

Two-Year Projection of Cash Need (CY 2015)

University of Colorado Denver

Tuesday, November 17, 2015

SUGGESTED MOTION:

Approve the two new projects listed on the University of Colorado Denver two-year projection of cash need (\$72,085,445 CF).

New Project List, Requires Approval

Project Name	LEED Certification	Amount	Fund Source
Campus Services, Various Building Renovations 2017-020	N/A	\$8,085,445	CF
<p>The project renovates and redesigns 55,258 square feet in four buildings. The renovations include space in one building on the downtown campus: the Lawrence Street Center (20,158 sf); and space in three buildings on the Anschutz Medical Campus: the Campus Services Building (25,221 sf), Building 500 (1,224 sf), and the Education 2 North Building (8,655 sf). The project relocates ten support services units to facilities on the edge of the respective campuses in order to accommodate an increase in staff FTE, to improve staff work spaces, and to create additional programmatic spaces in busier areas of the campuses. Some of the units to be relocated include the Office of Information Technology, Facilities Management, and the Office of Institutional Planning.</p> <p>The source of cash funds is CU Denver institutional reserves.</p>			

Date Authorized Until: TBD

Campus Village Acquisition 2017-022	N/A	\$64,000,000	CF
<p>The project acquires the Campus Village Apartments and surrounding land (about 3.16 acres) from the CU Real Estate Foundation. The apartments are located near the Auraria Campus and provide housing for CU Denver students. The apartments were constructed between 2005 and 2006 and opened to students in 2006. The apartments largely house first-year students. CU explains that the existing facility management structure is challenging because the apartments are owned and operated by a third party, which creates confusion around the university's role in managing the building, particularly around issues of billing and discipline. Furthermore, student life programs are not integrated into the facility.</p> <p>After the acquisition, the university plans to continue to operate the apartments for student use and to add three additional staff to provide operational oversight of and to design and implement residential life programming in the facility.</p> <p>The source of cash funds is a short-term loan from the CU System Treasury. The university plans to later refinance the debt and repay the bonds from student housing fees.</p> <p>The acquisition price includes the estimated cost to defease the remaining debt service (about \$61.7 million). Additional cash funds spending authority (\$2.3 million) is requested in case there are unforeseen administrative or legal fees. The university also plans to establish a capital renewal fund for ongoing maintenance of the building.</p>			

Date Authorized Until: TBD

Subtotal: New Project List, Requires Approval

\$72,085,445

**SUGGESTED
MOTION:**

Approve the two new projects listed on the University of Colorado Denver two-year projection of cash need (\$72,085,445 CF).

Active Project List

Project Name	LEED Certification	Amount	Fund Source
<i>Business School, Phase II</i> 2015-041 The project constructs a 10,785-GSF expansion of the Business School building at 1475 Lawrence Street, near the downtown campus. The existing courtyard on the first three floors of the building will be enclosed, and the space will be used to create a large events center and adjacent support areas, as well as provide operational space for executive programs, which are currently located in another facility. The source of cash funds is gifts and institutional reserves. Date Authorized Until: February 13, 2016	N/A	\$4,087,457	CF
<i>Central Utility Plant (CUP) Boiler Expansion</i> 2015-040 The project installs a new mechanical boiler unit in the Central Utility Plant on the Anschutz Medical Campus. As new construction is completed on the campus, the university is closely monitoring its steam generation boiler system. Once demand increases by more than 12,000 pounds per hour, equivalent to a new office building of approximately 200,000 GSF or a new research facility of approximately 100,000 GSF, a new boiler will be needed. The Central Utility Plant facility has expansion space available for the new boiler. The source of cash funds is bonds and institutional reserves. Utility costs at the Central Utility Plant are assessed to campus users (including University Hospital and Childrens Hospital Colorado), and those fees will be used to repay the bonds. Date Authorized Until: February 13, 2016	N/A	\$7,660,800	CF
<i>Colorado Translational Research Imaging Center</i> 2011-060 The project builds a two-story, 48,000-GSF facility to house all animal and human research imaging equipment on the Anschutz Medical Campus. The facility will be constructed adjacent to the Research 2 building, which houses existing vivarium spaces. The university says bringing its imaging programs together in one facility will help meet growing demand for and research applicability of imaging equipment. The project was previously requested at 30,000 GSF. The source of cash funds is gifts and institutional reserves. Date Authorized Until: February 13, 2016	Gold	\$32,842,152	CF
<i>North Classroom Building Additional Renovations</i> 2015-039 The project renovates areas of the North Classroom building on the downtown Denver campus, including classrooms, the building atrium, and office spaces for the College of Liberal Arts and Sciences. This cash-funded renovation is intended to accompany a state-funded capital renewal project to renovate North Classroom building infrastructure. Improvements to classrooms under this cash-funded project include ADA compliance, as well as updated technology, lighting, and furnishings. The university explains that many of these spaces have not been renovated since the building opened in 1987, and that the classrooms to be renovated represent half of the classrooms assigned to the University of Colorado Denver on the Auraria Campus, so many students will benefit from the renovations. The source of cash funds is gifts and institutional reserves. Date Authorized Until: February 13, 2016	N/A	\$10,928,636	CF

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North Classroom Building Renovation

Gold

\$33,471,649

CF

2006-071

The project renovates and upgrades the 257,500-GSF North Classroom Building on the Auraria Campus. The building, which is about 25 years old, is one of the busiest classroom buildings on the campus. The project improves building systems, including the mechanical systems, roof, chillers, and transformers. It also renovates and modernizes 32 classrooms, upgrades building common areas such as bathrooms and hallways, and renovates interior offices and lab space for the Physics Department, the Psychology Department, and the Geology and Environmental Sciences Department.

The project was previously requested for funding as a FY 2015-16 capital renewal request.

The source of cash funds is a combination of gifts and university reserves. The project will not be supported by any bond or debt financing.

Date Authorized Until: June 22, 2017

Research 1 North Tower Energy Conservation Measures Project

N/A

\$5,284,097

CF

2015-038

The project implements energy conservation measures in the north tower of the Research 1 building on the Anschutz Medical Campus. The university says that although Research 1 was constructed in 2004, building technologies have advanced significantly since then, and these renovations will allow the building to function with lower energy usage. Based on prior projects, the university estimates an annual savings of \$457,300 in utility costs. Proposed energy conservation measures include installing a lighting control occupancy sensor system, converting fume hoods from constant volume to variable volume, adding a heat recovery loop to the HVAC system, and adding evaporative cooling to the HVAC system.

The source of cash funds is bonds, which will be repaid using cash flow from the energy savings generated by the project.

Date Authorized Until: February 13, 2016

Research 1/Research 2 Renovation of Aquatics and Cage Wash

N/A

\$10,751,919

CF

2011-061

The project makes renovations to 8,206 GSF of the Research 1 and Research 2 buildings on the Anschutz Medical Campus to serve the needs of medical researchers. Renovations include converting some animal cage areas to an aquatic facility, replacing cage washers, adding an air handler, and providing additional security to the vivarium areas.

The source of cash funds is gifts and institutional reserves.

Date Authorized Until: February 13, 2016

Research 2 Vivarium & Imaging, Behavioral, and ABSL3 Core Facilities

N/A

\$10,798,826

CF

2011-062

The project builds out shelved space and renovates existing vivarium space in the basement of the Research 2 building, a total of 9,432 GSF. The project includes: equipping the new vivarium space, creating a behavioral health suite, creating an additional animal biosafety level 3 (ABSL3) lab, and relocating an imaging suite. According to the university, the project will enhance research capabilities and the utilization of shared research core facilities.

The source of cash funds is gifts and institutional reserves.

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The Wildlife Experience Acquisition

N/A \$40,000,000 CF

2016-005

The project acquires The Wildlife Experience through donation. Founded in 2002, the facility consists of a 159,425-GSF building on 14.25 acres located in South Denver, which serves as a wildlife art and natural history museum for K-12 students and the public and includes spaces recently renovated by the university for higher education instruction. Under the project, the property will be transferred to the university regents debt free, and the Denver campus will serve as the property manager. Once transferred, the museum portion of the newly named "Liniger Building at the University of Colorado South Denver" will continue to serve the public, while the renovated portions will be made available for academic coursework to all of the university's campuses. The Denver and Anschutz Medical Campuses are currently offering courses in the renovated space through a leasing arrangement.

The source of cash funds for the project is a donation, with the \$40.0 million reflecting the value of the property. The university has used less than \$2.0 million of its own moneys to renovate portions of the building for academic use.

Date Authorized Until: October 2, 2016

Wellness Center

Gold \$42,322,143 CCF

2016-092

The project constructs a 84,274-GSF recreation and wellness facility on the Auraria Campus for students enrolled at the University of Colorado Denver. The facility will house traditional recreation elements such as a pool, basketball courts, and fitness classrooms. It will also house non-traditional wellness elements such as reflection rooms and seminar rooms for classes in stress reduction.

The source of cash funds is bonds to be repaid from a student fee. The bonds will be issued for a period of 30 years. The student fee will be assessed beginning in fall 2015. The fee is \$6 per credit hour per semester from fall 2015 until fall 2017. Beginning in fall 2017, the fee increases to \$12 per credit hour per semester. Beginning in fall 2019, the fee is anticipated to increase by 6 percent. The fee will continue to increase by 6 percent every two years thereafter.

Date Authorized Until: June 22, 2017

Subtotal: Active Project List

\$198,147,679

Grand Total, All Projects:

\$270,233,124