

# University of Colorado at Boulder

## Request for Proposal Information Packet

PR 003218  
Notice 08-14

### Ketchum Capital Renewal

#### I. PURPOSE / BACKGROUND

##### A. Program Description

The University of Colorado at Boulder seeks an architectural design team to design and renovate the five-story Ketchum Arts & Sciences Building. This project is a pilot project for the State of Colorado's Capital Renewal Program. The Capital Renewal Program aims to renovate building systems, including adding air-conditioning, to older buildings, renewing significant buildings for the next century. Programmatic space changes are not anticipated except those required to bring the building up to modern codes and accommodate infrastructure improvements.

Unlike the current program of controlled maintenance for the physical plant at CU-Boulder, capital renewal is intended to view the building as a whole, seeking to renew the systems within the building to provide a better 'delivery venue' conducive to the academic mission. The process of renewal will effectively add years of life to buildings that in the past would have been seen as candidates for demolition and replacement. This will also result in an improved Facility Condition Index (FCI) from .34 to .96. The benefits that will accrue to the University and the State of Colorado will be cost savings in the form of lower utility and maintenance costs, modern building systems, and enhanced accommodation for the delivery of academic programs. In addition, this program will be directly responsible for the revitalization of buildings that are integral to the function and beauty of the CU-Boulder campus.

##### B. Facilities Needs

The building is one of Charles Klauder's finest examples of the 'Tuscan Vernacular' style of architecture that characterizes the CU-Boulder campus. In addition, Ketchum is one of the premier facilities for the delivery of the undergraduate program at CU-Boulder.

The current CU-Boulder *Campus Master Plan, March 2001* anticipated that Ketchum would continue to house academic programs without significant change. Consequently, it is neither on the capital project list for programmatic change nor on the removal list. Rather, it is an ideal building for the systems renewal proposed. This facility is crucial to the College of Arts and Sciences space needs for teaching and undergraduate programs - centrally scheduled classrooms, faculty offices and a number of campus programs are housed there. The configuration of classrooms and faculty offices as it now stands is an efficient and time-tested arrangement of interior spaces. The layout of the spaces within the building will not change in the foreseeable future. The utilization of Ketchum in this manner is in conformance with the land use identified in the *Campus Master Plan, March 2001* and will continue into the foreseeable future.

The renewal of Ketchum will not result in programmatic enhancements but rather will improve the existing facility for academic program delivery. At present the building systems within the selected building are aging and due for replacement. The building systems within Ketchum to be assessed and renewed would include the HVAC, plumbing, and electrical infrastructure. In addition, the life safety / fire prevention systems would be evaluated and renewed.

Current systems audits show that the building is structurally sound but that the basic building systems are deteriorated and in need of replacement. This replacement would satisfy code compliance issues, maintenance upgrades and include an upgrade of the buildings electrical infrastructure to accommodate future technology projects and pedagogical advancements. Specific system items are fire rated doors, new electrical panels, new electrical wiring and receptacles, replacement of exterior windows, replacement of the heating system, lighting systems, and new roof gutters to name a few.

A system not existing but that would be included in this renewal project would be the addition of environmental conditioning (A/C or evaporative cooling). With construction at adjacent sites anticipated for the next few years the addition of environmental cooling will enable academic programs to keep their windows closed during classes thus improving the learning environment for the students, as well as, indoor air quality. The addition of cooling could also benefit future utilization of the building by increasing the year around classroom use as additional classes could be offered in the summer

### C. Scope of Work

The following table, taken from the State submittal form, describes the scope of work envisioned for this project.

Construction Improvement – Estimated Quantities

<u>WORK ITEM</u> (Labor/Material/Equipment)	<u>UNIT</u>
<b>Exterior Closure Total:</b>	
01) Window replacement (5000 sq.ft.)	S.F.
02) Exterior doors, R/R (8)	Ea.
03) Masonry repointing -- 1500'	L.F.
32) Masonry cleaning (40,000 sq. ft.)	S.F.
33) Exterior stairs reset/repoint (1600 sq.ft.)	S.F.
04) Foundation waterproofing	L.S.
<b>Roofing Total:</b>	
05) Gutters, R/R (680 L.F.)	L.F.
06) Roofing underlayment (2,898 sq. ft.)	S.F.
07) Downspout repair/replace (8	L.S.
54) Roof insulation (18,000 sq. ft.)	S.F.
<b>Interior Construction Total:</b>	
08) Soffits, chases, & shafts	L.S.
09) New mechanical room (1280 sq.ft.)	S.F.
10) Interior door hardware (176)	Ea.

36) Replace non-compliant doors (176)	Ea.
11) Non-compliant restrooms (2)	Ea.
12) Replace high mounted slop sinks (5)	Ea.
13) Exterior wall insulation (35,096 sq. ft.)	S.F.
34) New ceilings (56,000 sq. ft.)	S.F.
35) Non-compliant counter	Ea.
37) Seal/protect wall & floor penetrations	L.S.
38) Replace non-compliant access doors (5)	Ea.
39) Non-compliant tunnel access doors (3)	Ea.
40) Replace aging carpet (425 sq. yds.) (floor scraping/dump charges/cove base)	L.S.
<b>Interior Circulation Total:</b>	
14) Stairwell enclosures (10)	Ea.
15) Non-compliant handrails (620 L.F.)	L.F.
16) Entryway carpeting/matting (85 sq. yd.)	Sq. Yd.
<b>Interior Finishes:</b>	
43) Newly insulated exterior wall(35,096 sq.ft.)	S.F.
44) Refinish int. drs & woodwork (2,427sq.ft.) 5,580	S.F.
45) Soffit and shaft painting (7,176 sq. ft.)	S.F.
46) Other wall painting (121,342 sq. ft.)	S.F.
<b>Mechanical Systems Total:</b>	
51) Hot water piping for htg. convector units	Ea.
52) Heating convector units (172)	Ea.
17) Structural openings for shafts (4)	Ea.
18) Structural openings: ducts & laterals (100)	Ea.
19) New air handling unit	L.S.
20) New VAV boxes (50)	Ea.
21) Ductwork (45,000 lbs.)	Lb.
22) Cooling system piping & pumps	L.S.
41) Grill, registers & diffusers (320)	Ea.
42) Controls (heating/cooling/zone/monitoring)	L.S.
53) Testing & Balancing (48,306 sq.ft.)	S.F.
<b>Electrical Systems Total:</b>	
23) Replace electrical distribution panels (8)	Ea.
24) Electrical service for mechanical sys.	L.S.
47) Emergency exit discharge lighting (8)	Ea.
48) Fire Alarm additions (devices at non-compliant heights & new mag. door holders w/ FACP tie-in)	L.S.
49) Replace interior lighting fixtures (558)	Ea.
50) Add/replace wall receptacles	S.F.
25) Selective Demolition (includes old heating systems.)	L.S.

#### **D. Projected Size and Cost**

This plan proposes the renewal of the systems within the entire building (59,454 gross square feet). The total estimated project cost is \$9,426,963. The university is in the process of securing funding approvals for this project from the State Legislature. These approvals are anticipated to be secured in December 2007 for design, with approvals for construction occurring in the next fiscal year. The project schedule is to begin design January 3, 2008 at the latest with construction commencing on or before June 1, 2009.

Meeting the schedule for this project is critical to the success of the project. It is expected that the programs will move out of the existing Ketchum Arts & Sciences Building space to allow demolition and reconstruction. The project plan should minimize the amount of time that this relocation will occur. The design team will be expected to work with a CMGC firm that will be hired under a separate process so as to minimize the amount of time of construction. The intent of this project is to open the facility on or before August 1, 2010.

END