

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
College of Osteopathic Medicine

PROGRAM PLAN STATUS

2025-018

Approved Program Plan

Yes

Date Approved:

October 26, 2023

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
UNC	1 of 4	
CCHE	12 of 29	
OSPB	48 of 62	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$126,266,608	\$0	\$0	\$126,266,608
CF	\$0	\$1,275,420	\$0	\$0	\$1,275,420
Total	\$0	\$127,542,028	\$0	\$0	\$127,542,028

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$13,354,000	\$0	\$0	\$13,354,000
Construction	\$0	\$99,666,792	\$0	\$0	\$99,666,792
Equipment	\$0	\$4,295,100	\$0	\$0	\$4,295,100
Miscellaneous	\$0	\$4,152,706	\$0	\$0	\$4,152,706
Contingency	\$0	\$6,073,430	\$0	\$0	\$6,073,430
Total	\$0	\$127,542,028	\$0	\$0	\$127,542,028

PROJECT STATUS

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

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
College of Osteopathic Medicine

PROJECT DESCRIPTION / SCOPE OF WORK

The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to construct a 101,871-GSF facility to house its new College of Osteopathic Medicine. Authorized by Senate Bill 22-056, the program will enroll up to 150 doctor of osteopathic medicine students each year.

The facility will house a variety of classroom and laboratory spaces for the medical program, including:

- a cadaver lab and a virtual anatomy studio;
- simulation spaces and related observation rooms;
- a learning resource center;
- student locker rooms;
- faculty and staff offices;
- study and meeting spaces;
- a meditation/prayer room;
- anatomy tanks with hoods and a specialized HVAC system;
- specialized medical equipment; and
- sustainability features such as electric vehicle charging stations and a rooftop solar array.

The project scope also includes the abatement and demolition of Bishop/Lehr Hall, which UNC says is largely vacant and has significant deferred maintenance needs. Its Facility Condition Index (FCI) is 34. FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the state architect's target FCI for all buildings is 85.

Cost assumption. Project cost estimates were derived from a construction consulting firm and a local contractor. The cost per GSF is \$1,252, and the project accounts for inflation. The project meets Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

UNC aims to matriculate students starting in 2026, and construction of the new facility provides adequate teaching and clinical space to both open the program at that time and to grow the program to its full capacity. According to the university, there are currently no facilities on campus that can adequately deliver the new curriculum. If funding is not available for the new facility, substantial capital funding will still be required to retrofit existing campus spaces for a reduced cohort of medical students.

In addition, the university says that students that graduate from the program will help address a physician shortfall, present both in Colorado and nationally, and that UNC's student demographics may help improve diversity in the medical field.

As an alternative, UNC is exploring legislation to fund construction and accreditation-required escrow reserves via Certificates of Participation.

PROGRAM INFORMATION

Founded in 1889 as a teacher's college, UNC is a Hispanic-Serving Institution serving about 9,000 students across more than 200 undergraduate and graduate programs. Its planned College of Osteopathic Medicine will matriculate 75 students in its initial cohort, ramping up to 150 students by its third year, for a total enrollment of 600 students in the four-year program. Students will spend two years on campus, followed by two years of clinical experience.

Osteopathic medicine is a holistic approach to health that includes lifestyle and environmental factors and focuses on prevention.

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
College of Osteopathic Medicine

PROJECT SCHEDULE

	Start Date	Completion Date
Design	June 2024	July 2025
Construction	July 2025	November 2026
Equipment	November 2026	April 2027
Occupancy	September 2027	

SOURCE OF CASH FUNDS

The source of cash funds for this project is the university's capital reserve, which comes from tuition and a student capital fee.

OPERATING BUDGET

Operating expenses, which are paid from institutional sources, are expected to increase. The university estimates additional custodial, maintenance, and utilities costs at about \$785,000 per year starting in 2026.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
McKee Hall Renewal (Capital Renewal)

PROGRAM PLAN STATUS

2025-019

Approved Program Plan

Yes

Date Approved:

October 26, 2023

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
UNC	2 of 4	
CCHE	22 of 29	
OSPB	46 of 62	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$37,889,778	\$0	\$0	\$37,889,778
CF	\$0	\$382,725	\$0	\$0	\$382,725
Total	\$0	\$38,272,503	\$0	\$0	\$38,272,503

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$4,483,624	\$0	\$0	\$4,483,624
Construction	\$0	\$29,544,119	\$0	\$0	\$29,544,119
Equipment	\$0	\$420,000	\$0	\$0	\$420,000
Miscellaneous	\$0	\$345,441	\$0	\$0	\$345,441
Contingency	\$0	\$3,479,319	\$0	\$0	\$3,479,319
Total	\$0	\$38,272,503	\$0	\$0	\$38,272,503

PROJECT STATUS

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

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
McKee Hall Renewal (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to renovate McKee Hall. This is a capital renewal project. 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.

The project will modernize the building by improving technology infrastructure, accessibility, and energy efficiency in an academic building largely unaltered since its construction in 1968. It replaces all classrooms, major lecture halls, and windows, while addressing flooring, ceilings, paint, and lighting in the primary and secondary corridors.

Approximately 35 percent of the project cost addresses deferred maintenance, including electrical, HVAC, and plumbing systems. In addition to replacing hardware, the project addresses energy efficiency by constructing vestibules at major building entrances and replacing the original exterior glazing to prevent heat loss. The project will bring the building up to ADA code, including updates to restrooms, lecture halls, and signage for wayfinding. UNC will repurpose some inefficient storage areas for student gathering and collaboration spaces.

Cost assumption. UNC based deferred maintenance estimates on an independent architectural firm's estimates. The cost per GSF is \$295 and the project accounts for inflation. As a capital renewal project, it is exempt from Art in Public Places and High Performance Certification Program requirements. However, the project includes funding otherwise consistent with Art in Public Places requirements and the university will target LEED Gold certification for the project.

PROJECT JUSTIFICATION

Many of the building's systems are original to the building and at the end of their expected life. In addition to code and accessibility deficiencies that have accumulated over decades, the facility lacks the necessary technology infrastructure to support the needs of modern classrooms. If the project is not funded, the university expects maintenance costs to increase as building systems require repair or replacement.

The university says that the building has a Facility Condition Index (FCI) of 79. FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the state architect's target FCI for all buildings is 85.

PROGRAM INFORMATION

Founded in 1889 as a teacher's college, UNC is a Hispanic-Serving Institution serving about 9,000 students across more than 200 undergraduate and graduate programs. McKee Hall houses 13 departments including the College of Education and Behavioral Sciences, the Gifted and Talented Education Center, the School of Psychological Sciences, and the School of Special Education. It also contains a public clinic for the Department of Applied Psychology and the Department of Counselor Education.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	June 2024	July 2025
Construction	September 2025	January 2027
Equipment	January 2027	March 2027
Occupancy	March 2027	

SOURCE OF CASH FUNDS

The source of cash funds for this project is the university's capital reserve, which comes from tuition and a student capital fee.

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
McKee Hall Renewal (Capital Renewal)

OPERATING BUDGET

Operating expenses are paid from institutional sources. UNC anticipates a reduction in maintenance and energy costs from new building systems.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
Crabbe Hall Renewal (Capital Renewal)

PROGRAM PLAN STATUS

2024-006

Approved Program Plan

Yes

Date Approved:

October 26, 2023

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
UNC	3 of 4	
CCHE	28 of 29	
OSPB	51 of 62	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$11,815,068	\$0	\$0	\$11,815,068
CF	\$0	\$119,344	\$0	\$0	\$119,344
Total	\$0	\$11,934,412	\$0	\$0	\$11,934,412

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,712,275	\$0	\$0	\$1,712,275
Construction	\$0	\$8,810,190	\$0	\$0	\$8,810,190
Equipment	\$0	\$297,000	\$0	\$0	\$297,000
Miscellaneous	\$0	\$30,000	\$0	\$0	\$30,000
Contingency	\$0	\$1,084,947	\$0	\$0	\$1,084,947
Total	\$0	\$11,934,412	\$0	\$0	\$11,934,412

PROJECT STATUS

This project was requested for funding in FY 2023-24. This is its second request for funding.

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
Crabbe Hall Renewal (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to update all of the mechanical and electrical systems, add cooling systems, and update architectural finishes within the 22,723-GSF Crabbe Hall. The project will address key building operating and comfort issues. This is a capital renewal project. 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 scope includes:

- extending cooling systems from the adjacent central campus chilled water plant to cool the building;
- improving lighting, particularly in the art program spaces;
- updating and expanding the card access system;
- replacing old window systems;
- refinishing or replacing interior doors; and
- adding ceiling panels to improve acoustics and cover up exposed piping and electrical conduits.

Cost assumption. A contractor evaluated the building and its systems and provided a cost estimate for the project. The cost per GSF is \$525, and the project accounts for inflation. As a capital renewal project, it is exempt from the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

Crabbe Hall was first constructed in 1919 and there have been no major alterations or additions since the building's construction. All of the building's mechanical and electrical systems are near the end of their expected life or are operating at capacity. Issues with building systems impact the building's ability to serve its function as a quality learning environment for students.

The building uses steam heat and the steam converter, radiators, and condensate system frequently leak. An emergency controlled maintenance project to abate and replace the steam piping was carried out over the summer. The heating system controls are primarily manual. The building's ventilation is insufficient for the paints, solvents, and other chemicals used by the arts programs in the building. The building has no central cooling and is currently relying on window air conditioning units. The building's electrical system has been renovated numerous times, but there is no main distribution gear and the surface-mounted panels are at capacity with no room for additional equipment. The window systems were last replaced in the early 1990s and are experiencing spring failures and other operational issues.

The university says that the building has a Facility Condition Index (FCI) of 73. FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the state architect's target FCI for all buildings is 85.

PROGRAM INFORMATION

Founded in 1889 as a teacher's college, UNC is a Hispanic-Serving Institution serving about 9,000 students across more than 200 undergraduate and graduate programs. Crabbe Hall opened in 1919 and originally housed the Home Economics and Fine Arts programs. It currently houses the College of Performing and Visual Arts, Photography and Dance programs, and part of the 2D Art and Design programs.

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
Crabbe Hall Renewal (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2024	April 2025
Construction	April 2024	April 2025
Equipment	April 2025	May 2025
Occupancy	May 2025	

SOURCE OF CASH FUNDS

The source of cash funds for this project is the university's capital reserve, which comes from tuition and a student capital fee.

OPERATING BUDGET

Operating expenses are paid from institutional sources. UNC anticipates a reduction in operating costs due to more efficient equipment and the replacement of aging and faulty systems.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
Candelaria Hall Renewal (Capital Renewal)

PROGRAM PLAN STATUS

2025-020

Approved Program Plan

Yes

Date Approved:

October 26, 2023

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
UNC	4 of 4	
CCHE	28 of 29	
OSPB	41 of 62	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$27,958,075	\$0	\$0	\$27,958,075
CF	\$0	\$282,405	\$0	\$0	\$282,405
Total	\$0	\$28,240,480	\$0	\$0	\$28,240,480

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2024-25</u>	<u>FY 2025-26</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,150,141	\$0	\$0	\$3,150,141
Construction	\$0	\$21,849,528	\$0	\$0	\$21,849,528
Equipment	\$0	\$420,000	\$0	\$0	\$420,000
Miscellaneous	\$0	\$253,495	\$0	\$0	\$253,495
Contingency	\$0	\$2,567,316	\$0	\$0	\$2,567,316
Total	\$0	\$28,240,480	\$0	\$0	\$28,240,480

PROJECT STATUS

This is a new, never-before-requested project. A similar capital construction request to renovate and expand the building was approved in 2021, but another bill rescinded the appropriation during the 2021B special legislative session. This is the first year that this project scope has been requested.

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
Candelaria Hall Renewal (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to renovate Candelaria Hall. This is a capital renewal project. 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.

The project will modernize the building by improving technology infrastructure, accessibility, and energy efficiency in an academic building largely unaltered since its construction in 1968. It replaces all classrooms, concrete sun shades, and windows, while addressing flooring, ceilings, paint, and lighting in the primary and secondary corridors. It also constructs a new elevator equipment room.

Approximately 61 percent of the project cost addresses deferred maintenance, including electrical, HVAC, and plumbing systems. In addition to replacing hardware, the project addresses energy efficiency by constructing vestibules at major building entrances and replacing the original exterior glazing to prevent heat loss. The project will bring the building up to ADA code, including updates to restrooms, lecture halls, and signage for wayfinding. UNC will repurpose some inefficient storage areas for student gathering and collaboration spaces.

Cost assumption. UNC based deferred maintenance estimates on an independent architectural firm's estimates. The cost per GSF is \$314 and the project accounts for inflation. As a capital renewal project, it is exempt from Art in Public Places and High Performance Certification Program requirements. However, the project includes funding otherwise consistent with Art in Public Places requirements and the university will target LEED Gold certification for the project.

PROJECT JUSTIFICATION

Many of the building's systems are original to the building and at the end of their expected life. In addition to code and accessibility deficiencies that have accumulated over decades, the facility lacks the necessary technology infrastructure to support the needs of modern classrooms. If the project is not funded, the university expects maintenance costs to increase as building systems require repair or replacement.

The university says that the building has a Facility Condition Index (FCI) of 74. FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the state architect's target FCI for all buildings is 85.

PROGRAM INFORMATION

Founded in 1889 as a teacher's college, UNC is a Hispanic-Serving Institution serving about 9,000 students across more than 200 undergraduate and graduate programs. Candelaria Hall is primarily occupied by the College of Humanities and Social Sciences.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	June 2024	July 2025
Construction	September 2025	January 2027
Equipment	January 2027	March 2027
Occupancy	March 2027	

SOURCE OF CASH FUNDS

The source of cash funds for this project is the university's capital reserve, which comes from tuition and a student capital fee.

Fiscal Year 2024-25 Capital Construction Request

University of Northern Colorado
Candelaria Hall Renewal (Capital Renewal)

OPERATING BUDGET

Operating expenses are paid from institutional sources. UNC anticipates a reduction in maintenance and energy costs from new building systems.

STAFF QUESTIONS AND ISSUES

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