



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**Colorado State University
Clark Building Renovation and Addition**

2020-019

Project Status

This is a continuation project. Funding was first requested on behalf of the project for FY 2021-22. Phase I of the project was funded for FY 2022-23, Phase II was funded for FY 2023-24, and Phase III was funded for FY 2024-25. 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. The Governor's Office of State Planning and Budgeting has not recommended that the project be funded for FY 2025-26, explaining that it does not anticipate that a one-year delay in final-phase funding will hinder the project timeline.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Colorado State University	1 of 4	
Colorado Commission on Higher Education	1 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding in the upcoming fiscal year.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$55,748,539	\$25,798,175	\$0	\$0	\$81,546,714
CF	\$47,000,000	\$8,000,000	\$0	\$0	\$55,000,000
Total	\$102,748,539	\$33,798,175	\$0	\$0	\$136,546,714

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Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$11,458,317	\$750,805	\$0	\$0	\$12,209,122
Construction	\$80,625,813	\$29,092,988	\$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	\$102,748,539	\$33,798,175	\$0	\$0	\$136,546,714

Program Plan Status

Approved Program Plan: Yes

Date Approved: 5/30/2020

FCI: 54

Project Description/Scope of Work

CSU is requesting a combination of state funds and cash funds spending authority for the final phase of a four-phase project to renovate 222,000 GSF in the Clark Building, add 100,000 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 \$424. The project complies with the Art in Public Places and High Performance Certification program requirements.

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Table 4
Project Schedule

Project Component	Start Date	Completion Date
Construction	July 2025	November 2027
Equipment	December 2027	January 2028
Occupancy	January 2028	

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, creating a situation that 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 275-325 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.

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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 FTE 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 FY 2025-26 budget submission by the Governor's Office of State Planning and Budgeting does not recommend funding for Phase IV of this project, but rather recommends waiting one budget year to fund the last phase, stating that "...it is not anticipated that this funding delay will hinder the project timeline." Does the university concur with this assessment?

Over the summer of 2024, the Office of the Governor via OSPB asked CSU if we could assist with the State's budget shortfall this cycle. We indicated that if the appropriation were assured to occur in July of 2026, we could cash flow the project. CSU is happy to assist the State but also respectfully requests that the last payment be added to the capital transfer statutes this session. If the timing cannot be assured, we would have following issues:

- a. The final acceptance date per the Design-Build construction contract is Feb 2027. If the final phase of state funding was delayed past July 2026, we couldn't fully fund the construction contract and would have to pause construction.*
- b. An additional delay in the project schedule would require project scope reductions to balance the continued construction cost escalation over the additional year delay.*
- c. The university is currently renting temporary trailers to house staff/faculty/students during the construction. Extending the project would increase rental costs, requiring a further reduction in project scope.*
- d. Securing and sequencing subcontractors continues to be a significant industry challenge. The Design-Build team has completed project bidding against the completed design documents with associated schedule commitments. Delaying the funding for phase IV may, and most probably will, delay the project by more than one budget year with associated cost, sequencing*

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and extended logistical challenges for safe campus operations due to the project location at the heart of main campus.



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Colorado State University

District Heating Plant Sustainability Upgrade (Capital Renewal)

2024-002

Project Status

This is the third 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	2 of 3	
Colorado Commission on Higher Education	14 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$8,453,967	\$16,070,879	\$0	\$24,524,846
CF	\$0	\$1,610,279	\$3,061,120	\$0	\$4,671,399
Total	\$0	\$10,064,246	\$19,131,999	\$0	\$29,196,245

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

2024-002

Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,769,778	\$0	\$0	\$3,769,778
Construction	\$0	\$5,334,725	\$17,247,844	\$0	\$22,582,569
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$44,812	\$144,882	\$0	\$189,694
Contingency	\$0	\$914,931	\$1,739,273	\$0	\$2,654,204
Total	\$0	\$10,064,246	\$19,131,999	\$0	\$29,196,245

Program Plan Status

Approved Program Plan: Yes

Date Approved: 12/31/2022

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 I includes project design, permitting, and initial structural work. Phase II 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 NO₂ 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.

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Cost assumption. Project costs are based on a conceptual cost estimate from a contractor. The project accounts for inflation. The project cost is \$1,142 per GSF. As a capital renewal request, the project is exempt from the Art in Public Places and High Performance Certification Program requirements; however, it does include funding for Art in Public Places.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	June 2025	May 2026
Construction	June 2026	March 2028

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 NO₂ 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.

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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.



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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Colorado State University

San Luis Valley Research Center Potato Research and Storage Facility

2024-001

Project Status

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

**Table 1
Prioritization**

Prioritized By	Priority	Notes
Colorado State University	3 of 3	
Colorado Commission on Higher Education	16 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$7,200,701	\$0	\$0	\$7,200,701
CF	\$0	\$1,371,562	\$0	\$0	\$1,371,562
Total	\$0	\$8,572,263	\$0	\$0	\$8,572,263

**Table 3
Itemized Cost Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$948,184	\$0	\$0	\$948,184
Construction	\$0	\$6,331,720	\$0	\$0	\$6,331,720
Equipment	\$0	\$830,630	\$0	\$0	\$830,630
Miscellaneous	\$0	\$53,186	\$0	\$0	\$53,186
Contingency	\$0	\$408,543	\$0	\$0	\$408,543
Total	\$0	\$8,572,263	\$0	\$0	\$8,572,263

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Colorado State University
San Luis Valley Research Center Potato Research and Storage Facility

2024-001

Program Plan Status

Approved Program Plan: Yes

Date Approved: 10/31/2022

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.

The project scope has been revised from its initial submission to reflect a reduction in bulk storage area due to changing business practices, simplified structural requirements, and the purchase of equipment from the prior scope.

Cost assumption. Project costs were based on a conceptual cost estimate from a contractor. The project cost is \$446 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 2025	December 2025
Construction	March 2026	November 2026
Equipment	December 2026	
Occupancy	December 2026	

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Colorado State University
San Luis Valley Research Center Potato Research and Storage 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.

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Colorado State University

San Luis Valley Research Center Potato Research and Storage 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.