

## Fiscal Year 2009-10 Capital Construction Request

### University of Colorado -- Denver

*Health and Wellness Center*

#### PROGRAM PLAN STATUS

2009-137

Approved Program Plan? Yes Date Approved: May 27, 2009 

#### PRIORITY NUMBERS

Prioritized By

Priority

Dept/Inst

NP of 2

Cash projects are not prioritized.

#### PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2009-10</u>	<u>FY 2010-11</u>	<u>Future Requests</u>	<u>Total Cost</u>
CF	\$0	\$37,720,827	\$0	\$0	\$37,720,827
<b>Total</b>	<b>\$0</b>	<b>\$37,720,827</b>	<b>\$0</b>	<b>\$0</b>	<b>\$37,720,827</b>

#### ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2009-10</u>	<u>FY 2010-11</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,587,402	\$0	\$0	\$3,587,402
Construction	\$0	\$28,162,807	\$0	\$0	\$28,162,807
Equipment	\$0	\$3,360,404	\$0	\$0	\$3,360,404
Miscellaneous	\$0	\$813,984	\$0	\$0	\$813,984
Contingency	\$0	\$1,796,230	\$0	\$0	\$1,796,230
<b>Total</b>	<b>\$0</b>	<b>\$37,720,827</b>	<b>\$0</b>	<b>\$0</b>	<b>\$37,720,827</b>

#### PROJECT DESCRIPTION/ SCOPE OF WORK

The University of Colorado Denver (CU-Denver) is requesting cash funds spending authority to construct a four-story, 94,848-GSF Health and Wellness Center on the northwest corner of the Anschutz Medical Campus. The facility will bring together nutrition, physical activity, and weight management programs that are currently housed in disparate locations in a center the university says will serve as a "new model for health promotion and disease prevention." The university adds that it has set the following objectives for the project:

- create individual and community-based programs to optimize health and prevent disease;
- integrate science-based research programs in nutrition, weight loss, stress reduction, and physical activity with integrative medicine;
- become a health and wellness industry leader with trusted information; and
- promote innovative research in health and wellness.

The programs to be housed in the Health and Wellness Center will be relocated from numerous CU-Denver buildings, including Building 500 at the Anschutz Medical Campus and the North Pavilion building on the old 9th Avenue campus. In addition to offices and research and clinical spaces, the new facility will feature a fitness center with exercise equipment, a hot tub, and a sauna; a demonstration kitchen; and a small market featuring new and balanced nutrition options.

#### PROJECT JUSTIFICATION

The university says the project presents an opportunity to integrate research, clinical, educational, and outreach

## Fiscal Year 2009-10 Capital Construction Request

### University of Colorado -- Denver

#### Health and Wellness Center

programs in an interdisciplinary research center. The university believes the anticipated research outcomes will create healthier communities. The project also fits with the university's plans to centrally locate its medical programs on the Anschutz Medical Campus.

According to CU-Denver, it is difficult to collaborate when nutrition, physical activity, weight management, and stress reduction programs are spread across several locations. The university believes co-locating these programs will foster collaborative research activities and allow for the sharing of equipment and facilities. Researchers in the Health and Wellness Center will focus on issues of current relevance such as obesity, poor lifestyle choices, and the lack of fitness in American populations, and the relationship between these factors and diseases such as diabetes. The university says the research and publications produced by the facility will likely have a positive impact on residents of metropolitan Denver, and all of Colorado.

The university notes that the proposed Health and Wellness Center is a logical extension of recently completed facilities and program expansions on the Anschutz Medical Campus. The university has relocated a majority of its staff and programs from antiquated facilities on the 9th Avenue campus to new facilities at Anschutz. The completion of the Research 2 facility will move the remaining researchers and School of Medicine staff to the campus. The University of Colorado Hospital and the Children's Hospital have also relocated to Anschutz. CU-Denver says it is appropriate to look at new and improved ways for these researchers to collaborate on topics of current relevance, including those topics to be addressed in the Health and Wellness Center.

**Alternatives.** The university says remaining in disparate locations is not desirable because the programs will be hampered in their efforts to collaborate due to distance, and research will be impeded due to antiquated facilities. The university considered leasing space away from the Anschutz Medical Campus, but determined this alternative to be more costly because the university already owns the land at Anschutz, and there is no additional acquisition cost. In addition, the university believes donors are unlikely to contribute to programs housed in leased space.

#### PROGRAM INFORMATION

See Project Description/Scope of Work and Project Justification.

#### LEED CERTIFICATION INFORMATION

The project is not required to comply with the provisions of Sente Bill 07-051 regarding LEED certification because the project is being funded from cash sources, not state sources. However, 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 request.

#### SOURCE OF CASH FUNDS

The source of cash funds for this project is donations (\$20 million) and a bond financed by revenues from the proposed fitness facility (\$17.7 million). The project is not subject to the higher education revenue bond intercept program. The bonds will be issued during the project's second year for a term of 25 years at an interest rate of 5.5 percent. The gift funds will be spent during the first and second years of the project, while the bond proceeds will be used during the second and final years of the project. The university has \$15 million in donations on hand, and will fundraise for the remaining \$5 million. If the university is unable to raise the remaining \$5 million required for the project, it will use university cash funds instead.

#### STAFF QUESTIONS AND ISSUES

1. Please provide a list of the programs that will be housed in the new facility.

# Fiscal Year 2009-10 Capital Construction Request

## University of Colorado -- Denver

### Health and Wellness Center

- Center for Human Nutrition (University of Colorado Denver (UC Denver))
- Center for Integrative Medicine (University of Colorado Hospital (UCH))
- Center for Women's Health Research (UC Denver)

2. Please provide a brief description of the types and sizes of spaces to be included in the new facility.

*The space program table for the Health & Wellness Center is Attachment A.*

3. For what purposes will the spaces currently housing the subject programs be used once the programs are relocated to the new facilities?

*Center for Human Nutrition space in the North Pavilion facility will be available for temporary occupancies to ease space management issues at the Anschutz Medical Campus (AMC) until permanent space can be constructed at the AMC, or the North Pavilion facility may be sold when it is vacated. Center for Human Nutrition space in Building 500 will be occupied by programs directed by the Vice Chancellor of Research Affairs that are currently housed in inadequate facilities. The Center for Women's Health Research and Center for Integrative Medicine will be retaining space in their current locations as well as occupying space in the new facility. Many other proposed space program elements, such as the fitness center and demonstration kitchen, do not currently exist.*

4. Please briefly describe how the current distribution of programs to be housed in the new facility among different locations has been detrimental to the missions of these programs, and how co-locating the programs will be beneficial.

*The programs that will be the foundation of the Health & Wellness Center are currently located in different buildings on the AMC (some of which are UC Denver facilities and some of which are UCH facilities) as well as at the North Pavilion facility located 6 miles from the AMC near the former 9th Avenue campus. These fragmented and distant locations do not encourage collaborative research, impair the sharing of research and clinical knowledge, make sharing of equipment problematic, and are inconvenient to any research study participants who might be served at multiple sites. Maintaining multiple sites would also impair the effective use of new program elements such as the fitness center which would be difficult to be used and monitored by the researchers and clinicians in distant locations.*

*The proposed Health & Wellness Center has a new comprehensive mission that supersedes the missions of the programs upon which it will be founded. The Health & Wellness Center intends to develop a national and international reputation in health promotion and disease prevention; empower individuals to achieve healthier life styles; offer science-based programs; incorporate integrative medicine throughout the center's program elements; effectively compete for research funding; and make metro Denver the healthiest community in the country. This mission is not achievable in the facilities currently available.*

5. Please discuss the antiquated state and the deficiencies of the facilities currently housing the programs targeted to be moved to the new center.

*The North Pavilion facility was built in the 1950s. Since being acquired by UC Denver it has never been completely renovated or fully occupied. Its most serious deficiencies are in its HVAC system which is old, difficult to find parts for, and inconsistent with temperature and ambient noise. The air handling unit needs replacement and the system controls require upgrades. Elevators are in need of updating. Unused areas of the building have received little maintenance. Much of the facility is not conforming to ADA standards. The aesthetics and ambience of the facility are consistent with its origin and with a facility that has had minimal improvements in recent years.*

*The portion of the Center for Human Nutrition programs currently located in Building 500 was one of the first UC Denver program to locate into that facility after its acquisition. While Building 500 has undergone upgrades and renovations of various floors, the area occupied by this program is similar in condition to what it was when acquired from the US Army with some repainting and carpeting. Its layout is not well suited to the program, and its plumbing and HVAC have not been upgraded.*

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### Health and Wellness Center

#### IMPACT ON OPERATING BUDGET

	1st Year	2nd Year	3rd Year	4th Year	5th Year	Total
Personnel Services	According to the university, the revenues from the proposed facility will support all future operating costs; however, the university says it expects the building (as an academic facility) to be eligible for future controlled maintenance funding.					
Maintenance						
Utilities						
Supplies/Equipment						
Other						
<b>Total</b>	0	0	0	0	0	0

#### PROJECT SCHEDULE

	Start Date	Completion Date
Physical Planning	July 2009	June 2010
Construction	July 2010	December 2011
Equipment	January 2012	January 2012
Occupancy		January 2012

## SPACE PROGRAM

### Health and Wellness Center

PROGRAM/ROOM TYPE	SIZE	UNIT ASF	QTY	TOTAL ASF	Program ASF
<b>FITNESS &amp; NUTRITION AREAS</b>					
<b>Fitness Center</b>					16,400
Exercise Floor/Track	90' x 133'	12,000	1	12,000	
Small Studio	20' x 25'	500	1	500	
Medium Studio	25' x 40'	1,000	2	2,000	
Storage	10' x 10'	100	2	200	
Large Studio	30' x 50'	1,500	1	1,500	
Storage	12' x 16'8"	200	1	200	
<b>Women's Locker Room</b>					4,010
Lockers	30' x 40'	2,400	1	2,400	
Changing	5' x 5'	25	6	150	
Grooming	4' x 30'	120	1	120	
Showers	20' x 16'	320	1	320	
Bathroom	12' x 16'8"	200	1	200	
Sauna	10' x 15'	150	1	150	
Steam Room	10' x 15'	150	1	150	
Whirl Pool	13'3" x 15'	200	1	200	
Lounge	16' x 20'	320	1	320	
<b>Men's Locker Room</b>					4,010
Lockers	30' x 40'	2,400	1	2,400	
Changing	5' x 5'	25	6	150	
Grooming	4' x 30'	120	1	120	
Showers	20' x 16'	320	1	320	
Bathroom	12 x 16'8"	200	1	200	
Sauna	10' x 15'	150	1	150	
Steam Room	10' x 15'	150	1	150	
Whirl Pool	13'3" x 15'	200	1	200	
Lounge	16' x 20'	320	1	320	
<b>Locker Room Support</b>					580
Towel Room	10' x 18'	180	1	180	
Laundry	15' x 20'	300	1	300	
Janitor	10' x 10'	100	1	100	
<b>Therapeutic Pool</b>					2,876
20' x 40' Pool	36' x 56'	2,016	1	2,016	
Family Changing	10' x 12'	120	2	240	
Pump Room	20' x 25'	500	1	500	
Chemical Storage	10' x 12'	120	1	120	
<b>Fitness Staff</b>					1,000
Front Desk / Reception	10' x 24'	240	1	240	
Retail Sales	12' x 20'	240	1	240	
Manager Office	10' x 12'	120	1	120	
Staff Area	6' x 9'6"	57	7	400	
<b>Restaurant Lab</b>					1,600
Bistro	25' x 40'	1,000	1	1,000	
Kitchen	20' x 30'	600	1	600	
<b>Market &amp; Demo Kitchen Labs</b>					2,020
Demo Kitchen / Conference Room	20' x 40'	800	1	800	
Mobile Test Kitchen	12' x 15'	180	1	180	
Grocery Lab	20' x 40'	800	1	800	



	Office	10' x 12'	120	1	120
	Research Assistant	10' x 12'	120	1	120
	Conference Room	12' x 20'	240	2	480
	Classroom	25' x 32'	800	3	2,400
	Business Center	10' x 12'	120	1	120
<b>CLINICAL AREA</b>					
<b>Clinical Suite</b>					
	Exam Room	10' x 12'	120	23	2,760
	Work Station	5' x 6'	30	8	240
	Fellow Faculty	6' x 10'	60	4	240
	Nurse Station	10' x 12'	120	2	240
	Counseling Room	10' x 12'	120	7	840
	Body Composition Lab (DXA)	10' x 18'	180	1	180
	Exercise Testing Lab	12' x 20'8"	250	2	500
	Functional Assessment Lab	20' x 25'	500	1	500
	Procedure Room	10' x 14'	140	2	280
	Vascular Testing Lab	10' x 12'	120	1	120
	Strength Testing Lab	10' x 17'	170	1	170
<b>Clinical Support</b>					
	Reception / Check-In	10' x 12'	120	1	300
	Waiting	15' x 20'	300	1	320
	Multi-Purpose Room	16' x 20'	320	1	140
	Vitals	6' x 8'	48	1	48
	Phlebotomy Station	5' x 7'	35	4	140
	Phlebotomy Station - Fasting	7' x 10'	70	2	140
	Supply / Clean Room	10' x 12'	120	2	240
	Soiled Room	6' x 8'	48	2	96
	Laboratory	20' x 20'	400	1	400
	Drug & Study Storage	10' x 10'	100	10	1,000
	Freezer Room	16' x 20'	320	1	320
<b>STAFF &amp; ADMINISTRATION SPACE</b>					
<b>Conference Rooms</b>					
	Conference Administration	12' x 20'	240	1	240
	Board Room	25' x 32'	800	1	800
<b>Administration/Management</b>					
	Business Manager	10' x 12'	120	1	120
	Accounts Payable	6' x 10'	60	1	60
	Administrator	10' x 12'	120	1	120
	Business/Admin Staff	6' x 10'	60	2	120
<b>HWC Office/Administration</b>					
	Administrative	10' x 12'	120	1	120
	Community Partnership Director	10' x 12'	120	1	120
	Community Partnership Assistants	6' x 10'	60	2	60
	PI (1)	10' x 12'	120	4	120
	PI (2)	10' x 12'	120	1	120
<b>Center for Integrative Medicine</b>					
	Office - Director	10' x 15'	150	1	150
	Office	10' x 12'	120	10	1,200
	Nursing Office	10' x 12'	120	1	120
<b>Center for Women's Health Research</b>					
	Office - Director	10' x 15'	150	1	150
	Office - Associate Director	10' x 12'	120	1	120
	Admin Asst	6' x 10'	60	2	120
	Admin Asst Growth	6' x 10'	60	1	60
	Manager	10' x 12'	120	1	120
	Workstations Faculty & PRA	6' x 10'	60	15	900





<b>Center for Human Nutrition</b>						<b>2,130</b>
	Office - Director	10' x 15'	150	1	150	
	Coordinator Office	10' x 12'	120	4	480	
	Office	10' x 12'	120	3	360	
	PRA	6' x 10'	60	13	780	
	Intern (2)	10' x 12'	120	1	120	
	Monitoring / Student Workstations	5' x 6'	30	8	240	
<b>America on the Move</b>						<b>1,020</b>
	Executive Director	10' x 12'	120	1	120	
	AOM Staff	6' x 10'	60	11	660	
	Director	10' x 12'	120	1	120	
	Intern (2)	10' x 12'	120	1	120	
<b>Colorado Weigh</b>						<b>360</b>
	Office	10' x 12'	120	1	120	
	Staff	6' x 10'	60	4	240	
<b>Look Ahead</b>						<b>780</b>
	Office	10' x 12'	120	2	240	
	Staff	6' x 10'	60	9	540	
<b>Energy Gap</b>						<b>300</b>
	Office	10' x 12'	120	1	120	
	Staff	6' x 10'	60	3	180	
<b>Nutrient Balance</b>						<b>120</b>
	PRA	6' x 10'	60	2	120	
<b>TRANQUILITY SPACE</b>						
<b>Tranquility Rooms</b>						<b>3,620</b>
	Guest Rooms	12'6" x 20'	250	10	2,500	
	Lounge / Dining	20' x 50'	1,000	1	1,000	
	Warming Kitchen	10' x 12'	120	1	120	
<b>Net Program Space Assignment</b>						<b>58,380</b>
<b>Assignable Building Support</b>						<b>900</b>
	Cold Room	10' x 10'	100	1	100	
	Mail Room	8' x 10'	80	1	80	
	Storage	12' x 20'	240	1	240	
	Copier / Fax / Mail	10' x 12'	120	2	240	
	Break Room	12' x 20'	240	1	240	
<b>Net Assignable Building Support Spaces</b>						<b>59,280</b>
<b>TOTAL GROSS SQUARE FEET</b>						<b>94,848</b>
Building Efficiency @ 62.5% Horizontal & Vertical Circulation, Exterior & Interior Walls, Mechanical, Lobby						

