

CSU says that without substantial funding, the building will continue to deteriorate and mechanical, electrical, and plumbing systems will become less reliable, resulting in more frequent roof leaks and energy use continuing to be well above the Colorado Energy Office performance benchmark for laboratories. The building will also continue to lack full sprinkler coverage, and other code and accessibility issues will be unaddressed.

Program Information

The Physiology Building is an academic and laboratory facility on CSU's main campus, which includes laboratories, offices, and general assignment classrooms. The building is used most by the Department of Environmental and Radiological Health Sciences and the Department of Biomedical Sciences. The building hosts many long-term research projects on humans and large animals, as well as the forensic toxicology sampling labs, which provide services to local law enforcement.

Source of Cash Funds

The source of cash funds for the project is CSU general funds. Funds do not come from student fees.

Operating Budget

Operating expenses are paid from institutional sources.

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
Physiology Building (Capital Renewal)

2027-010

Staff Questions and Issues

1. The Assumptions for Calculations section says that the budget was created based on historical percentages for soft costs. Can you elaborate on this methodology?

In conceptual estimating, we generally take the estimated and anticipated construction cost estimates and multiply this number by a factor between 1.25 and 1.35 to accommodate soft costs (including project contingency) to accommodate the project delivery method and the type of project. New construction with a target value based design build delivery strategy will be on the lower end of the range while renovation of existing building with more traditional delivery methods will land on the higher end of the range. The data for estimating soft costs by grossing factor has been accurate over the years when deployed with contingency buy down plans such that the contingency $'s are thoughtfully and strategically released as project risk is reduced through the duration of the project.

2. What will be addressed in each phase of the project? Will it be half the building for each phase, or some of the upgrades in phase 1 and the rest in phase 2?

Once initial project funding is secured, we diligently structure the design, procurement, contract and associated scope of work by phase such that we can accommodate enabling documents, design and a portion of the construction work aligned with the phased funding. The contracts are structured to allow for conditional approval and require future phase funding approval and codification prior to proceeding with the future phase work. The underlying intent of the incrementally releasing the scope of work around the available budget is to be able to use the facility at the end of the funded work should future phase funding be delayed. A good example of a bracketed scope of work associated with phased incremental funding of the Physiology Building may be to complete the design for the entire scope of work and then accommodate the construction of exterior envelope improvements (new windows, insulation and roof) with MEP system replacement held for phase two.

Capital Development Committee

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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
San Luis Valley Potato Research Facility **2024-001**

Project Status

This is the fourth request for funding. Funding was first requested for the project for FY 2023-24.

Table 1
Prioritization

Prioritized By	Priority	Notes
Colorado State University	2 of 5	
Colorado Commission on Higher Education	17 of 28	
Office of State Planning and Budgeting	45 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	$5,737,274	$0	$0	$5,737,274
CF	$0	$3,227,217	$0	$0	$3,227,217
Total	**$0**	**$8,964,491**	**$0**	**$0**	**$8,964,491**

Table 3
Itemized Cost Information

Fund Source	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	$983,362	$0	$0	$983,362
Construction	$0	$6,680,313	$0	$0	$6,680,313
Equipment	$0	$830,513	$0	$0	$830,513
Miscellaneous	$0	$43,422	$0	$0	$43,422
Contingency	$0	$426,881	$0	$0	$426,881
Total	**$0**	**$8,964,491**	**$0**	**$0**	**$8,964,491**

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
San Luis Valley Potato Research Facility

2024-001

Program Plan Status

Approved Program Plan: Yes Date Approved: October 2022 FCI: N/A

Project Description/Scope of Work

Colorado State University (CSU) is requesting a combination of state funds and cash funds spending authority to construct a 15,700-GSF potato research, breeding, and certified seed and production storage building on its San Luis Valley Research Center site to replace a facility destroyed by a windstorm in 2017. The project will provide up-to-date, quality storage for potatoes and seeds up to the standards necessary for academic research and community partnerships. The new storage facility will also have the capacity to store other crops as needed for the university's research purposes. The facility will be able to adjust to handle multiple crops and enterprises requiring climate-controlled storage.

The building is expected to be a pre-engineered metal building on a three-foot stem wall foundation with additional interior insulation. It will be divided into several areas, including:

- a horizontal macro potato storage area with temperature, humidity, and ventilation control;
- a pallet potato storage area with temperature, humidity, and ventilation control;
- open workspace;
- research bulk storage;
- additional bulk storage with water misters; and
- a shipment room and loading dock.

Cost assumption. Project costs were based on a conceptual cost estimate from a contractor in 2022. The project cost is $571 per GSF. The estimate accounts for inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2026	December 2026
Construction	March 2026	November 2026
Equipment	December 2026	
Occupancy	January 2027	

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
San Luis Valley Potato Research Facility

2024-001

Project Justification

The San Luis Valley Research Center's previous potato storage facility was destroyed by an 80-mph windstorm in 2017 and the program has since been leasing low-quality space nine miles away. Alternative rental space options are also inadequate for the research needs of the facility and would threaten the center's potato seed crop program. Daily travel to and from the rented storage facility diverts employee time and resources away from the main research site. The university says that upgrading the potato facility is crucial to the mission of the center and is also necessary to attract talented employees and provide basic services.

The university believes that an investment in the San Luis Valley Research Center site is also an investment in the economic development of the San Luis Valley as a whole. Building a state-of-the-art potato storage facility will help serve CSU's commitment to rural Colorado. The Colorado potato industry contributes an estimated $600 million to the state's economy and the San Luis Valley represents an estimated 97 percent of that market share. Approximately 120 farms with over 4,000 jobs support the San Luis Valley potato industry, making it the region's largest employer. The industry requires the viable storage of over 2.1 billion pounds of potatoes annually. The Colorado Potato Administrative Committee annually allocates $250,000 to the facility from assessments on potato sales. These funds help CSU participate in national research collaboration and obtain federal grants.

Program Information

The San Luis Valley Research Center has 29 FTE and educates over 30 CSU graduate students, Adams State University undergraduates, and local high school students. The Colorado Potato Breeding and Selection Program lists the following objectives:

- developing new potato varieties with increased yield, improved quality, improved nutritional and health characteristics, resistance to diseases and pests, and tolerance to environmental stresses;
- collaborating with growers, shippers, processors, and research/extension personnel to assess the production, adaptability, marketability, and other characteristics of advanced selections from the program;
- providing a basic seed source of selections to growers for seed increase and commercial testing; and
- evaluating promising selections for possible export.

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

Colorado State University
San Luis Valley Potato Research Facility

2024-001

Source of Cash Funds

The source of cash funds for this project is CSU general funds. Funds do not come from student fees.

Operating Budget

Operating costs are paid from institutional sources. Any increase in operating expenses will be offset by a reduction in leased space.

Staff Questions and Issues

None.