

**Two-Year Projection of Cash Need**  
**University of Colorado at Boulder**  
**Thursday, January 10, 2019**

**SUGGESTED MOTION:**

*Approve the new projects listed on the University of Colorado at Boulder two-year projection of cash need.*

**New Project List, Requires Approval**

Project Name	LEED Certification	Amount	Fund Source
<b>Acquisition of 1135 Broadway</b>	N/A	\$4,000,000	CF

2020-065

The project purchases a 13,887-GSF commercial building on Broadway, across from the main campus, to accommodate future campus space needs. The building was previously occupied by a number of businesses, including an art supply store. In the near future, the university plans to relocate some campus administrative departments currently housed on the main campus, thereby freeing up space on the main campus for more student-centered, academic programs. The university plans to occupy the space as is and does not plan any renovations to the building. In the long term, the university says the purchase, along with an adjacent tract already owned by CU Boulder, will provide a redevelopment opportunity for possible new construction.

The source of cash funds is primarily lease revenues. The project will not impact student tuition and does not utilize revenue from student fees.

**Date Authorized Until:** *TBD*

<b>Business and Engineering School Expansion</b>	Gold	\$45,000,000	CF
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2020-064

The project renovates 28,786 GSF and constructs a 45,370-GSF addition to the Koelbel Building and the Engineering Center to accommodate future program growth and address deferred maintenance. The project adds classroom, assembly, and study space capacity for both the business and engineering programs. The project connects the existing Business and Engineering Buildings. By connecting the two buildings, the university says it will create a covered pedestrian path that will better delineate pedestrian and bike zones, and improve safety.

See attached responses to staff questions for additional information about the deferred maintenance addressed under the project and the new spaces constructed through the expansion.

The source of cash funds is campus reserves (\$10 million) and fundraising (\$35 million). Fundraising on behalf of the project has commenced and the university has raised about \$28 million to date. The project will not impact student tuition and does not utilize revenue from student fees.

**Date Authorized Until:** *TBD*

<b>Subtotal: New Project List, Requires Approval</b>	<b>\$49,000,000</b>
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<b>Grand Total, All Projects:</b>	<b>\$49,000,000</b>
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*Responses to CDC staff questions about the CU Boulder two-year cash list submission scheduled for consideration January 10, 2019.*

## **Business and Engineering School Expansion**

1. What deferred maintenance will be addressed by the project?

Approximately 39% of this project is planned renovations and helps with deferred maintenance. Specifically, the project will address deferred maintenance at points of connection to the original 1969 north end of the Koelbel Building and in the Engineering Center's Computer Science wing (ECCS) and Classroom wing (ECCR).

- Add new capacity to the heating, ventilation, and air conditioning (HVAC) systems;
- Add code required fire separation walls;
- Upgrade and add capacity to restrooms and address the lack of women's restrooms;
- Add capacity to the telephone and data infrastructure including Wi-Fi to meet and support the growing demand for technology;
- Improve energy efficiency and connect to campus central plant chilled water; and
- Improve storm pipes which are currently at over capacity.

These upgrades and renovations are approximately \$12.6M of the total project cost. The renovations represent 17.57% of the total GSF Leeds School of Business building and will retire/reset 90% of the deferred maintenance for this portion of the building. The energy savings will be more than 26% over a baseline classroom and office building with approximately \$60,000 per year in energy savings.

2. How many classrooms, lecture halls, etc. are planned for the addition?

The Business and Engineering School Expansion will include:

- 4,700 square feet Innovation and Entrepreneurship Hub with open and enclosed collaboration areas;
- 2 Seminar rooms;
- 9 Team rooms;
- 200 Seat auditorium;
- 90-seat Classroom;
- 3-90 seat Active Learning Classrooms (2 of which can be combined into 1 large classroom);
- New faculty offices and support spaces; and
- Renovation of the Business Library to include:
  - Collections, Quiet Study, Silent Study;
  - Collaborative Study, Conference Rooms;
  - 7 Faculty and Staff Offices – private and shared;
  - Reference Desk and Service/support;
  - Computer Lab;
  - 6 Student Team Rooms; and
  - Student Honors Lounge – Study Room.

All totaled, this expansion represents a 20% increase in space for business, and a 1% increase in space to the engineering complex.