

Fiscal Year 2010-11 Capital Construction Request

University of Northern Colorado

Butler Hancock Interior Renovation

Motion:

Approve the request from the University of Northern Colorado for cash funds spending authority (\$3,000,000 CF) for the Butler Hancock Interior Renovation project.

PROGRAM PLAN STATUS

2008-055

Approved Program Plan?

 Yes

Date Approved:

PRIORITY NUMBERS

Prioritized By _____ Priority _____

Dept/Inst N/A of 1

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2010-11	FY 2011-12	Future Requests	Total Cost
CF	\$0	\$3,000,000	\$0	\$0	\$3,000,000
Total	\$0	\$3,000,000	\$0	\$0	\$3,000,000

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	\$86,500	\$0	\$0	\$86,500
Construction	\$0	\$2,493,000	\$0	\$0	\$2,493,000
Equipment	\$0	\$161,200	\$0	\$0	\$161,200
Miscellaneous	\$0	\$15,000	\$0	\$0	\$15,000
Contingency	\$0	\$244,300	\$0	\$0	\$244,300
Total	\$0	\$3,000,000	\$0	\$0	\$3,000,000

PROJECT DESCRIPTION / SCOPE OF WORK

The University of Northern Colorado (UNC) is requesting cash funds spending authority to complete the renovation of 40,100 GSF in the Butler Hancock Sports Pavilion. Butler Hancock houses the Athletics Department and elements of the School of Sport and Exercise Science (SES). The project will consolidate these programs in one facility, mitigate code compliance and life-safety issues, alleviate a space deficit, and aid the Athletics Department's transition to Division I competition.

When the project is complete, Butler Hancock will contain 34 new staff and faculty offices, 4 new seminar/conference/class rooms, 36 computer lab workstations, 2 smart classrooms, 12 reorganized and renovated locker rooms, an SES library and computer lab, and a new entryway.

The cash-funded portion of the project will complete renovation of the second-floor office area and mechanical upgrades in the gymnasium. An earlier appropriation funded the remainder of the project, which performs the work in Butler Hancock listed below.

- Construct two basic "smart" classrooms.
- Develop an academic success area on the second floor of the addition consisting of a high-technology computer classroom to be used for coursework and study. The area will be open and staffed during extended hours for student

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and student athlete use.

- Construct a new lobby on the north side of the building, including an improved front door and display areas for UNC athletic history.
- Remove portions of the existing concrete block walls within the building and install a new concrete block wall to allow the university to reconfigure locker rooms and expand the current athletic training room.
- Install a second level in each of the two existing racquetball courts.
- Install six lavatories and four showers on the ground floor of the north racquetball court.
- Resolve the building's Americans with Disabilities Act (ADA) accessibility issues.
- Renovate the locker rooms to reflect current standards, including installing new carpet, wood lockers with integrated benches, and a full HVAC system.
- Install new, larger staff locker rooms on the second floor.
- Modify existing swimming and diving locker rooms to include six individual showers, wood lockers, and other updated components.
- Add storage and mechanical space on the south side of the building.
- Install a new electrical service and main distribution switchboard.
- Install new lighting in new and renovated areas.
- Install a new fire alarm control panel and new smoke detection and ADA occupant notification devices in the new and renovated areas.
- Install a new chilled water system to provide air conditioning.

PROJECT JUSTIFICATION

UNC says the project will consolidate the SES and Athletics programs in one facility, alleviate a space deficit for both programs, address code compliance and life-safety issues, and aid the Athletics Department in its transition to Division I of the National Collegiate Athletics Association (NCAA).

Currently, there is no dedicated facility for the SES program, requiring SES faculty, staff, teaching assistants, and students to share Butler Hancock, Gunter Hall, and Gray Hall. Growth in both Athletics and SES has made Butler Hancock inadequate to handle the expanded needs of both programs, leading to a shortage in space that challenges these programs. The athletic and academic programs share the locker rooms, classrooms, equipment storage areas, and gymnasium, resulting in scheduling conflicts for classes and team practices and overlap in the use of these spaces. Once the project is complete, classrooms will no longer be used for team meetings, the academic programs will have adequate equipment storage and dedicated locker space, and SES will use improved athletic training and medical space, says UNC. The university also says the addition of two smart classrooms to Butler Hancock will help address a university-wide need for such technology.

The university has made no improvements to the electrical, mechanical, and life-safety systems in Butler Hancock in the 33 years since its construction. According to the university, these original systems are now 5 to 15 years beyond their expected life cycles, do not meet modern code requirements, and require ongoing and more frequent maintenance. The project's upgrades will address ADA accessibility requirements, electrical code issues associated with the building's electrical system and switchboard, and life-safety requirements associated with the building's fire alarm control panel, smoke detection system, and occupant notification devices.

Finally, UNC's Athletics Department moved to NCAA Division I on July 1, 2006, as a member of the Big Sky Conference. The university says improved athletics facilities are needed to compete with other schools in recruiting quality student athletes. The upgraded facilities will also help the university increase its spectator attendance.

PROGRAM INFORMATION

Butler Hancock Sports Pavilion was constructed in 1974 to accommodate the Health, Physical Education, and

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Recreation (HPER) and Athletics programs. HPER is now SES, with over 900 students, and the Athletics Department has grown to include 19 men's and women's teams with over 400 student athletes. In addition to SES and Athletics, space in Butler Hancock is used by the English, Higher Education and Student Affairs Leadership, Military Science, and Food, Nutrition, and Dietetics programs.

LEED CERTIFICATION INFORMATION

UNC plans to renovate the facility to the LEED silver standard, the third highest of four possible certification levels.

PROJECT STATUS

This is a new request.

Funding history. An appropriation for the full project was made in FY 2008-09, including \$3,000,000 in state funds and \$11,591,235 in principal amount included in the November 2008 certificates of participation issuance for various higher education projects. The \$3 million state funds appropriated to the project were cut during the 2009 legislative session as part of a budget-balancing measure. This request for cash funds spending authority will complete the project.

Construction status. The project design is complete and the COP-funded portion of the project is currently under construction.

SOURCE OF CASH FUNDS

The source of cash funds for the project is bonds to be repaid from institutional cash sources. The university anticipates issuing bonds in mid November at a rate of 3.96 percent.

Higher education revenue bond intercept program. This project is subject to the higher education revenue bond intercept program, which directs the state 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, unless a higher education institution adopts a resolutions stating that it will not accept such a payment prior to the issuance of the bonds for a project. UNC will participate in the revenue bond intercept program in order to use the state's credit rating when it bonds for the project.

STAFF QUESTIONS AND ISSUES

1. Please provide additional information about how the planned bond issuance will refund a portion of the 2001 auxiliary facilities bond. Will the new bond be used to refinance or repay a portion of the earlier bond issuance?

IMPACT ON OPERATING BUDGET

The project has no impact on state operating costs.

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PROJECT SCHEDULE

	Start Date	Completion Date
Physical Planning		
Construction	May 2010	October 2010
Equipment		
Occupancy	December 2010	January 2011