Quarterly Report of CU-Boulder Planning Projects

Capital Projects Status
January 2016

This report is also available on the Facilities Planning Web Site at: http://fm.Colorado.EDU/planning/quarterlyreport/

Abbreviations used:

ADA = Americans with Disabilities Act
ASF = Assignable Square Footage
ATOC = Department of Atmospheric & Oceanic Sciences
BCPC = Boulder Campus Planning Commission
BOR = Board of Regents
CAW = Center for American West
CINC = Center for Innovation & Creativity
CIP = Capital Improvement Projects
CCHE = Colorado Commission on Higher Education
CDC = Capital Development Committee of the State Legislature
CEC = Chancellor’s Executive Committee
CIRES = Cooperative Institute for Research in Environmental Sciences
CM/GC = Construction Management / General Contractor
CUSG = Colorado University Student Government
DD = Design Development Phase
DRB = University Design Review Board
ENVS = Environmental Studies
FY = Fiscal Year (July 1 to June 30)
GSF = Gross Square Footage
HDS = Housing and Dining Services
ICR = Indirect Cost Recovery
INSTARR = Institute of Arctic and Alpine Research
JBC = Joint Budget Committee of the State Legislature
MOU = Memorandum of Understanding
N/A = Not Applicable or Not Available
NCAR = National Center for Atmospheric Research
PP = Program Plan
RAP = Residence Academic Program
RASEI = Renewable And Sustainable Energy Initiative
RFP = Request for Proposal
SD = Schematic Design Phase
SEEC = Sustainability, Energy & Environment Complex
SPSC = Space Science Center
TBD = To Be Determined
TIP = Transportation Improvement Projects
CUSG = University of Colorado Student Government
PROGRAM PLANNING PHASE
The Program Planning Phase includes projects for which a CCHE formatted program plan is being prepared, marketed, or has been completed and is waiting for funding.

PROGRAM PLAN PREPARATION: There are two program plans currently being written.

- **Muenzinger Renovation** – Renovate existing backfill spaces (laboratory, office) for IPHY groups currently located in Carlson Gymnasium.
  
  | Planner:  | Northcutt | Estimated Cost: | TBD |
  | Project Manager: | TBD | Project Size: | TBD |
  | Lab Planner: | CRB |

- **New Campus Classroom** – A new 200-seat lecture hall for centrally-scheduled classes, located in the south courtyard of the Engineering Center.
  
  | Planner:  | Northcutt | Estimated Cost: | $3.9M – $4.3M |
  | Project Manager: | Deborski | Project Size: | 6,900 GSF |

PROGRAM PLAN MARKETING: Currently there is one project in this category.

- **Research Laboratory 7** (formerly Multi-Tenant Office Building) – Research Property System is planning an office building to attract federal partners and provide space for growing university programs. A program plan is on hold in draft form.
  
  | Planner:  | Goodhew | Estimated Cost: | $25M |
  | Project Manager: | TBD | Project Size: | 70,000 GSF |

PROGRAM PLANS APPROVED AND WAITING FOR FUNDING: There is one program plan / concept paper completed and approved, but on hold waiting for funding.

- **Aerospace and Energy Systems Building** – The program plan was amended to relocate the Aerospace Engineering Department to a new East Campus location. The plan was not funded in FY15-16 and was resubmitted for FY16-17.
  
  | Planner:  | Northcutt | Estimated Cost: | $80,400,000 state, campus & private funds |
  | P.P. Consultant: | HDR Architecture AR7 Architects | Project Size: | 138,500 GSF |
  | Architect: | TBD | BCPC Approval: | March 2008 |
  |  |  | Regents Approval: | June 2014 |

CAPITAL RENEWAL REQUESTS WAITING FOR FUNDING. One project is waiting for funding.
**Hellems Capital Renewal** – The Five-Year CIP, approved by the Board of Regents, includes a year two capital renewal project that was formerly bundled with Guggenheim and Henderson. Severely deteriorated electrical, plumbing, and mechanical systems will be replaced to comply with current code requirements, including life safety and ADA. This project is included in the FY16 CIP and state request.

*Planner: Goodhew  
Estimated Cost: $27,182,840  
Project Size: 116,225 GSF*

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**ARCHITECT SELECTION PHASE**

There are no projects in the architect or consultant selection process.

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**PROJECTS READY TO PROCEED – APPROVALS AND FUNDING IN PLACE** – There are no capital projects ready to proceed for architect selection.

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**DESIGN PHASE**

The Design Phase includes authorized projects for which a project architect has been retained and design has started.

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**ACTIVE DESIGN PROJECTS** – Currently there are seven projects in design.

- **Baseline Underpass** – The City of Boulder is coordinating with CU to design a new underpass at Baseline, between 28th St. and Broadway.

  *Planner: Reilly  
  Project Manager: City of Boulder*

- **Capital Assets Management Plan (CAMP)** – The overall plan will aggressively address a deferred maintenance backlog of $439M estimated by consultants for state general-fund buildings on the campus. Similarly to the Ketchum project, the campus will complete comprehensive building systems improvements as well as academic program improvements. Carlson Gymnasium and the Engineering Center were identified as critical priorities during an evaluation process that ranked multiple projects on campus.

  **Carlson Gymnasium** – This project includes a renovation of the existing building and construction of an addition in order to accommodate for much needed academic program improvements on campus.

  *Planner: Goodhew  
  Project Manager: Graziano  
  Architect: GKK Works  
  Estimated Cost: $31.1M  
  Project Size: 52,630 GSF Renovation  
  9,000 GSF Addition*
**Engineering Center** – This project will focus on much needed building system and classroom improvements in selected areas of the Engineering Complex.

- **Planner:** Northcutt
- **Estimated Cost:** $24.7M
- **Project Manager:** Deboerski
- **Project Size:** 50,000 GSF
- **Architect:** AMD Architects

**Center for Academic Success & Engagement (CASE)** – New classroom and office spaces will be constructed over the Euclid Avenue AutoPark. The program plan was completed in August 2013 and approved by the Board of Regents in February 2014. Construction activities are anticipated to commence late spring/early summer 2016.

- **Planner:** Northcutt
- **Estimated Cost:** $43,000,000
- **Project Manager:** Graziano
- **Project Size:** 105,000 GSF – 114,000 GSF
- **P.P. Consultant:** RNL
- **Design-Build Team:** GH Phipps + OZ + BOORA

**Systems Biotechnology Academic Wing (E or 5th Wing)** – Construction of the 5th wing of the Jennie Smoly Caruthers Biotech building will provide research laboratories and classrooms to support current and new interdisciplinary programs for the Department of Chemical and Biological Engineering and the Biochemistry Division of the Chemistry and Biochemistry Department.

- **Planner:** Northcutt
- **Estimated Cost:** $32,266,168 state & campus funds
- **Project Manager:** Nelson
- **Project Size:** 53,147 GSF
- **Consultants:** HDR Architecture

**North of Boulder Creek Master Site Development Plan** – This project is to provide planning studies and design guidelines for development of the campus area north of Boulder Creek between 17th Street and Folsom Avenue. The project replaces existing housing stock and mitigates flood risks, while providing additional areas for athletic and recreation fields. Additional flexible development parcels are anticipated to accommodate expansion of these programs and respond to changing university needs over time. A preliminary master plan design is underway and next steps include further floodplain analysis and sensitivity studies.

- **Planner:** Kirtland
- **Estimated Cost:** N/A
- **Planning Consultant:** OZ Architecture
- **Project Size:** N/A
- **Regents Approval:** N/A

**INACTIVE DESIGN PROJECTS:** There is one design project in an inactive stage.

**Regent Renovations** – The third floor of the Regent Administration Building will be renovated and reconfigured into new open office space.

- **Planner:** Goodhew
- **Estimated Cost:** $2,380,392
- **Project Manager:** Graziano
- **Project Size:** 14,161 GSF
- **Architect:** Iron Horse Architects
### CONSTRUCTION PHASE

Projects with completed bidding documents. Responsibility for these projects has been transferred to the Construction Phase Managers. There are six projects in the Construction Phase.

Total Projects Cost: $372,774,139

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Description</th>
<th>Planner: Haverly / Goodhew</th>
<th>Project Manager: Stonecypher</th>
<th>P.P. Consultant: Populous</th>
<th>Design Build Team: Mortenson/Populous</th>
<th>Estimated Cost:</th>
<th>Project Size:</th>
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<tbody>
<tr>
<td>Athletics - Operations (formerly called Football Operations Center)</td>
<td>This is a two phase project that will develop new stadium seating at the north end zone and northeast corner of Folsom Field. New administrative and academic functions of Athletics are to be in a building east of Dal Ward and then the Dal Ward Center will be remodeled and expanded for athletics program needs. An Indoor Practice Facility is to be developed on the north half of Franklin Field. The program plan was approved by the Board of Regents December 2013 and construction is now underway.</td>
<td>Haverly / Goodhew</td>
<td>Stonecypher</td>
<td>Populous</td>
<td>Mortenson/Populous</td>
<td>$159,899,173</td>
<td>Phase 1 – 19,000 GSF; Phase 2 – 173,000 GSF</td>
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<td>Folsom Parking Garage</td>
<td>This is a below grade parking garage built in conjunction with the Indoor Practice Facility. This two level facility will provide approximately 580 parking spaces to serve the campus. The program plan was approved by the Board of Regents June 2014.</td>
<td>Haverly / Goodhew</td>
<td>Stonecypher</td>
<td></td>
<td>Mortenson/Populous</td>
<td>$24,825,000</td>
<td>209,000 GSF</td>
</tr>
<tr>
<td>Ketchum Arts and Sciences</td>
<td>This project renovates building infrastructure and reconfigures the building to promote life safety protection and ADA compliance while also aggregating classrooms on a single level. Design is complete but was not funded in FY 13-14. It has been funded for FY 14-15. Initial office space will be occupied January 2016; classrooms will be available by February 2016.</td>
<td>Goodhew</td>
<td>Gardner</td>
<td>Slaterpaull Architects</td>
<td></td>
<td>$22,549,966</td>
<td>58,544 GSF</td>
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<td>Sustainability, Energy, and Environment Complex (SEEC) (formerly known as Geosciences Complex)</td>
<td>This project consists of a new Wet Lab Building (Phase 1) and renovation of the 289,000 GSF MacAllister Building (Phase 2) immediately to the north. Phase 2 renovation activities will coincide with the construction of the Phase 1 Wet Lab Building. Construction activities commenced fall 2013.</td>
<td>Northcutt</td>
<td>Faber</td>
<td>Kipp Architecture &amp; Planning</td>
<td>JE Dunn Construction</td>
<td>$106,100,000</td>
<td>289,000 GSF – renovation; 142,000 GSF – new construction</td>
</tr>
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BCPC Approval: Waived
BOR Approval: June 2013 (amended)
- **Village Center Dining and Community Center** – This project develops a new dining and residence life center for the Williams Village campus to replace the Darley Commons facilities. A program plan was approved by BCPC in November 2013 and was approved by the BOR in June 2014.

  Planner: Goodhew  
  Project Manager: Keiser  
  P.P. Consultant: Slaterpaull Architects; KSQ Architects  
  Estimated Cost: $48,900,000  
  Project Size: 106,646 GSF  
  HDS auxiliary funds

- **Wilderness Place Renovation (formerly Life Sciences Complex)** – Renovation of an off-campus lab building to provide modern vivarium facilities to support behavioral research groups in the life sciences programs. The project is considered a 7-10 year interim solution to a permanent East Campus facility. Substantial completion is June 2016, and occupancy is planned for July 2016.

  Planner: Northcutt  
  Project Manager: Hill  
  P.P. Consultant: Anderson Mason Dale  
  Architect: Anderson Mason Dale  
  CM/GC: Whiting-Turner  
  Estimated Cost: $10,500,000  
  Project Size: 60,000 GSF  
  campus funds

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<tr>
<th>EASEMENTS:</th>
<th>Currently there are two easements.</th>
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- **LASP Space Technology Research Center (LSTR) Addition** – This is a sewer easement relocation to the city of Boulder to accommodate building addition.

- **Wolf Law Building** – This is a water line dedication and relocation for new fire hydrants.

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<th>COMPLETED PROJECTS:</th>
<th>One project has recently been completed.</th>
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- **Campus Utility System (formerly New Heating & Cooling Plant)** – This project will renovate the existing Power House, including refurbishment of the cogeneration turbines, and construct a new satellite plant to augment steam and chilled water capacity. The project includes a distribution system that interconnects the two plants and extends chilled water to the Kittredge residence halls. Construction is complete and systems are being commissioned.

  Planner: Goodhew  
  Project Manager: Dunklau  
  P.P. Consultant: Lutz, Daily & Brain, LLC  
  CM/GC: JE Dunn Construction  
  Estimated Cost: $91,100,000  
  Project Size: 73,350 GSF  
  auxiliary funds  
  BCPC PP Approval: May 2007  
  BCPC PP (Rev.) Approval: May 2011  
  BOR Approval: June 2011