

# Fiscal Year 2022-23 Capital Construction Request

## Auraria Higher Education Center

Critical Campus-Wide Building Envelope and Energy Code Deficiencies (Capital Renewal)

### PROGRAM PLAN STATUS

2023-002

Approved Program Plan

N/A

Date Approved:

### PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
AHEC	1 of 1	
CCHE	16 of 34	
OSPB	Not Prioritized	Not recommended for funding.

### PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$22,147,382	\$0	\$0	\$22,147,382
<b>Total</b>	<b>\$0</b>	<b>\$22,147,382</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,147,382</b>

### ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,769,485	\$0	\$0	\$3,769,485
Construction	\$0	\$16,626,240	\$0	\$0	\$16,626,240
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$1,751,657	\$0	\$0	\$1,751,657
Contingency	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$22,147,382</b>	<b>\$0</b>	<b>\$0</b>	<b>\$22,147,382</b>

### PROJECT STATUS

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

# Fiscal Year 2022-23 Capital Construction Request

## Auraria Higher Education Center

*Critical Campus-Wide Building Envelope and Energy Code Deficiencies (Capital Renewal)*

### PROJECT DESCRIPTION / SCOPE OF WORK

The Auraria Higher Education Center (AHEC) is requesting state funds for a capital renewal project to address a variety of building envelope and energy efficiency needs across campus. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing academic buildings on a building-by-building basis, rather than project by project. Project activities include:

- replacing roofs on seven buildings;
- repairing roof drains on two other buildings;
- repairing exterior walls on three buildings;
- replacing single-pane windows in eight buildings; and
- updating lighting across campus.

The buildings include classroom, laboratory, and office spaces used by the Community College of Denver, the Metropolitan State University of Denver, and the University of Colorado at Denver, and the components addressed range from 20 to 45 years old. Some windows and roofs are original to their buildings and are nearing the end of their usable life. The project will address a significant maintenance backlog while improving students' learning environment, increasing campus safety, and making the best use of the campus' existing capital assets.

Cost assumption. The cost assumption is based on current construction rates seen in similar projects. The project accounts for inflation. As a capital renewal request, the project is not required to comply with the requirements of the Art in Public Places or High Performance Certification programs.

### PROJECT JUSTIFICATION

According to AHEC, most of the buildings on campus were built at the same time and date to the mid-1970s. As a result, basic systems are beyond their useful life. Operating and maintenance costs will continue to rise until aged systems are replaced. Breakdowns may require the use of emergency funds to prevent loss of use. The campus says loss of the use of multiple buildings would be catastrophic to daily operations, resulting in course cancellations, research disruption, faculty and staff job impacts, and the need to seek emergency repair funding.

Project alternatives. AHEC says the project components could be accomplished through a series of controlled maintenance projects, but doing so would delay the replacements, put the campus at increased risk of losing the use of one or more buildings, and increase the total cost by spreading the project over several years.

### PROGRAM INFORMATION

AHEC is comprised of three separate higher education institutions, with a combined student population of 38,000. The Community College of Denver, Metropolitan State University of Denver, and the University of Colorado Denver share classroom space, parking, and general services on the campus. AHEC manages campus facilities and non-academic functions, including utilities, the library, the child care center, classroom and event scheduling, and campus police and security. The AHEC campus occupies 150 acres in downtown Denver, and opened in 1976.

### PROJECT SCHEDULE

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

# Fiscal Year 2022-23 Capital Construction Request

## Auraria Higher Education Center

*Critical Campus-Wide Building Envelope and Energy Code Deficiencies (Capital Renewal)*

---

### SOURCE OF CASH FUNDS

This project is not funded from cash sources.

### OPERATING BUDGET

Operating expenses are paid from institutional sources. AHEC expects that operating costs will decrease due to improved energy efficiency and avoided maintenance costs, and operating savings will be used for future maintenance needs.

### STAFF QUESTIONS AND ISSUES

None.