



# Capital Development Committee

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**Colorado Mesa University**

**Rural Technology Hub: Electrical and Computer Engineering**

**2020-037**

**Building**

#### Project Status

This is the seventh request for funding. Funding for the project was first requested for FY 2019-20. Colorado Mesa University (CMU) sought funding to construct a building for its Engineering and Computer Science programs in FY 2016-17. When the project was not funded, the university constructed the building using cash funds, rescoping the project to house the Engineering Department and the John McConnell Math and Science Center. The new building, now called Confluence Hall, opened in spring 2018.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
Colorado Mesa University	1 of 3	
Colorado Commission on Higher Education	8 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2  
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$30,121,241	\$0	\$0	\$30,121,241
CF	\$0	\$3,384,033	\$0	\$0	\$3,384,033
<b>Total</b>	<b>\$0</b>	<b>\$33,505,274</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,505,274</b>

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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Colorado Mesa University  
Rural Technology Hub: Electrical and Computer Engineering Building

2020-037

**Table 3**  
**Itemized Cost Information**

<b>Category</b>	<b>Prior Appropriation</b>	<b>Budget Year FY 2025-26</b>	<b>Out Year FY 2026-27</b>	<b>Future Requests</b>	<b>Total Costs</b>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,769,648	\$0	\$0	\$1,769,648
Construction	\$0	\$28,465,310	\$0	\$0	\$28,465,310
Equipment	\$0	\$1,373,615	\$0	\$0	\$1,373,615
Miscellaneous	\$0	\$301,212	\$0	\$0	\$301,212
Contingency	\$0	\$1,595,489	\$0	\$0	\$1,595,489
<b>Total</b>	<b>\$0</b>	<b>\$33,505,274</b>	<b>\$0</b>	<b>\$0</b>	<b>\$33,505,274</b>

## Program Plan Status

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Approved Program Plan: Yes

Date Approved: 7/1/2018

FCI: N/A

## Project Description/Scope of Work

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CMU is requesting a combination of state funds and cash funds spending authority to construct a three-story, 38,481-GSF academic building to house its Electrical and Computer Engineering Program and the Computer Science Department, and to provide space for growing engineering programs housed in the adjacent Confluence Hall. The new building will provide specialized learning space for several of the university's growing STEM programs, while freeing up vacated space for other growing disciplines. The new building includes:

- eight group study rooms;
- a 1,200-GSF multipurpose classroom;
- four computer labs;
- four project labs;
- two team shops;
- 14 student/faculty interactive spaces;
- a conference room;
- specialty labs, including labs for Unix/Linux, radio frequency, power measurement, circuits, servers, welding and cutting, and robotics;
- administrative support spaces; and
- food service space.

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Colorado Mesa University  
Rural Technology Hub: Electrical and Computer Engineering Building

2020-037

Laboratory space features program-specific equipment and work stations to facilitate collaborative, hands-on learning. The new building also includes a bridge connecting it to Confluence Hall.

**Cost assumption.** The cost estimates for the project are based on a proposal from a contractor as well as costs for similar projects on campus. The project accounts for inflation. The cost per square foot is \$871. The project meets the Art in Public Places and High Performance Certification Program requirements.

**Table 4**  
**Project Schedule**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	July 2025	January 2026
Construction	February 2026	August 2027
Equipment	June 2027	August 2027
Occupancy	August 2027	August 2027

## Project Justification

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The university says its campus lacks sufficient space to accommodate the growth of several of its engineering and computer science disciplines, and the space currently dedicated to these programs is operating at maximum capacity and is inadequate for the types of instruction involved. Growth in these programs is being driven by workforce demand for engineers and other STEM graduates on the Western Slope and beyond. The building's location will also supplement a growing campus engineering and computer science nexus, and help support partnerships with businesses located in a nearby enterprise zone. CMU also foresees growth in its Eureka! program as a result of the building's placement. This program brings math and science programming to K-12 students in the university's 14-county region. Finally, space vacated by programs moving to the new building will benefit other growing campus programs, including the Departments of Biology, Math and Statistics, and Physical and Environmental Sciences.

**Project alternatives.** CMU considered allocating space in Confluence Hall to new engineering programs, but this would have left the Computer Science Department in Wubben Hall, which is a third of a mile away, and would not have allowed for expansion of programs in Wubben. Confluence Hall's design reserved about 10,000 GSF to accommodate the Civil and Mechanical Engineering programs, but the addition of the Electrical and Computer Engineering program has outstripped the building's capacity. Finally, the university looked into renovating a nearby church to house the Electrical and Computer Engineering program, but the building is not large

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Colorado Mesa University  
Rural Technology Hub: Electrical and Computer Engineering Building

2020-037

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enough to fit the entire program, and splitting the program between buildings would create inefficiencies.

## Program Information

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CMU offers five engineering degree options: Bachelor of Science degrees in Mechanical Engineering, Civil Engineering, Electrical and Computer Engineering, and Mechanical Engineering Technology; and an Associate of Applied Science degree in Mechanical Engineering Technology. The university says it is one of only a handful of universities in the nation to offer this array of degrees within a single department. The last two years of CMU's bachelor's degree programs in Mechanical Engineering, Civil Engineering, and Electrical and Computer Engineering are conducted jointly with the University of Colorado Boulder, and faculty from the latter institution teach in residence at CMU. Graduates of the new Electrical and Computer Engineering program will have comprehensive knowledge and experience in the concepts and design of electrical, electronic, and computer devices, circuits, and systems, as well as experience in software development, according to the university.

The Computer Science Department offers a Bachelor of Science in Computer Science, an Associate of Science in Liberal Arts with Computer Science emphasis, and a Minor in Computer Science. CMU says co-locating Computer Science with Electrical and Computer Engineering will lead to efficiencies, since the engineering field draws heavily on computer science principles and students take classes across the two departments.

## Source of Cash Funds

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The source of cash funds for this project is campus reserves and fundraising, along with prior cash contributions for land purchase and program planning. CMU notes that no student fee revenues will be used for the project.

## Operating Budget

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Operating expenses are paid from institutional sources. CMU estimates that the new building will cost \$4.69 per square foot to operate, or \$180,391 per year, and has budgeted for this cost.

## Staff Questions and Issues

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None.



# Capital Development Committee

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Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**Colorado Mesa University  
Maverick Center Renovation and Expansion**

**2023-025**

#### Project Status

This is the fourth request for funding. Funding was first requested for the project for FY 2022-23.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
Colorado Mesa University	2 of 3	
Colorado Commission on Higher Education	19 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2  
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$59,308,341	\$0	\$0	\$59,308,341
CF	\$0	\$6,663,117	\$0	\$0	\$6,663,117
<b>Total</b>	<b>\$0</b>	<b>\$65,971,458</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,971,458</b>

**Table 3  
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$1,978,787	\$0	\$0	\$1,978,787
Professional Services	\$0	\$5,917,107	\$0	\$0	\$5,917,107
Construction	\$0	\$52,727,899	\$0	\$0	\$52,727,899
Equipment	\$0	\$1,103,301	\$0	\$0	\$1,103,301
Miscellaneous	\$0	\$622,181	\$0	\$0	\$622,181
Contingency	\$0	\$3,622,183	\$0	\$0	\$3,622,183
<b>Total</b>	<b>\$0</b>	<b>\$65,971,458</b>	<b>\$0</b>	<b>\$0</b>	<b>\$65,971,548</b>

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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Colorado Mesa University  
Maverick Center Renovation and Expansion

2023-025

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## Program Plan Status

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Approved Program Plan: Yes

Date Approved: 5/1/2022

FCI: Not rated

## Project Description/Scope of Work

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Colorado Mesa University (CMU) is requesting a combination of state funds and cash funds spending authority to renovate 17,000 GSF in the Maverick Center to house the Student Wellness Center and construct a 2,580-seat, 72,000-GSF sports arena in the Maverick Center Complex. The project also constructs nine tennis courts and supporting buildings on the edge of campus for dual use between the university and Grand Junction High School. The scope of the project includes acquiring six single-family homes to install the new tennis courts. The project supports the university's athletics program, numerous health care- and fitness-related academic disciplines, and special events.

The new arena will feature 300 bleachers for a student section, 1,100 fixed chairbacks, 1,100 telescopic chairbacks, and four 20-seat suites. Associated spaces include locker rooms, a staging area, a concourse and lobby, an event terrace, a concession area, a service yard and loading zone, parking, and an entry plaza. The arena will be connected to the Maverick Center and will rely on the center for base support facilities.

The renovations will convert the 1,800-seat Brownson Arena in the Maverick Center to large classroom and general-purpose-learning flex spaces for use by health care, sports, and recreation programs, and will house the Student Wellness Center. This space currently serves as the arena for CMU sports teams, club sports, and area high school athletic events. The renovations also address deferred maintenance in the existing Brownson Arena, such as replacing an antiquated HVAC system, and bring spaces into ADA compliance. Once the Student Wellness Center moves to the new space, the university plans to raze the program's current home, thus saving about \$2.0 million in deferred maintenance and freeing up space for other campus needs.

**Cost assumption.** The cost estimates for the project are based on a proposal from a contractor as well as costs for similar projects on campus. The project costs \$741 per GSF. The project accounts for inflation. The project complies with Art in Public Places and High Performance Certification Program requirements.

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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**Table 4**  
**Project Schedule**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	May 2025	December 2025
Construction	January 2026	December 2028
Equipment	December 2028	January 2029
Occupancy	January 2029	January 2029

## Project Justification

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CMU says construction of a new arena will help alleviate a space shortage for competitive and recreational athletics, support the Athletics program, and allow the university to host numerous campus and community events. CMU notes the importance of athletics to success in academics, ethics, leadership, student retention, and community cohesion, as well as developing career paths. The university also sponsors a robust Club Sport Department and intramural program, and explains that growth and participation in these programs is limited by demands on space, particularly when inclement weather places the needs of the Athletics program over those of club and intramural sports. The current Brownson Arena is not adequate to host graduations when weather precludes outdoor ceremonies.

The repurposed Brownson Arena will provide academic and flex space for programs in nursing, health information technology, radiology, kinesiology, fitness and health, outdoor recreation, occupational therapy, and other disciplines with in-demand career paths. CMU explains that the new space will allow it to engage in public-private partnerships, with students focusing on interdisciplinary learning experiences with regional employers and organizations. Partners include the VA Western Colorado Health Care System, Special Olympics, and Community Hospital. The renovations will allow the new classroom space to morph into a group exercise and staging area for use in kinesiology, sport performance, and other programs requiring large spaces, and the new space will host seminars, panel discussions, inter-professional and collaborative learning experiences, and continuing medical education programs. The new space will be located conveniently adjacent to other campus features used by the affected academic programs, such as the natatorium and Human Performance Center. Finally, CMU says the new space will provide a new home for the Student Wellness Center, which is currently housed in significantly deteriorated space located off campus. This hinders the provision of services to alleviate stress and improve mental and behavioral health, the demands for which have increased recently.

CMU currently collaborates with Grand Junction High School and Grand Junction Parks and Recreation to share certain sports-related facilities. By constructing new tennis courts on the

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Colorado Mesa University  
Maverick Center Renovation and Expansion

2023-025

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edge of campus near the site of the planned new high school, the university says it will be able to share resources and reduce costs.

## Program Information

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Brownson Arena was constructed in 1968 as the university's indoor sports arena, and additionally hosts many community events such as high school basketball and wrestling tournaments, banquets, and concerts.

For academic year 2019-20 the university's Department of Health Sciences delivered about 12,000 credit hours of instruction, had 1,648 student majors, and awarded 271 degrees across its programs. The Department of Kinesiology delivered about 15,000 credit hours of instruction, had 861 student majors, and awarded 146 degrees. The university says about 18 percent of its undergraduate students and 36 percent of its graduate students will be served by the project's renovations.

The Athletics program has almost 800 athletes in 28 sports. The Club Sports Department consists of 500 students in 23 sports, and intramurals consists of 3,200 participants. Enrollment at the university is over 10,000 students.

## Source of Cash Funds

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The source of cash funds for the project is internal resources, along with prior cash contributions to program planning and land purchase. The university says none of its cash contribution derives from student fees.

## Operating Budget

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Operating expenses are paid from institutional sources. The university expects to save about \$28,500 per year in reduced energy costs from the renovations, and additional savings from the reduction in deferred maintenance.

## Staff Questions and Issues

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1. What is the Facility Condition Index rating for the building to be renovated?

*CMU has not completed a Facilities Condition Assessment of the building and is unable to provide an FCI we have faith in. However, the portion of the building being renovated was constructed in 1969, over 55 years ago. As such, mechanical and electrical systems, the roof,*



# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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Colorado Mesa University  
Maverick Center Renovation and Expansion

2023-025

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*windows, etc. have far outlived their useful life and are proposed for replacement during the renovation project.*



# Capital Development Committee

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**Colorado Mesa University  
Allied Health Relocation & Renovation**

**2025-005**

#### Project Status

This is the second request for funding for the project. Funding was first requested for the project for FY 2024-25.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
Colorado Mesa University	3 of 3	
Colorado Commission on Higher Education	24 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2  
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$23,722,548	\$0	\$0	\$23,722,548
CF	\$0	\$2,665,158	\$0	\$0	\$2,665,158
<b>Total</b>	<b>\$0</b>	<b>\$26,387,706</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,387,706</b>

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Colorado Mesa University  
Allied Health Relocation & Renovation

2025-005

**Table 3**  
**Itemized Cost Information**

<b>Category</b>	<b>Prior Appropriation</b>	<b>Budget Year FY 2025-26</b>	<b>Out Year FY 2026-27</b>	<b>Future Requests</b>	<b>Total Costs</b>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,784,465	\$0	\$0	\$2,784,465
Construction	\$0	\$19,806,444	\$0	\$0	\$19,806,444
Equipment	\$0	\$1,160,690	\$0	\$0	\$1,160,690
Miscellaneous	\$0	\$237,225	\$0	\$0	\$237,225
Contingency	\$0	\$2,398,882	\$0	\$0	\$2,398,882
<b>Total</b>	<b>\$0</b>	<b>\$26,287,706</b>	<b>\$0</b>	<b>\$0</b>	<b>\$26,287,706</b>

## Program Plan Status

Approved Program Plan: Yes

Date Approved: 11/26/2023

FCI: N/A

## Project Description/Scope of Work

Colorado Mesa University (CMU) is requesting a combination of state funds and cash funds spending authority to renovate a recently purchased commercial property into a new facility for its Allied Health programs, which are shared with Western Colorado Community College (WCCC). The project will create a unified space dedicated to the shared health programs across two institutions of higher education.

The university purchased a 43,677-GSF former grocery store, which has been gutted down to the shell, to house all five of the Allied Health programs. The project renovates all of the interior space and some of the façade, and installs a new HVAC system that connects to the campus geothermal exchange loop.

The project constructs:

- ten classrooms;
- six laboratories;
- an auditorium;
- sixteen offices;
- a student computer lab;
- a student library; and
- a study lounge.

**Cost assumption.** CMU hired a contractor to provide a cost estimate for the project. The college also compared costs to other similar projects on campus. The cost per GSF is \$604. The project

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Colorado Mesa University  
Allied Health Relocation & Renovation

2025-005

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accounts for inflation at a rate of 7.1 percent over a 2.5-year project life. The project meets the Art in Public Places and High Performance Certification program requirements.

**Table 4**  
**Project Schedule**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	May 2025	December 2025
Construction	January 2026	December 2028
Equipment	December 2028	December 2029
Occupancy	January 2029	January 2029

## Project Justification

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The university explains that demand for healthcare jobs continues to grow, both on the Western Slope and across Colorado. The Allied Health programs are currently split across two campuses and do not have sufficient square footage to increase enrollment. The Medical Office Assistant (MOA), Certified Nursing Assistant (CNA), and Pharmacy Technician (PT) programs are currently housed at WCCC across two separate buildings totaling 3,645 GSF. The Emergency Medical Services (EMS) program is currently housed at CMU across 6,690 GSF over two floors of an existing building. The expanded space in the new facility will help to meet enrollment growth in Allied Health programs, which have averaged 25 percent growth per year since 2013-14.

CMU chose to purchase a vacant property rather than renovating an existing space owned by the university due to the lack of space on campus to re-use an existing facility. The university's cost-benefit analysis found that purchasing a property resulted in reduced long-term operating costs as compared to constructing a new facility or leasing an existing one. New conference and clinical areas will provide adequate space for instructors, including medical doctors, to teach to the required accreditation standards for the programs.

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Colorado Mesa University  
Allied Health Relocation & Renovation

2025-005

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## Program Information

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CMU has partnered with WCCC to offer the following programs through Allied Health:

- CNA, a certificate program designed to provide students with entry-level skills required for employment as a nurse aide in a long-term care facility, acute care facility, or home health care agency;
- EMT/Paramedic, which teaches emergency skills such as patient assessment, communication, anatomy and physiology, airway management, trauma care, and managing cardiac emergencies. The program prepares graduates to pass the testing required to be certified as an EMT or EMT Paramedic;
- MOA, which prepares students to perform clinical and administrative functions in health care facilities, primarily medical clinics or physicians' offices; and
- PT, which provides students with the knowledge and skills necessary to assist pharmacists in preparing and dispensing medications, maintaining patient records, and managing inventory.

## Source of Cash Funds

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The source of cash funds for this project is university reserves and fundraising. None of this funding will come from student fees.

## Operating Budget

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Operating expenses are paid from institutional sources. CMU anticipates that connecting the building to the campus geothermal exchange loop will save about \$73,000 in operating costs.

## Staff Questions and Issues

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None.