

Fiscal Year 2022-23 Capital Construction Request

Metropolitan State University of Denver
Classroom 2 Career Hub

PROGRAM PLAN STATUS

2023-006

Approved Program Plan

No

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
MSUD	1 of 2	
CCHE	15 of 34	
OSPB	Not Prioritized	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$15,215,574	\$0	\$0	\$15,215,574
CF	\$0	\$1,709,425	\$0	\$0	\$1,709,425
Total	\$0	\$16,924,999	\$0	\$0	\$16,924,999

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,104,239	\$0	\$0	\$1,104,239
Construction	\$0	\$9,584,093	\$0	\$0	\$9,584,093
Equipment	\$0	\$1,432,417	\$0	\$0	\$1,432,417
Miscellaneous	\$0	\$3,765,521	\$0	\$0	\$3,765,521
Contingency	\$0	\$1,038,729	\$0	\$0	\$1,038,729
Total	\$0	\$16,924,999	\$0	\$0	\$16,924,999

PROJECT STATUS

This is a new, never-before-requested project.

Fiscal Year 2022-23 Capital Construction Request

Metropolitan State University of Denver
Classroom 2 Career Hub

PROJECT DESCRIPTION / SCOPE OF WORK

The Metropolitan State University of Denver (MSUD) is requesting state funds and cash funds spending authority to renovate the west corner of the Tivoli Student Union, which consists of two historic buildings, the Warehouse and the Bottling House, to create a new, consolidated space for the university's Classroom to Career (C2) Hub.

The project renovates 36,625 GSF in the two 19th century buildings and constructs a 1,300 GSF entryway that replaces the existing exterior stair structure and encompasses the existing ramped entry into the Tivoli Student Union. The addition alleviates grade issues with existing exterior entrances. The space to be renovated houses offices for a variety of student services programs, a divisible classroom/event space, a computer lab, meeting rooms, wellness rooms, and a community lounge. Some existing programs housed in the Warehouse and Bottling House will be relocated to other sites on the Auraria campus by pre-arranged space trades with the controlling institutions.

The project allows for career-related student services to be consolidated into a central and highly visible location on campus, including:

- career engagement programs;
- the Center for Equity and Student Achievement;
- the Veteran and Military Student Center;
- peer mentoring;
- faculty engagement;
- the Hart Center for Public Service;
- Student Support and Retention; and
- Industry Partnerships.

The C2 Hub is part of a university initiative to respond to students' career goals and facilitate job and internship opportunities in a centralized manner.

Cost assumption. The project costs \$446 per GSF and accounts for inflation. The request meets the Art in Public Places Program requirements and is targeting LEED Gold certification.

PROJECT JUSTIFICATION

C2 Hub's existing spaces are divided between the Tivoli Student Union, the Jefferson Student Services Building, and the Administration Building, which dilutes the visibility of various services and poses logistical obstacles to students and industry partners.

During the height of the COVID-19 pandemic, many of these services were able to shift to virtual operations. However, many student support resource groups reported decreases in student contacts. While some virtual programming will continue, the university anticipates increased need for in-person programming as students return to campus. Consolidating these programs in the Tivoli Student Union will allow for greater student engagement and easier access for off-campus visitors.

Project alternatives. The university considered three project alternatives. Alternative 1 considered a new, stand-alone structure, which was rejected due to the high cost of new construction and reduction to the campus' parking capacity. Alternative 2 considered siting more programming in Tivoli Student Union by trading for space with other AHEC-based institutions, which was rejected due to lack of readily available fungible space. Alternative 3 considered leaning on the virtual model generated during the pandemic, which was rejected due to the anticipated increase in demand for in-person services.

Fiscal Year 2022-23 Capital Construction Request

Metropolitan State University of Denver
Classroom 2 Career Hub

PROGRAM INFORMATION

The project consolidates several student services programs into the renovated space, which allows for other programs to take advantage of efficiencies in vacated spaces on campus. It impacts the following services and programs:

- The C2 Hub was created from a community-informed design process to address talent pipeline development and access to career paths. It is a virtual and physical space for students to access support programs, for industry partners to access talent, and for faculty to take on career development roles.
- The Center for Equity and Student Achievement consists of the Center for Multicultural Engagement and Inclusion, Immigrant Services, TRIO Student Support Services, First-Generation Initiatives, the LGBTQ Student Resource Center, Veteran and Military Student Services, and the College Assistance Migrant Program.
- The Hart Center for Public Service partners with MSUD to provide fellowships, research opportunities, and community-based projects to improve the community at large and enhance American democracy.
- Information Technology Services operates an existing computer lab within the project's footprint.
- The Center for Urban Education was established in partnership with Denver Public Schools to provide services for K-12 students and their families.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	April 2023
Construction	May 2023	July 2024
Equipment	July 2024	August 2024
Occupancy	September 2024	

SOURCE OF CASH FUNDS

The source of cash funds for this project is donations. The university has a pipeline of donor contributions to cover its cash contribution; the university also has bond money and institutional funds available to address any shortfall.

OPERATING BUDGET

Operating expenses are paid from institutional sources. The university is anticipating no operating budget impacts from the project.

STAFF QUESTIONS AND ISSUES

All responses have been incorporated into the project write-up.

Fiscal Year 2022-23 Capital Construction Request

Metropolitan State University of Denver
Health Institute

PROGRAM PLAN STATUS

2020-012

Approved Program Plan

No

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
MSUD	2 of 2	
CCHE	26 of 34	
OSPB	Not Prioritized	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$7,706,993	\$79,530,952	\$0	\$87,237,945
CF	\$0	\$0	\$1,472,574	\$8,328,351	\$9,800,925
Total	\$0	\$7,706,993	\$81,003,526	\$8,328,351	\$97,038,870

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$10,001	\$0	\$10,001
Professional Services	\$0	\$7,706,993	\$1,771,702	\$313,726	\$9,792,421
Construction	\$0	\$0	\$68,987,196	\$6,576,738	\$75,563,934
Equipment	\$0	\$0	\$5,577,311	\$767,983	\$6,345,294
Miscellaneous	\$0	\$0	\$800,006	\$225,307	\$1,025,313
Contingency	\$0	\$0	\$3,857,310	\$444,597	\$4,301,907
Total	\$0	\$7,706,993	\$81,003,526	\$8,328,351	\$97,038,870

PROJECT STATUS

This is the third request for funding. The project was first requested for funding in FY 2020-21.

Fiscal Year 2022-23 Capital Construction Request

Metropolitan State University of Denver
Health Institute

PROJECT DESCRIPTION / SCOPE OF WORK

Metropolitan State University Denver (MSUD) is requesting a combination of state funds and cash funds spending authority for the first phase of a four-phase project that constructs a 144,219-GSF (93,720-ASF) Health Institute on the Auraria Higher Education Center (AHEC) campus to house health-related programs, and that renovates 32,937 ASF in other buildings for program back-fill. The university says the new facility will help to address growing needs in Colorado for health-related professionals such as nursing. This year's request for Phase I will design the project; Phase II will construct and shell the building; Phase III will finish office space for faculty, staff, and administrators; and Phase IV will renovate vacated spaces.

The new building, to be located along Auraria Parkway, will house programs from several diverse, health-related disciplines, an arrangement the university says fosters inter-professional education and collaboration. Once complete, the new facility will include the following features and functions:

- simulation and innovation space to facilitate nursing program and allied health program growth;
- a 10,000 square foot health clinic, allowing the university to work with industry partners to provide health services to the community;
- behavioral health clinic space for training in social work, human services, counseling, and psychology, and to provide counseling services to the community;
- classrooms designed for active learning, including a teaching kitchen, an exercise classroom, and EMT training space;
- retail and tenant space for partnering with industry;
- circulation, support, and collaboration spaces;
- rooftop study spaces; and
- covered patient parking.

The renovations to vacated buildings will allow expansion of programs in cybersecurity, aviation and aerospace, career services, and teacher education.

Cost assumption. The cost assumption was determined by a third-party design team, including an architectural firm that designed another AHEC project along with other projects across higher education. The cost per square foot for the project is \$548. The project meets the High Performance Certification Program and Art in Public Places requirements.

PROJECT JUSTIFICATION

MSUD says the new Health Institute Building will help the university mitigate an increasing demand for health professionals in Colorado. According to the university, Colorado is experiencing a skilled health workforce crisis, with shortages in the fields of nursing, social work, addiction counseling, speech pathology, health navigation, and others. To help meet demand, MSUD says it requires additional space to train more students in these fields. Once inside the new building, the affected programs will gain up to 50 percent more space. Specialty instruction space, such as the nursing simulation space, will allow for better training of more students.

MSUD also says bringing together programs from a number of health-related disciplines in one building will facilitate inter-professional education and collaboration. The programs in the university's Health Institute are currently distributed across several AHEC buildings, and the university says this inhibits the interdisciplinary work that is central to modern health education and the institute's mission. According to the university, the Health Institute approaches health from the "whole person" perspective, recognizing that many factors affect one's health, including behavior, nutrition, exercise, and medical treatments. Thus, health should be approached in a comprehensive way. Locating the institute in one building will advance this goal. A new building with state-of-the-art technology will also allow programs to partner with industry to engage in training and innovation, and to transition students into industry positions.

Finally, renovations to vacated space will allow other programs currently constrained by space to grow.

Fiscal Year 2022-23 Capital Construction Request

Metropolitan State University of Denver
Health Institute

PROGRAM INFORMATION

Programs in MSUD's Health Institute represent about 5,200 students and 28 percent of the university's degree-seeking population. The following programs will be impacted by the project:

- Biology and Chemistry, including pre-med and pre-dental;
- Health Professions, including integrative health care, therapeutic recreation, lifestyle medicine, health navigation, wellness coaching, EMT, and pre-med;
- Human Performance and Sport, including athletic training, exercise science, wellness coaching, pre-physical therapy, and pre-physician assistant;
- Human Services and Counseling, including certified addiction counseling, youth and mental health counseling, and nonprofit and emergency response administration;
- Nursing;
- Nutrition and Dietetics;
- Clinical/Counseling Psychology;
- Social Work; and
- Speech Language Hearing Sciences.

MSUD says 96 percent of its students are from Colorado, and 78 percent stay in Colorado after graduation. The student body is 57 percent first-generation college, 28 percent Pell-eligible, and 48 percent student-of-color. The university is a federally designated Hispanic-serving institution.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	April 2022	May 2023
Construction	July 2023	December 2026
Equipment		
Occupancy		

SOURCE OF CASH FUNDS

The source of cash funds for the project is institutional reserves.

OPERATING BUDGET

Operating costs are paid from institutional sources. MSUD anticipates the project to increase operating costs by \$1.8 million per year plus one FTE starting in 2024. It expects the operating budget to increase as result of the project due to enrollment increases and public-private partnerships.

STAFF QUESTIONS AND ISSUES

None.