

STATE BOARD FOR COMMUNITY COLLEGES AND OCCUPATIONAL EDUCATION

October 9, 2024

TOPIC: Trinidad State College (TSC) Spending Authority Request for Phase I and Phase II
Freudenthal Library Renovation on the Trinidad Campus

PRESENTED BY: Dr. Rhonda Epper, President

RELATIONSHIP TO THE STRATEGIC PLAN:

- Transform the student experience.
- Redefine our Value Proposition through accessibility, affordability, quality, accountability, resource development, and operational excellence.

EXPLANATION:

Trinidad State College (also referred to as TSC or College) is requesting permission to spend \$890,139 (\$695,139 for phase I and \$195,000 for phase II) in cash funds to provide additional budgetary support for the Freudenthal Library Renovation on the Trinidad Campus in Trinidad, Colorado.

Trinidad State College (TSC) was originally appropriated State funding for this project based on a budget that was created in April 2020. This budget was created prior to the unprecedented cost increases in construction because of the COVID-19 Pandemic. As a result, TSC had to drastically cut costs through scope reduction in the design phase which severely limited the program.

Throughout the construction phase, TSC, alongside the Architect and Contractor, budgeted conservatively and as a result have been able to utilize project savings to construct some, but not all, of the scope that was reduced early in design. To cover this shortfall in budget, TSC has identified a grant and received donations through its foundation, totaling \$890,139. TSC requests the use of these additional cash funds to be able to realize the full scope of the original design program.

Phase I construction commenced in April 2023 and is nearly complete. The only contracted construction work remaining is the completion of the new grand entryway. Otherwise, there are a handful of smaller items to complete, including roller shades, security gates, limited additional furniture, and repairs to the existing air conditioning that were not within budget and therefore excluded from the design. Phase II Construction commenced in December 2023 and is nearing completion as well.

BACKGROUND:

The primary intent of the Phase 1 Freudenthal Library Renovation is to create enhanced learning and collaboration spaces for the use of not only students and staff, but also the local Trinidad community as well. Furthermore, the project modernizes a building that has not had capital improvement to this scale since it was built in the mid-1960s. The project turned underutilized spaces into areas for collaboration, including a Maker Space, Study Lounge, and a Multi-Use space with team study rooms, conference rooms, and a business incubator space.

The College received an overall appropriation of \$6,276,339 for Phase I. Initial estimates for the total scope of Phase I were over \$7 million. As a result of the over budget estimates, Trinidad State, sDC, and Nunn collectively sought out value engineering options to decrease the cost of work such that it was within the Fixed Limit of Construction. Because the estimate overages were so great, there was a considerable amount of scope that was eliminated or designated as an alternate. However, due to availability of additional funding, TSC, NV5, sDC, and Nunn construction were able to pull in the alternates and achieve the larger scope of the original project.

TSC received an overall appropriation of \$1,165,125 for Phase II. The original scope of Phase II of the Freudenthal Library Renovation included renovation of the Loudon-Henritze Archaeological Museum which has not received any changes in nearly 30 years as well as the creation of a parking lot. Because of the value engineering of Phase I, the patio space on the second level of the building was not going to receive any renovation. However, in lieu of additional parking, it was decided that the patio be included in Phase II renovation to create additional space for students, staff and community

The combined state funds plus cash funds, if approved, available to TSC for this entire project = \$6,276,339 + \$1,165,125 + \$890,139 = \$ 8,331,603.

RECOMMENDATION:

Staff recommend the Board approve TSC's request for additional spending authority of \$890,139 for the completion of Library Renovation Project. Staff also recommends the Board delegate signature authority to the System Vice Chancellor of Finance and Administration for related contract documents on the condition that all Board and State processes are followed.