



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**Fort Lewis College
Southwest Campus Renewal**

2024-026

Project Status

This is the fourth request for funding for the project. Funding was first requested for the project for FY 2023-24. This is the first year the project is presented in multiple phases.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Fort Lewis College	1 of 1	
Colorado Commission on Higher Education	8 of 28	
Office of State Planning and Budgeting	24 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	\$9,556,489	\$11,447,114	\$0	\$21,003,603
CF	\$0	\$450,306	\$539,393	\$0	\$989,699
Total	\$0	\$10,006,795	\$11,986,507	\$0	\$21,993,302

**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	\$2,696,838	\$0	\$0	\$2,696,838
Construction	\$0	\$5,937,846	\$10,041,653	\$0	\$15,979,499
Equipment	\$0	\$448,964	\$673,813	\$0	\$1,122,777
Miscellaneous	\$0	\$13,437	\$181,358	\$0	\$194,795
Contingency	\$0	\$909,710	\$1,089,683	\$0	\$1,999,393
Total	\$0	\$10,006,795	\$11,986,507	\$0	\$21,993,302

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Program Plan Status

Approved Program Plan: Yes

Date Approved: 10/27/2022

FCI: 58 and 69

Project Description/Scope of Work

Fort Lewis College (FLC) is requesting a combination of state funds and cash funds spending authority for the first phase of a two-phase project to renovate 14,029 GSF in Berndt Hall, renovate 5,186 GSF in Kroeger Hall, build a 3,000-GSF addition to Berndt Hall, and add parking to the Berndt Hall lot. All facilities are located on the southwest campus quadrant. The project brings outdated spaces up to current codes, standards, and user needs. The scope of the project includes:

- upgrading building envelopes;
- replacing roofs;
- installing new heating, cooling, and ventilation systems;
- upgrading LED lighting;
- refurbishing restrooms;
- updating finishes and installing new furnishings, fixtures, and equipment; and
- installing a new fire suppression system, a new boiler, and a new elevator in Berndt Hall.

The addition to Berndt Hall results from structural improvements to currently unusable space on the second floor. This addition will house a new classroom with state-of-the-art technology, and a multi-purpose area intended for presentations, symposiums, trainings, and student study. The project abates asbestos in Berndt Hall.

This year's request for Phase 1 includes all project design, the northern portion of Berndt Hall, and all of Kroeger Hall. Phase 2 addresses the southern portion of Berndt Hall and replaces that building's roof.

Cost assumption. The college contracted with a design and engineering team for program planning, and the college's Physical Plant Services staff estimated soft costs based on past projects and industry standards. The cost per GSF is \$990. The project accounts for inflation. The project meets the Art in Public Places Program requirements, and is exempt from the High Performance Certification Program. The Kroeger Hall portion of the project will comply with the High Performance Certification Program.

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Table 4
Project Schedule: Phase 1

Project Component	Start Date	Completion Date
Design	July 2026	February 2027
Construction	May 2027	December 2027
Equipment	January 2028	January 2028
Occupancy	February 2028	

*Overall project completion: February 2029

Project Justification

The project addresses deferred maintenance needs in two buildings, and improves the functionality of the spaces to be renovated by modernizing them, bringing them into code compliance, suiting them to user needs, and addressing accessibility issues. The project addresses the following issues in Berndt Hall:

- heat loss through the windows, walls, and roof;
- load capacity in the roof;
- an elevator that is consistently out of service and not code compliant;
- lack of fire suppression;
- lack of a central air system for cooling and ventilation, which leads to some spaces being unusable during certain months;
- unusable space due to a structurally deficient floor;
- outdated electrical panels;
- energy-inefficient lighting; and
- asbestos abatement.

The project addresses the following issues in Kroeger Hall:

- inadequate, single-pane windows and roofing;
- deteriorating flooring with asbestos underneath that will be abated;
- an unreliable and disruptive air-handling system;
- an inefficient boiler nearing the end of its life;
- a restroom that does not meet code; and
- a sewer line that becomes clogged.

Once complete, the renovations will allow the college to move programs so that administrative functions are at the outskirts of campus and student-facing departments are centralized. Parking will also be located closer to program users and visitors. FLC says failure to fund the project will result in the college seeking to make the improvements piecemeal through the controlled maintenance process, which will take many years in a high-inflation environment.

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Program Information

Constructed in 1956, Berndt Hall is the oldest facility on the Fort Lewis campus, and the college says it holds significant historical value. Kroeger Hall was built in 1957 as the president's house, and has been renovated on multiple occasions for various users. The buildings house multiple general-use spaces that are used for classes and events. The following programs will be impacted by the project:

- the Admissions Department;
- the Provost's Office;
- the Office of Advancement and Alumni Engagement;
- the President's Office; and
- the Office of Sponsored Programs & Research.

Source of Cash Funds

The source of cash funds for the project is fundraising and, if necessary, college reserves. Fort Lewis notes that no student fee revenues will be used for the project.

Operating Budget

Operating costs are paid from institutional sources. Fort Lewis expects a negligible increase in operating costs as a result of the project, but does not intend to authorize additional positions as a result.

Staff Questions and Issues

None.