

Fiscal Year 2010-11 Capital Construction Request

Colorado School of Mines Student Health and Wellness Center

Motion:

Approve the request from the Colorado School of Mines for cash funds spending authority (\$2,799,892 CF) for the Student Health and Wellness Center project contingent upon approval by the Trustees of the Colorado School of Mines.

PROGRAM PLAN STATUS

2011-032

Approved Program Plan?

Yes

Date Approved:

October 8, 2009

PRIORITY NUMBERS

Prioritized By _____ Priority _____

Dept/Inst N/A of 5

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2010-11	FY 2011-12	Future Requests	Total Cost
CF	\$0	\$2,799,892	\$0	\$0	\$2,799,892
Total	\$0	\$2,799,892	\$0	\$0	\$2,799,892

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2010-11	FY 2011-12	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$381,998	\$0	\$0	\$381,998
Construction	\$0	\$2,159,980	\$0	\$0	\$2,159,980
Equipment	\$0	\$124,586	\$0	\$0	\$124,586
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$133,328	\$0	\$0	\$133,328
Total	\$0	\$2,799,892	\$0	\$0	\$2,799,892

PROJECT DESCRIPTION / SCOPE OF WORK

The Colorado School of Mines (Mines) is requesting cash funds spending authority to construct a 10,655-GSF Student Health and Wellness Center in order to replace the existing, deteriorating facility. The center will locate student medical, dental, counseling, and disability services in a single facility in order to provide a better standard of patient care and to meet federal privacy regulations.

The existing Student Health Center is located in a converted private residence and houses student medical and dental services. Student counseling and disability services are located in the Student Center. The new facility will be built on part of an existing parking lot and an underused section of the school's intramural fields, and will offer more convenient patient and emergency parking. The proposed facility includes distinct space for medical, dental, counseling, and disability services, including separate waiting and reception areas for medical and counseling services. In addition, the project will construct:

- medical examination rooms;
- training and treatment rooms;
- a recovery and observation area;
- a clean and dirty utility area;

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- office space for nurses and administrators;
- a pharmacy, laboratories, and a radiology suite;
- interview and conference rooms;
- ADA-compliant restrooms;
- medical records room and additional storage;
- staff room and kitchen; and
- a dental clinic.

The project request includes \$45,000 for new medical equipment and supplies.

PROJECT JUSTIFICATION

According to the school, the existing facility is only 2,682 GSF, and a space analysis conducted by Mines shows a need for a larger facility. The student population has almost doubled since the Student Health Center opened in 1988. Furthermore, the building has not been renovated since its conversion from a private residence and all its systems are deteriorated. Mines cites the following building deficiencies:

- cracked and settling foundation;
- failing roof;
- inadequate sound proofing, which leads to a lack of patient privacy;
- poor ventilation;
- deteriorated finishes, which are difficult to sterilize;
- limited examination room and laboratory space;
- no meeting spaces; and
- only one restroom.

Additionally, Mines says that it is difficult to control student traffic and noise in the Student Center where the counseling and disability services are located. Also, counseling and disability services have insufficient space, including small waiting areas, no interview or meeting rooms, and limited filing space.

PROGRAM INFORMATION

There are about 4,850 students enrolled at Mines. All students enrolled in four or more credit hours pay a student health fee, which entitles students to free evaluation and treatment for common illnesses and injuries, including doctor visits, over-the-counter medication, and prevention care. Counseling and disability services are also provided free of charge. Dental services are available on a fee-for-service basis. The Student Health Center is staffed full time by a nurse practitioner and two registered nurses. A physician is on site weekdays for about two hours a day. The dental clinic is also fully staffed.

LEED CERTIFICATION INFORMATION

Mines is dedicating \$107,999 of the project's total construction cost of \$2,159,980, or 5 percent, to LEED certification. The university plans to build the facility to the LEED gold standard, the second highest of four possible certification levels.

PROJECT STATUS

This is a new project.

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SOURCE OF CASH FUNDS

The source of cash funds for the project is Build America Bonds to be repaid from revenue earned from a student health fee. Mines anticipates issuing bonds in mid-November for a period of 30 years, at a rate of 3.6 percent. The anticipated annual payment is \$95,000 per year.

Higher Education Revenue Bond Intercept Program. This project is subject to the Higher Education Revenue Bond Intercept Program, which directs the Treasurer to make payments of principal and/or interest on bonds, on behalf of a state-supported institution of higher education, in the event a higher education institution does not make a scheduled payment.

STAFF QUESTIONS AND ISSUES

Mines has been requested to bring written responses to the questions below to the committee's 10/23 meeting:

1. Please provide additional information about the student health fee. How much is the student fee and how is the fee assessed? Do students have the ability to opt out of the student fee?
2. An earlier request submitted by Mines indicated that there is limited on-campus parking. What is the implication of using part of an existing parking lot to construct the new facility on available on-campus parking?

IMPACT ON OPERATING BUDGET

All maintenance and operating expenses will be paid from revenue from the student health fee.

PROJECT SCHEDULE

	Start Date	Completion Date
Physical Planning	January 2010	December 2010
Construction	February 2011	November 2011
Equipment		
Occupancy	December 2011	January 2012

