TOPIC: RECOMMENDED APPROVAL OF REVISED ADAMS STATE UNIVERSITY PLACHY HALL CAPITAL RENEWAL BUDGET REQUEST

PREPARED BY: LAUREN GILLILAND, LEAD FINANCE ANALYST

I. SUMMARY

This item seeks Commission approval for a $1,714,246 budget request submitted by Adams State University for the completion of their Plachy Hall HVAC Upgrade/Replacement capital renewal project.

II. BACKGROUND

Plachy Hall is a 118,054 GSF mixed use building on Adams State University's (ASU) campus in Alamosa. With a multipurpose gymnasium, field house, swimming pool, other athletic spaces, and staff offices, the space supports university athletics, academic programming in fields like kinesiology, and campus and community events.

Constructed in 1963, Plachy Hall is still operating with the original air handling units, which do not meet the required air exchanges established in the ASRAE indoor air quality design guide. Occupants of Plachy Hall are already at an elevated risk for air borne bacteria, viruses, and other respiratory inflammation. The building is also operating with only two boilers -- both of which are over 20 years old -- to heat 118,054 square feet of occupied space. The building was designed to operate with four boilers for redundancy, which is in line with best practices. The pneumatic controls are also in poor shape, and the temperature in certain parts of the building can no longer be regulated. Heating coils are failing monthly, and parts are difficult to order.

These conditions led ASU to request $5.2 million in state funding for an HVAC upgrade / replacement in the FY 2018-19 budget process. As final state budgeting decisions were being made, multiple institutions were asked if they could phase their capital projects / funding. In a phased project, each phase is supposed to be discretely useful since the current legislature cannot dictate what the future legislature funds. In practice, it is very uncommon for subsequent phases to not be funded. ASU's leadership agreed to phasing with the legislature and administration for phase one (of two) funding in the amount of $3.2 million in order for the project to receive funding. However, the project cannot be completed in two distinct phases from a practical engineering standpoint. Thus, construction work did not commence as it needed to receive full funding first.

During the FY 2019-20 budget cycle, ASU was in the middle of a leadership change and did not make a capital request to receive the rest of the funding (phase two) for the project. In the FY 2020-21 budget cycle, they requested phase two funding of $2.8 million, which would result in a total budget of $6.1 million. This increase from the original ask was due to inflation assumptions. If funded, the project was intended to occur during the summer of 2020. The project must be done during the summer, as the boilers will need to be taken offline. The project was originally

recommended for funding by the legislature's Capital Development Committee, but funding was pulled from the long bill with the emergence of COVID and need for state budget cuts.

Seeing a need to fund critical projects even in financial hardship, House Bill 20-1377 was adopted to fund controlled maintenance and capital renewal projects using excess proceeds from a prior certificate of participation (COP) financing issuance. House Bill 20-1408, which distributed the excess COP proceeds, appropriated $2,819,630 to fund phase two of the Plachy Hall project. The pandemic resulted in a delay of bill signings, however, and ASU did not receive spending authority needed to start the project until July 2020. This delay, along with the long lead times to procure mechanical equipment at the start of the pandemic, made it impossible to complete a project of this scope prior to the freeze/winter season. Had construction occurred last summer, ASU had a contractor lined up to complete the project within budget.

With the project being pushed to Summer 2021 and the previous hard bid received having expired, ASU initiated a new bidding process early this year. Just a couple of weeks ago, ASU received a low bid that significantly exceeded what they could afford within the current $6.1 million appropriation. The low bidder was the same as the low bidder a year prior, so ASU was surprised by the increase.

The bidder, Alcon Construction Inc., said their mechanical and controls side of the project increased by 300% and materials such as copper and steel have been increasing weekly due to COVID's impact on supply/demand. They assured ASU that they were seeing this pricing increase across all projects they are currently overseeing. Alcon is also concerned about continued increases in costs of materials, so locking in a hard bid as soon as possible would be ideal.

III. STAFF ANALYSIS

Adams State University (ASU) is requesting an additional $1,714,246 in state funds to complete their HVAC Upgrade/Replacement project. Their existing appropriation is $6,072,189, and this increase would bring the total appropriation to $7,786,435. This includes the required 10% contingency for capital renewal projects.

ASU has presented convincing evidence that loss of use of this building is a very real possibility if this project is delayed any further. In fact, they have already lost climate control in parts of the building, and past partial system failures have already disrupted programming in the building. The State Architect has reviewed this project, and believes the building is at immediate risk for loss of use. Also of concern is the poor ventilation system, particularly in the context of the pandemic this past year. The Office of the State Architect has voiced support for this project to CDHE, the Capital Development Committee and the Joint Budget Committee.

Though infeasible initial phasing of this project, and delays to requesting phase two due to leadership change contributed to the issue at hand, the recent increase in funding need has been caused by factors outside of the institution's control. The delay in the legislative session and bill signings along with long lead times to procure materials due to the pandemic made executing the project last summer unrealistic, requiring the project to be delayed. Furthermore, hard bids often

do not last very long, in this case thirty days, so this project had to be re-bid. The higher bid was due to unforeseeable circumstances related to the extraordinary conditions created by the pandemic. All renovation projects are required to hold a 10% contingency budget, and this project complied with that. However, the contingency amount is insufficient given the magnitude of the bid increase.

The State is in the fortunate position of being able to absorb the $1.7 million in needed funds to complete this project. If the Commission chooses to approve this request, it will move forward to the Capital Development Committee for consideration. If they approve, it will be forwarded on to the Joint Budget Committee (JBC). All parties are aware of this request. JBC members were also publicly briefed that this may be coming.

IV. STAFF RECOMMENDATIONS

Staff recommends approval of Adams State University's request for an additional $1,714,246 to complete their Plachy Hall HVAC Replacement project. Staff recommends the Commission direct Staff to forward this request to the Capital Development Committee and Joint Budget Committee of the Colorado General Assembly.

V. STATUTORY AUTHORITY

C.R.S. §23-1-106 Duties and powers of the commission with respect to capital construction and long-range planning.

(1) Except as permitted by subsection (9) of this section, it is declared to be the policy of the general assembly not to authorize any activity requiring capital construction or capital renewal for state institutions of higher education unless approved by the commission.

(2) The commission shall, after consultation with the appropriate governing boards of the state institutions of higher education and the appropriate state agencies, have authority to prescribe uniform policies, procedures, and standards of space utilization for the development and approval of capital construction or capital renewal programs by institutions.

(3) The commission shall review and approve facility master plans for all state institutions of higher education on land owned or controlled by the state or an institution and capital construction or capital renewal program plans for projects other than those projects described in subsection (9) of this section. The commission shall forward the approved facility master plans to the office of the state architect. Except for those projects described in subsection (9) of this section, no capital construction or capital renewal shall commence except in accordance with an approved facility master plan and program plan.

(4) The commission shall ensure conformity of facilities master planning with approved educational master plans and facility program plans with approved facilities master plans.

(5) (a) The commission shall approve plans for any capital construction or capital renewal project at any state institution of higher education regardless of the source of funds; except that the commission need not approve plans for any capital construction or capital renewal project

at a local district college or area technical college or for any capital construction or capital renewal project described in subsection (9) of this section.

(b) The commission may except from the requirements for program and physical planning any project that requires two million dollars or less if the capital construction project is for new construction and funded solely from cash funds held by the institution or the project is funded through the higher education revenue bond intercept program established pursuant to section 23-5-139, or ten million dollars or less if the project is not for new construction and is funded solely from cash funds held by the institution.

(6) (a) The commission shall request annually from each governing board of each state institution of higher education a five-year projection of capital construction or capital renewal projects to be constructed but not including those projects described in subsection (9) of this section. The projection must include the estimated cost, the method of funding, a schedule for project completion, and the governing board-approved priority for each project. The commission shall determine whether a proposed project is consistent with the role and mission and master planning of the institution and conforms to standards recommended by the commission.

(b) The commission shall request annually from the governing board of each state institution of higher education a two-year projection of capital construction projects to be undertaken pursuant to subsection (9) of this section and estimated to require total project expenditures exceeding two million dollars if the capital construction project is for new acquisitions of real property or new construction and funded solely from cash funds held by the institution or the project is funded through the higher education revenue bond intercept program established pursuant to section 23-5-139, or exceeding ten million dollars if the project is not for new acquisitions of real property or new construction and is funded solely from cash funds held by the institution. The projection must include the estimated cost, the method of funding, and a schedule for project completion for each project. A state institution of higher education shall amend the projection prior to commencing a project that is not included in the institution's most recent projection.

(7) (a) The commission annually shall prepare a unified, five-year capital improvements report of projects to be constructed, but not including those capital construction or capital renewal projects to be undertaken pursuant to subsection (9) of this section, coordinated with education plans. Notwithstanding section 24-1-136 (11)(a)(I), the commission shall transmit the report to the office of state planning and budgeting, the office of the state architect, the capital development committee, and the joint budget committee, consistent with the executive budget timetable, together with a recommended priority of funding of capital construction or capital renewal projects for the system of public higher education. The commission shall annually transmit the recommended priority of funding of capital construction or capital renewal projects to the capital development committee no later than November 1 of each year.

(b) Except as provided in subsections (5) and (15) of this section, it is the policy of the general assembly to appropriate funds only for capital construction or capital renewal projects approved by the commission.

(c) (I) (A) The commission annually shall prepare a unified, two-year report for capital construction or capital renewal projects described in subsection (9) of this section that are not for new acquisitions of real property or new construction and are estimated to require

total project expenditures exceeding ten million dollars, coordinated with education plans. The commission shall transmit the report to the office of state planning and budgeting, the governor, the capital development committee, and the joint budget committee, consistent with the executive budget timetable.

(B) The commission annually shall prepare a unified, two-year report for capital construction projects for new acquisitions of real property or for new construction, described in subsection (10) of this section, estimated to require total project expenditures exceeding two million dollars, coordinated with education plans. The commission shall transmit the report to the office of state planning and budgeting, the governor, the capital development committee, and the joint budget committee, consistent with the executive budget timetable.

(II) (A) The commission shall submit the two-year projections prepared by each state institution of higher education for each two-year period to the office of state planning and budgeting and the capital development committee. The capital development committee shall conduct a hearing in each regular legislative session on the projections and either approve the projections or return the projections to the state institution of higher education for modification. The commission and the office of state planning and budgeting shall provide the capital development committee with comments concerning each projection.

(B) A state institution of higher education may submit to the staff of the capital development committee, the commission, and the office of state planning and budgeting an amendment to its approved two-year projection. The capital development committee shall conduct a hearing on the amendment within thirty days after submission during a regular legislative session of the general assembly or within forty-five days after submission during any period that the general assembly is not in regular legislative session. The capital development committee shall either approve the projections or return the projections to the state institution of higher education for modification. The commission and the office of state planning and budgeting shall provide the capital development committee with comments concerning each amendment.

ATTACHMENTS:

ATTACHMENT A: ASU Explanation of Plachy Hall HVAC Upgrade Budget Increase

ATTACHMENT B: Plachy Hall HVAC Upgrade CC_CR-N (Narrative)

ATTACHMENT C: Plachy Hall HVAC Upgrade CC_CR-C (Cost Detail)

ATTACHMENT D: Plachy Hall HVAC Upgrade Bid from Alcon Construction, Inc.

Agency: Adams State University

Project: Plachy Hall HVAC Upgrade and Replacement (2017-023P18 / 2017-023M21)

We recently completed the formal bid process for the Plachy Hall HVAC Upgrade/Replacement which was funded as a capital renewal project. The low bid received was from Alcon Construction Inc. Their bid came in at $6,742,000 compared to the hard costs funding available of $5.2 million (approximate difference of $1.5 million in construction costs only). This translates to a new total project cost of $7,786,435, which includes the State's mandatory 10% contingency of $707,841. In order to complete this project, Plachy Hall is seeking an additional $1,714,246 in state funding.

For context, the initial capital renewal request for Plachy Hall HVAC Upgrade/Replacement was $5.2 million. This project cost was derived from a vendor proposal completed in 2015 which included an inflationary component. The State took a phased approach to funding this project, and appropriated $3,252,559 of the total $5.2 million ask in Fiscal Year 2018-19 leaving the remaining funding for an out-year budget request. ASU determined it was not logistically possible to phase the project, so construction work could not begin before obtaining additional funding. ASU requested Phase 2 funding in the Fiscal Year 2020-21 budget for $2,819,630. The new proposed total budget of $6,072,189 was achievable per a January 2020 firm bid. However, it assumed the project would start in Summer 2020. Due to COVID related budget restrictions, the request did not make it into the long bill. House Bill 20-1377 was introduced to fund controlled maintenance and capital renewal projects using excess proceeds from a prior COP issuance. House Bill 20-1408 distributed this money and appropriated $2,819,630 to fund Phase 2 of the Plachy Hall project. This brought the total Plachy Hall appropriation to the $6,072,189 figure. However, with the session and bill signing delays, the additional funding was not authorized until July 2020. Ultimately, these delays combined with the long lead times to procure mechanical equipment due to the start of the Pandemic, the necessary construction window for a project of this scope was not possible prior to freeze/winter season. As such, the project had to be delayed until Summer 2021, which required a new bid given that the bidder only guarantees pricing for 30 days.

The ASU team was extremely surprised by the new bid amount received in March 2021. Based off of last year's bid, we requested and received what we believed to be the necessary funding to complete the project prior to the legislative delays. Since the low bidder was the same contractor both times, ASU immediately reached out to them to find out why their recent bid was so much higher than anticipated. Alcon Construction Inc. said their mechanical and controls side of the project increased by 300% and materials such as copper, steel, etc.… were increasing weekly due to COVID's impact on supply/demand. They assured us they were seeing this pricing increase across all projects they are currently overseeing. They also expressed concerns that pricing is anticipated to continue increasing in the near future due to the ramifications of the global pandemic on materials, manufacturers, etc.…. and locking in a contract as soon as possible would still be optimum for pricing or their pricing will

escalate even further beyond the additional $1.5 million in construction costs the project will cost today.

We've since had a second meeting with the Contractor and our Engineer team to look at VE options but they are minimal since we had already value engineered the project from 2020 Bid to the 2021 Bid in order to get the project within funding. We are at a point of cutting project scope significantly in order to address the most urgent portion of work which is to move away from the steam boilers and to get the entire building onto the hydronic system. The steam boiler system/components are past end of life and honestly will not make it through another freeze/winter cycle. Failure to address the steam boilers would result in a direct impact to building structure and programming.

Our current request is for an additional $1.7 million to meet the escalated cost requirements to complete this project. The consequences to delaying this project further, including the very real risk of loss of use, is detailed in the updated project narrative document.

COLORADO
Department of Higher Education

STATE OF COLORADO
DEPARTMENT OF HIGHER EDUCATION

FY 2021-22 CAPITAL CONSTRUCTION/CAPITAL RENEWAL PROJECT REQUEST- *NARRATIVE (CC_CR-N)*		
Capital Construction Fund Amount (CCF):	**$1,714,246**	
Cash Fund Amount (CF):		
Funding Type:	CCF	
Intercept Program Request? (Yes/No):	No	
Institution Name:	Adams State University	
Project Title:	Plachy Hall HVAC Upgrade/Replacement	
Project Phase (Phase _of_):	1 of 1	
State Controller Project Number (if continuation):	2017-023P18 / 2017-023M21	
Project Type:		Capital Construction (CC)
	x	Capital Renewal (CR)
Year First Requested:	FY 20_2016 - 2017___	
Priority Number (Leave blank for continuation projects):	___ OF ___	
Name & Title of Preparer:	Bruce Del Tondo, Director of Construction Management	
Email of Preparer:	bdeltond@adams.edu	
Institution Signature Approval:	Revised 03/30/21 Bruce Del Tondo	Date
OSPB Signature Approval:		Date
CDHE Signature Approval:		Date

A. FACILITY PLANNING DOCUMENTATION:

CDHE approved Facility Program Plan *Yes* ___ *No* ___ *N/A* _x_ *Date Approved* _____

B: PROJECT SUMMARY/STATUS:

Provide a brief scope description of the project and explain the status of the prior appropriated phases. See instructions for further detail.

Plachy Hall was constructed in 1963 and is still operating with the original air handling units. The air handling units do not meet the required air exchanges established by (ASHRAE) indoor air quality design guide. The occupants of Plachy Hall are at risk for air borne bacteria, viruses, and other respiratory inflammation. Plachy Hall's sequence of operations is to have four boilers for redundancy. It currently is operating with only two. These boilers heat 118,054 square feet of occupied space and are over 20 years in age. The HVAC systems are in dire need of replacement and without replacement the building is in imminent danger of shutting down for extended periods of time. The pneumatic controls are in awful shape, there are currently three BAS monitoring the building. We have lost control to regulate temperatures in parts of the building. Heating coils are failing monthly and parts are difficult to order. We have already experienced loss of programming when heating components failed during the winter and parts had to be special ordered causing the closure of the facility for multiple days in January 2020. This resulted in temporary heating being required in the boiler room to keep mechanical and boiler systems from freezing

and suffering complete loss. This failure resulted in program disruption to athletic teams and administration offices/duties.

C. SUMMARY OF PROJECT FUNDING REQUEST (CC CR-C form)**:**

Funding Source	Total Project Cost	Total Prior Appropriation	Current Budget Year Request	Year Two Request	Year Three Request	Year Four Request	Year Five Request
Capital Construction Funds (CCF)	$7,786,435	$6,072,189	**$1,714,246**	$0	$0	$0	$0
Cash Funds (CF)	$0	$0	**$0**	$0	$0	$0	$0
Reappropriated Funds (RF)	$0	$0	**$0**	$0	$0	$0	$0
Federal Funds (FF)	$0	$0	**$0**	$0	$0	$0	$0
Total Funds (TF)	**$7,786,435**	**$6,072,189**	**$1,714,246**	**$0**	**$0**	**$0**	**$0**

D. PROJECT DESCRIPTION/SCOPE OF WORK/JUSTIFICATION:

Provide a detailed description the project, phases, funding and any other information relevant to the project. Include whatever pertinent material available to support the request. Describe how the proposed project fits in with the Higher Education Master Plan goals. See instructions for further information.

The scope of work is to replace/upgrade significant portions of the HVAC system building wide due to a failed steam/boiler system and ventilation/air systems that no longer meet air quality code standards. Specifically, changing over the current steam boiler system to a hydronic system for significantly improved efficiency, safety, maintenance, and operational cost savings. The current steam system has failed and is being maintained at a functional capacity of 50%. Boiler redundancy no longer exists so failure of the entire system is a real threat. The ventilation and air systems are the 1963 originals and do not meet current air quality code requirements and have far surpassed expected life cycles. They are also connected to the steam system so they will be required to be replaced to function with the new hydronic system. All duct work is original and needs replacement/upgrades to meet current efficiency and air quality standards. Some current locker rooms do not have ventilation and must be addressed. The duct work will be addressed on an as needed basis and will not be a complete replacement due to cost factors. Transition to one building monitoring system as opposed to the current three systems which include pneumatic controls. This will allow for proper maintenance of the system and significantly improved efficiency and climate controls currently not available. Replacement of five (5) RTUs which are no longer supported for parts and have become a major maintenance concern. Parts have to be sourced from various vendors and availability and cost are becoming prohibitive and extremely limited.

The initial Capital Renewal request for the Plachy Hall HVAC Upgrade/Replacement was $5.2 million. This project cost was derived from a vendor proposal completed in 2015 which included an inflationary component. The State took a phased approach to funding this project, and appropriated $3,252,559 of an initial request of $5.2 million in Fiscal Year 2018-19 leaving the remaining funding for an out-year budget

request. ASU determined it was not logistically possible to phase the project, so construction work could not begin before obtaining additional funding. ASU requested Phase 2 funding in the Fiscal Year 2020-21 budget for $2,819,630. The new proposed total budget of $6,072,189 was achievable per a January 2020 firm bid. However, it assumed the project would start in Summer 2020. Due to COVID related budget restrictions, the request did not make it into the long bill. House Bill 20-1377 was introduced to fund controlled maintenance and capital renewal projects using excess proceeds from a prior COP issuance. House Bill 20-1408 distributed this money and appropriated $2,819,630 to fund Phase Two of the Plachy Hall project. This brought the total Plachy Hall appropriation to the $6,072,189 figure. However, with session and bill signing delays, the additional funding was not authorized until July 2020. Ultimately these delays combined with the long lead times to procure mechanical equipment due to the start of the Pandemic, the necessary construction window for a project of this scope was not possible prior to freeze/winter season.

Due to the fluctuating and rapid escalation of materials cost brought on by the pandemic, the low bidder was not able to hold or guarantee pricing for the project. These circumstances would require the project to be bid again in the first part of 2021. Through the 2020 bid process ASU was able to get a formal bid for the project which we used as the basis to prepare the bidding documents again for 2021. ASU anticipated an increase in materials when bidding the project in 2021 and worked with the Design team and the 2020 low bidder to value engineer the project and also provide deduct alternates in an attempt to stay within approved funding. Despite taking these measures, the recent low bid for this project came back in March 2021 at significantly greater costs than anticipated. Immediate conversations with the low bidder as to why their bid was significantly higher than their 2020 bid revealed that the cost escalation was directly related to the Pandemic impact on all construction materials. The low bidder stated they were seeing a 300% increase in mechanical equipment, a weekly 10-15% increase in steel, and heavy increases coming in controls, components, copper, etc.… The low bidder was also very concerned about ongoing increases for the near future and only seeing the project costs continuing to increase.

Bridgers & Paxton, lead engineering consultant, and the ASU design team pursued several design alternatives to reduce project costs but quickly identified that changes necessary to get within approved funds would significantly change base design and would drastically impact the quality and scope of the project. Additionally, the design team has also had multiple meetings with the low bidder to look at further value engineering options to reduce cost but minimal savings are achievable since most options were already bid as alternates originally.

E. PROGRAM INFORMATION:

Provide a description of the programs within the institution that will be impacted by this request. See instructions for further detail.

Plachy Hall (constructed 1963) currently contains a multipurpose gymnasium (seating capacity 1,782); sport specific and community locker rooms, Staff offices, swimming pool; wrestling room, weight room; equipment room; athletic training room; fieldhouse, and storage.

The space within Plachy Hall serves the academic programs of Kinesiology and Sports Psychology, as well as providing space for the Athletic Training program. As a facility unique to Adams State university and the San Luis Valley region, Plachy Hall provides not only space for the academic mission, but also supports the

strong athletic program as well as the collegiate community through recreation and intramural programs. Plachy Hall contains the only indoor swimming pool in the area and is host to community swimming lessons in addition to academic and athletic functions. The gymnasium and field house are used not only for athletics, but for University and community events, including commencement.

F. CONSEQUENCES IF NOT FUNDED:

Provide a description of consequences if this project is not funded. See instructions for further detail.

If this project is not funded, serious impacts are probable including loss to all programming in the facility as well as serious damage/loss to the entire building MEP systems, equipment, fire suppression systems, swimming pool, etc….. making the facility inoperable. We have already experienced loss of programming when heating components failed during the winter and parts had to be special ordered causing the closure of the facility for multiple days in January 2020. This resulted in temporary heating being required in the boiler room to keep mechanical and boiler systems from freezing and suffering complete loss. This failure resulted in program disruption to athletic teams and administration offices/duties.

The heating system was designed/built with four (4) boilers to provide heat to the facility of approximately 118,054 sq. ft. Two (2) of the boilers have completely failed and are no longer functional nor repairable leaving the facility with no redundancy for heating. Should either of the two remaining boilers go down the building will be without enough heat to maintain temperatures above freezing resulting in compete loss of all building function and significant damage to all building wide systems.

G. LIFE CYCLE COST (LCC)/COST-BENEFIT COMPARATIVE ANALYSIS:

Provide a description of the comparative analysis of lifecycle costs for this project. Describe the costs and benefits to various alternatives. See instructions for further detail.

This project would significantly reduce the ongoing maintenance and costly repairs necessary on a regular basis just to keep the systems functioning. The new equipment and systems will significantly improve efficiency and drastically reduce the operating costs of the facility.

H. ASSUMPTIONS FOR CALCULATIONS:

Describe the basis for how the project costs were estimated. See instructions for further detail. Include inflation assumptions.

The current project costs were determined through the formal bid process conducted in March 2021 and reflects the low bidder for this project.

I. SUSTAINABILITY:

Provide a description of how the project complies with the High Performance Certification Program (HCHP). See instructions for further detail.

This project will have third-party Commissioning with the intent to meet the High Performance Certification Program requirements. This project will most certainly increase building efficiencies and energy savings.

The follow are some of the ways Adams State University will increase efficiency and decrease expenses on the operating side mechanically. ASHRAE 90.1 compliance as a minimum.

1. HVAC systems must be commissioned, and integrated design principles should be employed.
2. Refrigerant must not be ozone-depleting of have high global warming potential (GWP)
3. A 30% reduction in energy used compared to ASHRAE standard 90.1 for new construction. For the Plachy HVAC project we intend to include high performance building practices and shoot for a 20% energy savings with a five-year payback.

Plachy HVAC specific Sustainable goals:

Replacement of steam boiler plant to fully hydronic system: This measure will reduce gas consumption as well as water consumption. Currently the condensate system dumps all return condensate to drain so the boiler always has to replenish the water supply. This not only uses a large quantity of water, but in addition that make up water is at domestic water temps (45-50 degrees) which results in a large temperature difference of the boiler to operate at steam. The hydronic system is a high efficiency system that reutilizes/circulates the already warmed water to accomplish the same heating needs. The shift from a steam heating plant to hot water plant also improves safety (as opposed to high temp, high pressure steam) and decrease maintenance costs.

Replacement of Pool water heaters: This measure will reduce gas consumption as well as water consumption in the same manner as stated above. In addition, a dedicated boiler system for the pool heating needs will reduce operating time for the main larger boiler plant that will serve the heating needs of the building.

Replacement of duct work and hot water piping: This measure will reduce energy usage by improving the duct leakage rates and hot water piping failures. The existing ductwork is very old and not sealed, therefore fan HP is increased to deliver air to the zone level. Sections of duct work will be replaced and installed to current SMACNA standards. The existing hot water piping system had been compromised by a failed steam control valve. Hot water temps reached boiling point for a long period of time and that has resulted in failed seals on any device in the piping system. This results in very high maintenance costs to repair seals and leaks.

Replacement of all 1963 Air Handling Units: This measure will reduce energy consumption and improve comfort. The existing air handling units are very old and include inefficient motors and have significant air leakage. The coils in the units are also extremely coated with debris as is typical for units that are this old.

J. GOVERNOR'S INITIATIVE

Review the Governor's Executive Order on Greening of State Government and follow directives. See instructions for further detail.

A cost-effective measure for renewable energy has been put in place through an Energy Performance Contract with local solar garden as outlined below. The Grizzly Bear Solar, LLC is actually housed on-campus located on the roof top of our Plachy Hall building.

Grizzly Bear Solar, LLC - 483,325 kWh AC Annually

K. OPERATING BUDGET IMPACT:

Detail operating budget impacts the project may have. See instructions for further detail.

This replacement of the original 1963 Air Handler Units and 20-year-old boiler/steam system with a new hydronic and gas systems, which are drastically more efficient (at least 20%), should have an immediate impact on reducing operating costs associated with heating/cooling of facility. There will also be significant cost savings in eliminating ongoing maintenance/repair of the existing system.

L. PROJECT SCHEDULE:

Identify project schedule by funding phases. Add or delete boxes as required for each phase. See instructions for further detail.

Phase _1_of_1_	**Start Date**	**Completion Date**
Pre-Design		
Design	**October 2019**	**January 2020**
Construction	**May 1, 2021**	**September 30, 2021**
FF&E /Other		
Occupancy		

Phase __of__	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E /Other		
Occupancy		

Phase __of__	**Start Date**	**Completion Date**
Pre-Design		
Design		
Construction		
FF&E /Other		
Occupancy		

M. ADDITIONAL INFORMATION:

Three-year roll forward spending authority is required:	❑ Yes	✹ No		
Link to the program plan or attach the document:				
Request 6-month encumbrance waiver:	❑ Yes	✹ No		
Total estimated square footage (new): Total estimate square footage (renovated):	_____ ASF _____ ASF	_____ GSF _118,054 GSF		
Is this a continuation of a project appropriated in a prior year:	✹ Yes	❑ No		
State Controller Project Number (if continuation):	2017-023P18 / 2017-023M21			
CONTINUATION HISTORY: (DELETE IF NOT APPLICABLE)				
	FY 2018-19 Appropriated	S.B. 20-1408 Appropriated	FY 2XXX-XX Appropriated	**Total Appropriations**

Total Funds	3,252,559	2,819,630		**6,072,189**
General Fund				
Cash Funds				
Reappropriated				
Federal Funds				

COLORADO
Department of Higher Education

STATE OF COLORADO
DEPARTMENT OF HIGHER EDUCATION

Print Date: 3/31/2021

CAPITAL CONSTRUCTION/CAPITAL RENEWAL PROJECT REQUEST- *COST SUMMARY (CC_CR-C)**

(A)	(1) **Funding Type (Cash, CCF, Cash & CCF):**	**CCF**	(2) **Intercept Program Request? (Yes/No):**	No
(B)	(1) **Institution:**	Adams State University	(2) **Name & Title of Preparer:**	Bruce Del Tondo / Director of Construction Management
(C)	(1) **Project Title:**	Plachy Hall HVAC Upgrade/replace	(2) **E-mail of Preparer:**	bdeltond@adams.edu
(D)	(1) **Project Phase (Phase __ of __):**	1 of 1	(2) **State Controller Project # (if continuation):**	2017-023P18 / 2017-023M21
(E)	(1) **Project Type (CC or CR):**	CR	(2) **Institution Signature Approval:**	Revised 03/29/21 Bruce Del Tondo Date
(F)	(1) **Year First Requested:**	FY __2016-2017_____	(2) **CDHE Signature Approval:**	Date
(G)	(1) **Priority Number (Leave blank for continuation projects):**	_____ of _____	(2) **OSPB Signature Approval**	Date

(1)		(a) **Total Project Costs**	(b) **Total Prior Appropriation**	(c) **Current Budget Year Request**	(d) **Year Two Request**	(e) **Year Three Request**	(f) **Year Four Request**	(g) **Year Five Request**
	Land /Building Acquisition							
(2)	Land Acquisition/Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(3)	Building Acquisition/Disposition	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(4)	***Total Acquisition/Disposition Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Professional Services							
(5)	Planning Documentation	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(6)	Site Surveys, Investigations, Reports	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(7)	Architectural/Engineering/ Basic Services	$ 296,594	$ 276,594	**$ 20,000**	$ -	$ -	$ -	$ -
(8)	Code Review/Inspection	$ 30,000	$ 15,000	**$ 15,000**	$ -	$ -	$ -	$ -
(9)	Construction Management	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(10)	Advertisements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(11)	Other (Specify)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(12)	Inflation Cost for Professional Services	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(13)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(14)	***Total Professional Services***	$ 326,594	$ 291,594	**$ 35,000**	$ -	$ -	$ -	$ -
	Construction or Improvement							
(15)	Infrastructure Service/Utilities	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(16)	Infrastructure Site Improvements	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(17)	**Structure/Systems/ Components:**							
(18)	Cost for New (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(19)	*New at $_____ X _____GSF*							
(20)	Cost for Renovation (GSF):	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(21)	*Renovation at $_____ X _____GSF*							
(22)	Cost for Capital Renewal (GSF):	$ 6,742,000	$ 5,223,595	**$ 1,518,405**	$ -	$ -	$ -	$ -
(23)	*Renewal at $57.14_X 118,054_GSF*							
(24)	Other (Specify): Asbestos Removal	$ 10,000	$ 5,000	**$ 5,000**	$ -	$ -	$ -	$ -
(25)	High Performance Certification Program	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(26)	Prevailing Wage Requirement							
(27)	Inflation for Construction	$ -	$ -		$ -	$ -	$ -	$ -
(28)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(29)	***Total Construction Costs***	$ 6,752,000	$ 5,228,595	**$ 1,523,405**	$ -	$ -	$ -	$ -
	Equipment and Furnishings							
(30)	Equipment	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(31)	Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(32)	Communications	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(33)	Inflation for Equipment & Furnishings	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(34)	Inflation Percentage Applied		0.00%	**0.00%**	0.00%	0.00%	0.00%	0.00%
(35)	***Total Equipment & Furnishings Cost***	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
	Miscellaneous							
(36)	Art in Public Places	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(37)	Relocation Costs	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(38)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(39)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(40)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(41)	Other Costs [specify]	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(42)	***Total Misc. Costs***	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	Total Project Costs							
(43)	***Total Project Costs***	**$ 7,078,594**	**$ 5,520,189**	**$ 1,558,405**	**$ -**	**$ -**	**$ -**	**$ -**
	Project Contingency							
(44)	5% for New	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(45)	10% for Renovation	$ 707,841	$ 552,000	**$ 155,841**	$ -	$ -	$ -	$ -
(46)	***Total Contingency***	$ 707,841	$ 552,000	**$ 155,841**	$ -	$ -	$ -	$ -
	Total Budget Request							
(47)	***Total Budget Request***	**$ 7,786,435**	**$ 6,072,189**	**$ 1,714,246**	**$ -**	**$ -**	**$ -**	**$ -**
	Funding Source							
(48)	Capital Construction Fund (CCF)	$ 7,786,435	$ 6,072,189	**$ 1,714,246**	$ -	$ -	$ -	$ -
(49)	Cash Funds (CF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(50)	Reappropriated Funds (RF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
(51)	Federal Funds (FF)	$ -	$ -	**$ -**	$ -	$ -	$ -	$ -
	TOTAL	**7,786,435**	**6,072,189**	**1,714,246**	**-**	**-**	**-**	**-**

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAMS

BID

Institution/Agency: Adams State University

Project No./Name: 2017-023P18/2017-023M21 Plachy Hall HVAC Upgrade and Replacement

	Bidder Question Responses 2/24/21
Bidder Acknowledges Receipt of Addenda Numbers:	
Bidder Anticipates Services outside the United States or Colorado:*	No ☒ Yes ☐ If Yes see 3A below
Bidder will comply with 80% Colorado Labor on project above $500,000:	Yes ☒ No ☐ If No see 3B below
Bidder is a Service-Disabled Veteran Owned Small Business:*	No ☒ Yes ☐ If Yes see 3C below

Base Bid $6,742,000.00

(Refer to Bid Alternate Form SC-6.13.1 Attached, If Applicable)

Bidder's Time of Completion

a. Time Period from Notice to Proceed to Substantial Completion:	152 days
b. Time Period from Substantial Completion to Final Acceptance:	30 days
c. Total Time of Completion of Entire Project (a + b):	182 days

1. **BID:** Pursuant to the advertisement by the State of Colorado dated 2/1/2021 the undersigned bidder hereby proposes to furnish all the labor and materials and to perform all the work required for the complete and prompt execution of everything described or shown in or reasonably implied from the Bidding Documents, including the Drawings and Specifications, for the work and for the base bid indicated above. Bidders should include all taxes that are applicable.
2. **EXAMINATION OF DOCUMENTS AND SITE:** The bidder has carefully examined the Bidding Documents, including the Drawings and Specifications, and has examined the site of the Work, so as to make certain of the conditions at the site and to gain a clear understanding of the work to be done.
3. **PARTIES INTERESTED IN BID:** The bidder hereby certifies that the only persons or parties interested in this Bid are those named herein, and that no other bidder or prospective bidder has given any information concerning this Bid.
   - **A.** If the bidder anticipates services under the contract or any subcontracts will be performed outside the United States or Colorado, the bidder shall provide in a written statement which must include, but need not be limited to the type of services that will be performed at a location outside the United States or Colorado and the reason why it is necessary or advantageous to go outside the United States or Colorado to perform such services. (Does not apply to any project that receives federal moneys) *
   - **B.** For State Public Works projects per C.R.S. 8-17-101, Colorado labor shall be employed to perform at least 80% of the work. Colorado Labor means any person who is a resident of the state of Colorado at the time of the Public Works project. Bidders indicating that their bid proposal will not comply with the 80% Colorado Labor requirement are required to submit written justification along with the bid submission. (Does not apply to any project that receives federal moneys) *
   - **C.** A Service-Disabled Veteran Owned Small Business (SDVOSB) per C.R.S. 24-103-211, means a business that is incorporated or organized in Colorado or maintains a place of business or has an office in Colorado and is officially registered and verified by the Center for Veteran Enterprise within the U.S. Department of Veteran Affairs. Attach proof of certification along with the bid submission. *
4. **BID GUARANTEE:** This Bid is accompanied by the required Bid Guarantee. You are authorized to hold said Bid Guarantee for a period of not more than thirty (30) days after the opening of the Bids for the work above indicated, unless the undersigned bidder is awarded the Contract, within said period, in which event the Director, State Buildings Programs, may retain said Bid Guarantee, until the undersigned bidder has executed the required Agreement and furnished the required Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance and Affidavit Regarding Unauthorized Immigrants.
5. **TIME OF COMPLETION: The bidder agrees to achieve Substantial Completion of the Project from the date of the Notice to Proceed within the number of calendar days entered above, and in addition, further agrees that the period between Substantial Completion and Final Acceptance of the Project will not exceed the number of calendar days noted above.** If awarded the Work, the bidder agrees to begin performance within ten (10) days from

the date of the Notice to Proceed subject to Article 46, Time of Completion and Liquidated Damages of the General Conditions of the Contract, and agrees to prosecute the Work with due diligence to completion. The bidder represents that Article 7D of the Contractor's Agreement (SC-6.21) has been reviewed to determine the type and amount of any liquidated damages that may be specified for this contract.

6. **EXECUTION OF DOCUMENTS:** The bidder understands that if this Bid is accepted, bidder must execute the required Agreement and furnish the required Performance Bond, Labor and Material Payment Bond, Insurance Policy and Certificates of Insurance and Affidavit Regarding Unauthorized Immigrants within ten (10) days from the date of the Notice of Award, and that the bidder will be required to sign to acknowledge and accept the Contract Documents, including the Drawings and Specifications.
7. **ALTERNATES:** Refer to the Information for Bidders (SC-6.12) for Method of Award for Alternates and use State Form SBP-6.13.1 Bid Alternates form to be submitted with this bid form if alternates are requested by the institution/agency in the solicitation documents.
8. **Submit wage rates** (direct labor costs) for prime contractor and subcontractor as requested by the institution/agency in the solicitation documents.
9. **The right is reserved to waive informalities and to reject any and all Bids.**

**Does not apply to projects for Institutions of Higher Education that have opted out of the State Procurement Code.*

SIGNATURES: If the Bid is being submitted by a Corporation, the Bid shall be signed by an officer, i.e., President or Vice-President. If a sole proprietorship or a partnership is submitting the Bid, the Bid shall so indicate and be properly signed.

Dated this 3rd Day of March , 2021

THE BIDDER:

Alcon Construction, Inc.
Company Name

12233 County Rd 5 S Alamosa, CO 81101
Address (including city, state and zip)

Phone number: (719) 589-4084

Brian D. Cook - President
Name (Print) and Title

BDC
Signature

STATE OF COLORADO
OFFICE OF THE STATE ARCHITECT
STATE BUILDINGS PROGRAM

BID ALTERNATES FORM

Institution/Agency: Adams State University
Project No./Name: 2017-023P18/2017-023M21 Plachy Hall HVAC Upgrade and Remplacement

Additive alternates will not be used if deductible alternates are used and deductible alternates will not be used if additive alternates are used.

Additive Alternates (If Applicable)
Refer to specification section _____ for descriptions of add alternates. If the add alternates are accepted, the base bid would be modified by the amount entered by the bidder.

A.A. No. 1		Add $
A.A. No. 2		Add $
A.A. No. 3		Add $
A.A. No. 4		Add $
A.A. No. 5		Add $
A.A. No. 6		Add $
A.A. No. 7		Add $
A.A. No. 8		Add $
A.A. No. 9		Add $
A.A. No. 10		Add $

Deductive Alternates (If Applicable)

Refer to specification section 01230 for descriptions of the deductive alternates. If the deductive alternates are accepted, the base bid would be modified by the amount entered by the bidder.

D.A. No. 1	RTU-2 thru RTU-5	Deduct $	(280,188.00)
D.A. No. 2	RTU-1	Deduct $	(91,677.00)
D.A. No. 3	Upper Gymnasium Existing Air System Demo	Deduct $	(38,877.00)
D.A. No. 4	Baseboard Heaters Demo in Area D	Deduct $	(3,740.00)
D.A. No. 5	Steam/Condensate Piping Demo	Deduct $	(6,200.00)
D.A. No. 6	Field House Duct/Fan Demo & Omission of New MAU	Deduct $	(168,291.00)
D.A. No. 7		Deduct $	
D.A. No. 8		Deduct $	
D.A. No. 9		Deduct $	
D.A. No. 10		Deduct $	

THE BIDDER:
Alcon Construction, Inc.
Company Name

Signature

3/3/2021
Date