

UNIVERSITY OF
NORTHERN COLORADO

BOARD OF TRUSTEES AGENDA ITEM

Meeting Date: June 11, 2021

Action Item Discussion Item Information Item

Name of Item:	Capital Plan Approvals
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Responsible Staff Member: Blaine Nickeson

Summary of Issue: The Colorado Department of Higher Education requires board approval each year for capital construction and information technology priorities. The attached sheets show the FY23 five-year state funded capital construction and information technology priorities; if funded, they would be included in the FY23 budget recommendation to the Board of Trustees in June 2022.

In addition, board approval of controlled maintenance projects prior to July 1, 2021, allows for an exemption from new prevailing wage requirements (see definition below). FY22 controlled maintenance projects (funded in current Long Bill), FY23 controlled maintenance/capital renewal along with the list of five-year controlled maintenance priorities are attached for your approval in Appendix A of this document.

Prevailing Wage Requirements: For public projects that are anticipated to cost more than \$500,000, the bill requires all contractors and subcontractors to pay local prevailing wages and fringe benefits to employees weekly. Prevailing wages are determined by Colorado Department of Labor and Employment (CDLE) and are published with the project solicitation. Contractors have to submit monthly reports to us and keep daily logs of employees. Facilities Management Planning and Construction will have to manage these reports and report violations to the contractors, who have 15 days to cure any violations. CDLE can fine contractors for willful violations. Project costs are expected to increase between 5% and 10% at a minimum, which was not factored in to the approved project budgets.

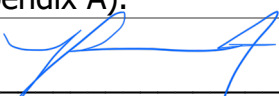
Recommended Action by BOT:	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> No Action Needed
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Change to Board Policy Manual:	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> No Action Needed
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If yes, Section:	
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Administrative Recommendation (Motion):

- 1) Approve the 5-year state-funded capital construction and information technology priorities.
- 2) Approve FY22 controlled maintenance projects (funded in current Long bill), FY23 controlled maintenance/capital renewal projects and the list of five-year controlled maintenance projects. (Appendix A).



Signature of Associate Vice President

6/2/21

Date

Signature of President

Date

UNIVERSITY OF
NORTHERN COLORADO

Office of the Board of Trustees

6/11/21

Lauren Gilliland
Colorado Department of Higher Education
1560 Broadway Suite 2200
Denver, CO 80202

Dear Ms. Gilliland:

Enclosed please find the five-year state-funded capital construction and information technology project priorities for the University of Northern Colorado. These priorities emerged from UNC's capital planning process which also includes an annual capital budget for a wide array of deferred maintenance and capital renewal projects which are funded from student fees and donors.

Sincerely,

Richard L. Monfort
Board Chair



Five-Year Capital Construction/Capital Renewal Project Plan FY 2022-23 to FY 2026-27 (CC_CR-P)

(A)	(1) Institution Name:	University of Northern Colorado	(2) Institution Signature Approval:	Date
(B)	(1) Name & Title of Preparer:	Kirk Leichter, AVP Facilities Management	(2) CDHE Signature Approval:	Date
(C)	(1) E-mail of Preparer:	kirk.leichter@unco.edu		

	GRAND TOTALS	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(D)	Capital Construction Funds (CCF)	\$116,741,458	\$0	\$4,540,656	\$31,543,586	\$7,558,579	\$29,906,664	\$43,191,973
	Cash Funds (CF)	\$1,179,541	\$0	\$46,000	\$318,622	\$76,349	\$302,287	\$436,283
	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total Funds (TF)	\$117,920,999	\$0	\$4,586,656	\$31,862,208	\$7,634,928	\$30,208,951	\$43,628,256

(1)	Project Title and No. of Phases:	Gray Hall mechanical systems replacement phase 1 of 1						
(2)	Brief Description of Project:	Upgrade all HVAC and plumbing systems in Gray Hall. Add fire sprinklers and cooling.						
(3)	Intercept Program? (Yes/No):	No						
(4)	(a) Priority Number:	1	(b) Project Type:	Capital Renewal	(c) Gross Square Feet:	27531		
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$4,540,656	\$0	\$4,540,656	\$0	\$0	\$0	\$0
(7)	Cash Funds (CF)	\$46,000	\$0	\$46,000	\$0	\$0	\$0	\$0
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(10)	Total Funds (TF)	\$4,586,656	\$0	\$4,586,656	\$0	\$0	\$0	\$0

(1)	Project Title:	Frasier Hall capital renewal phase 1 of 1						
(2)	Brief Description of Project:	Renew all mechanical, electrical, plumbing systems and architectural finishes. Add cooling.						
(3)	Intercept Program? (Yes/No):	No						
(4)	(a) Priority Number:	2	(b) Project Type:	Capital Renewal	(c) Gross Square Feet:	94828		
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$31,543,586	\$0	\$0	\$31,543,586	\$0	\$0	\$0
(7)	Cash Funds (CF)	\$318,622	\$0	\$0	\$318,622	\$0	\$0	\$0
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(10)	Total Funds (TF)	\$31,862,208	\$0	\$0	\$31,862,208	\$0	\$0	\$0

(1)	Project Title & No. of Phases:	Crabbe Hall capital renewal phase 1 of 1						
(2)	Brief Description of Project:	Renew all mechanical, electrical, plumbing systems and architectural finishes. Add cooling.						
(3)	Intercept Program? (Yes/No):	No						
(4)	(a) Priority Number:	3	(b) Project Type:	capital renewal	(c) Gross Square Feet:	22723		
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$7,558,579	\$0	\$0	\$0	\$7,558,579		\$0
(7)	Cash Funds (CF)	\$76,349	\$0	\$0	\$0	\$76,349		\$0
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0		\$0
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0		\$0
(10)	Total Funds (TF)	\$7,634,928	\$0	\$0	\$0	\$7,634,928		\$0

(1)	Project Title & No. of Phases:	Candelaria Hall capital renewal phase 1 of 1						
(2)	Brief Description of Project:	Renew all mechanical, electrical, plumbing systems and architectural finishes.						
(3)	Intercept Program? (Yes/No):	No						
(4)	(a) Priority Number:	4	(b) Project Type:	Capital renewal	(c) Gross Square Feet:		89907	
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$29,906,664	\$0	\$0	\$0	\$0	\$29,906,664	
(7)	Cash Funds (CF)	\$302,287	\$0	\$0	\$0	\$0	\$302,287	
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	
(10)	Total Funds (TF)	\$30,208,951	\$0	\$0	\$0	\$0	\$30,208,951	

(1)	Project Title & No. of Phases:	McKee renewal phase 1 of 1						
(2)	Brief Description of Project:	Renew all mechanical, electrical, plumbing systems and architectural finishes.						
(3)	Intercept Program? (Yes/No):	No						
(4)	(a) Priority Number:	5	(b) Project Type:	Capital Renewal	(c) Gross Square Feet:		129846	
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$43,191,973	\$0	\$0	\$0	\$0	\$0	\$43,191,973
(7)	Cash Funds (CF)	\$436,283	\$0	\$0	\$0	\$0	\$0	\$436,283
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(10)	Total Funds (TF)	\$43,628,256	\$0	\$0	\$0	\$0	\$0	\$43,628,256

(1)	Project Title & No. of Phases:	Michener Library renovation						
(2)	Brief Description of Project:							
(3)	Intercept Program? (Yes/No):							
(4)	(a) Priority Number:		(b) Project Type:		(c) Gross Square Feet:			
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(7)	Cash Funds (CF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(10)	Total Funds (TF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0

(1)	Project Title & No. of Phases:							
(2)	Brief Description of Project:							
(3)	Intercept Program? (Yes/No):							
(4)	(a) Priority Number:		(b) Project Type:		(c) Gross Square Feet:			
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(7)	Cash Funds (CF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(10)	Total Funds (TF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Five-Year Capital Construction/Capital Renewal Project Plan FY 2022-23 to FY 2026-27 (CC_CR-P)

(A)	(1) Institution Name:	University of Northern Colorado	(2) Institution Signature Approval:	Date				
(B)	(1) Name & Title of Preparer:	Bret Naber, Assistant Vice President/CIO	(2) CDHE Signature Approval:	Date				
(C)	(1) E-mail of Preparer:	bret.naber@unco.edu						
GRAND TOTALS		(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
Capital Construction Funds (CCF)		\$5,982,152	\$0	\$4,325,584	\$0	\$1,656,568	\$0	\$0
(D)	Cash Funds (CF)	\$252,850	\$0	\$184,931	\$0	\$67,919	\$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)		\$6,235,002	\$0	\$4,510,515	\$0	\$1,724,487	\$0	\$0

(1)	Project Title and No. of Phases:	ERP Modernization and Cloud Transition						
(2)	Brief Description of Project:	The University of Northern Colorado is requesting state funding to implement an Enterprise Resource Planning (ERP) Modernization and Cloud Transition project. This project is part of a significant transformation to move the University to a modern sustainable ERP platform. The project will include analysis of current business processes, a deployment of a data hub system focused on agility and sustainability, consolidation of identity management systems and the transition of UNC's ERP to the cloud.						
(3)	Intercept Program? (Yes/No):	No						
(4)	(a) Priority Number:	1 of 2	(b) Project Type:	CCF	(c) Gross Square Feet:			
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$4,325,584	\$0	\$4,325,584	\$0	\$0	\$0	\$0
(7)	Cash Funds (CF)	\$184,931	\$0	\$184,931	\$0	\$0	\$0	\$0
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(10)	Total Funds (TF)	\$4,510,515	\$0	\$4,510,515	\$0	\$0	\$0	\$0

(1)	Project Title:	Replace Aging Wireless Infrastructure						
(2)	Brief Description of Project:	Several significant portions of the wireless network need to be replaced and updated. The equipment includes wireless controllers, access points, and call recording equipment. Advancements in technology will allow for greater coverage, stability, and throughput. This project is critical to support our student first mission.						
(3)	Intercept Program? (Yes/No):							
(4)	(a) Priority Number:	2 of 2	(b) Project Type:	CCF	(c) Gross Square Feet:			
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$1,656,568	\$0	\$0	\$0	\$1,656,568	\$0	\$0
(7)	Cash Funds (CF)	\$67,919	\$0	\$0	\$0	\$67,919	\$0	\$0
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(10)	Total Funds (TF)	\$1,724,487	\$0	\$0	\$0	\$1,724,487	\$0	\$0

(1)	Project Title & No. of Phases:							
(2)	Brief Description of Project:							
(3)	Intercept Program? (Yes/No):							
(4)	(a) Priority Number:		(b) Project Type:		(c) Gross Square Feet:			
(5)	(a) Funding Source	(b) Total Project Cost	(c) Total Prior Appropriation	(d) Current Budget Year Request	(e) Year Two Request	(f) Year Three Request	(g) Year Four Request	(h) Year Five Request
(6)	Capital Constr Funds (CCF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(7)	Cash Funds (CF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(8)	Reappropriated Funds (RF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(9)	Federal Funds (FF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(10)	Total Funds (TF)	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Appendix A:
Date: 5-28-21

From: Kirk Leichliter
Assistant Vice President, Facilities Management

Re: Board of Trustees CC/CR/CM project approvals

Note: Projects with Board approval prior to July 1, 2021, are exempt from new prevailing wage requirements.

FY 21/22 Controlled Maintenance (funded in current Long bill)

- Replace chiller - Michener Phase 1 of 1
 - o \$922,705
 - o Replace existing absorption chiller with new, energy efficient centrifugal chiller. Current chiller was installed in 1993 and typically has an expected life of 15-20 years. Work includes modifications to the electrical system, equipment access to the mechanical room, piping modifications as needed to accommodate new chiller.
- Replace chiller - Candelaria Phase 1 of 1
 - o \$902,545
 - o Replace existing absorption chiller with new, energy efficient centrifugal chiller. Current chiller was installed in 1998 and typically has an expected life of 15-20 years. Work includes modifications to the electrical system, equipment access to the mechanical room, piping modifications as needed to accommodate new chiller.

FY 22/23 Controlled Maintenance

- Crabbe Hall crawlspace abatement and piping replacement
 - o \$157,464
 - o Abate remaining crawlspace piping including removal of contaminated soil on dirt floor. Replace steam and condensate piping in crawlspace. Repair domestic water and sewer lines in crawlspace as needed.

- Butler Hancock roof replacement
 - o \$1,323,875
 - o Replace roof sections 1, 4, 5, 5a, 6 and 7 on Butler Hancock. These roof sections are an average of 21 years old.

- Arts Annex fire sprinklers
 - o \$242,722
 - o Install fire sprinklers in the original 1933 portion of the Arts Annex. The 2001 addition is fully sprinklered. This project has been requested by our insurance provider. Once completed, Gray Hall would be the last academic building on campus in need of fire sprinklers.

FY 22/23 Capital Construction /Capital Renewal

- Gray Hall mechanical system replacement
 - o \$4,586,656
 - o This project will replace all of the heating and plumbing systems serving Gray Hall. The building currently has a mix of steam and HTHW heating sources. All of the heating equipment is very inefficient and is beyond its expected life. The project will also connect the building to the central campus chilled water system and add fire sprinklers.



Controlled Maintenance Project Request - Five Year Plan FY2022-23 to FY2026-27 (CM 5P)

(A) Agency/Institution:	University of Northern Colorado	(B) Agency/Institution Signature Approval:	Date
(C) OSA Delegate Signature:	Date	(D) OSA Review Signature:	Date

(1) Agency / Institution Priority #	(2) Project M # (if continuation)	(3) CM Category	(4) Project Title - # of Phases	(5) Total Project Cost	(6) Prior Appropriation	(7) FY22/23 Budget Request	(8) FY23/24 Budget Request	(9) FY24/25 Budget Request	(10) FY25/26 Budget Request	(11) FY26/27 Budget Request
1		ENV	Crabbe Hall crawlspace abatement & piping replacement 1 phase	\$ 157,464	\$ -	\$ 157,464				
1		RF	Butler Hancock roof replacement 1 phase	\$ 1,323,875	\$ -	\$ 1,323,875				
1		FS	Arts Annex fire sprinklers 1 phase	\$ 242,722	\$ -	\$ 242,722				
2		ENV	Butler Hancock 100 flooring abatement and replacement 1 phase	\$ 1,826,647	\$ -		\$ 1,826,647			
2		RF	Bishop Lehr roof replacement 2 phases	\$ 2,421,477	\$ -		\$ 1,200,000	\$ 1,221,477		
2		HVAC	Chiller replacement Ross Hall 1 phase	\$ 1,517,425	\$ -		\$ 1,517,425			
3		HVAC	Chiller replacement Gunter Hall 1 phase	\$ 1,066,380	\$ -			\$ 1,066,380		
3		RF	Roof replacement Frasier Hall section 1 1 phase	\$ 877,659	\$ -			\$ 877,659		
4		MISC	Upgrade architectural finishes Carter Hall 2 phases	\$ 1,415,440	\$ -				\$ 1,415,440	
4		MISC	Elevator upgrades 1 phase	\$ 233,681	\$ -				\$ 233,681	
4		HVAC	Replace HVAC & control systems Kepner Hall 1 phase	\$ 1,200,000	\$ -				\$ 1,200,000	
5		EL	McKee Hall replace electrical switchgear	\$ 550,000						\$ 550,000
5		MISC	Replace McKee lecture hall seating 1 phase	\$ 600,000	\$ -					\$ 600,000
5		MISC	Upgrade architectural finishes McKee Hall 2 phases	\$ 1,415,440	\$ -					\$ 1,415,440
				\$ -						
				\$ -						
(12) Totals for each Fiscal Year						\$1,724,061	\$4,544,072	\$3,165,516	\$2,849,121	\$2,565,440
(13) Grand Total of the Five Year Plan						\$14,848,210				