

**STATE BOARD FOR COMMUNITY COLLEGES AND
OCCUPATIONAL EDUCATION**

September 14, 2022

TOPIC: Community College of Denver Spending Authority Request for the Clear Creek Building Renovation Project

PRESENTED BY: Dr. Marielena DeSanctis, President

RELATIONSHIP TO THE STRATEGIC PLAN:

Partnerships with Business & Industry

- Create Education without Barriers through Transformational Partnerships.
- Transforming the Student Experience.
- Redefine our Value Proposition.

EXPLANATION:

Community College of Denver (CCD) requests SBCCOE approval for project spending authority with institutional general fund reserves up to \$5,750,000 and with federal Higher Education Emergency Relief Fund (HEERF) funding of up to \$3,000,000. As of July 1, 2022, college reserves are estimated to be \$29.2 million with a 47.5% reserve percentage. Using up to \$5.75 million of reserves for the Clear Creek project (combined with the reserves requested for the Boulder Creek project of \$4.3 million) will reduce college reserves to \$19.1 million with a reserve percentage of 31.0%.

This request is one of three capital related requests submitted by the college for Board approval at this meeting. If approved, the college anticipates the following expenditures from college reserves for the periods noted.

<u>Capital Project Name</u>	<u>Estimated Reserves to be Used in FY23</u>	<u>Estimated Reserves to be Used in FY24</u>	<u>Estimated Reserves to be Used in FY25 and Outyears</u>	<u>Total Spend from Reserves</u>
Boulder Creek Project	\$ 500,000	\$ 500,000	\$ 3,377,529	\$ 4,377,529
Clear Creek Project	\$ 3,000,000	\$ 2,750,000	\$ -	\$ 5,750,000
Classroom and Conference Room IT Project	\$ 101,856	\$ 97,796	\$ -	\$ 199,652
Total Estimated Reserve Usage	\$ 3,601,856	\$ 3,347,796	\$ 3,377,529	\$ 10,327,181

If the college receives formal project spending authority from the Board, it will conduct a formal Request for Proposal (RFP) process for a construction contractor and other contractors as needed and will request contract spending authority from the Vice Chancellor of Administration and Finance.

This request is for maximum project spending authority of \$8,750,000.

Project Description

This project consists of the remodel and upgrade of the existing Clear Creek building located at 1030 St. Francis Way on the Auraria campus. The building is adjacent to

St. Elizabeth of Hungary Catholic Church. The building, originally constructed in 1976, is two stories and includes 14,310 square feet. The Auraria Higher Education Foundation transferred ownership of the building to CCD in 2012. This is one of two buildings that CCD owns – the Confluence building and this building. In contrast, MSU Denver owns four buildings and CU Denver owns three buildings on the 150-acre Auraria campus. All other buildings are owned and managed by the Auraria Higher Education Center (AHEC). A small portion of the building was remodeled in 2014, but overall the building systems, finishes, roof, and windows are original and have received little ongoing maintenance and no upgrades or improvements over its 46 year history.

The project primarily focuses on full replacement of all HVAC system components including the main air handling system, cooling system, boiler system, enhancing filtration to current standards as a result of COVID, replacement of the temperature control system with digital controls, sealing existing ductwork, removing the building from the aging steam boiler currently located in St. Elizabeth's church, testing and balancing of the mechanical systems, replacing a broken air handling unit damper, and implementing demand controlled ventilation. All HVAC work, estimated at \$3 million, will be funded with federal HEERF dollars.

In addition, because the work requires electrical system upgrades and removal of most of the ceilings and some of the walls in the building in order to access ductwork, additional remodeling to the building is also planned. Those improvements total approximately \$5.75 million including all architect and engineering fees and furniture, fixtures, and equipment, bringing the total project cost to \$8.75 million. This \$8.75 million will be divided between fiscal year 2022-23 and fiscal year 2023-24.

Connection to the Existing Boulder Creek Building Remodel

The remodel of this building is required in conjunction with the remodel of the Boulder Creek Center of Excellence in Health and Wellness Education, for which the college received state capital construction funding in the 2021-22 and 2022-23 long bills. Because the Boulder Creek building hosts all three campus institutions, University of Colorado Denver, Metropolitan State University of Denver, and Community College of Denver, significant trades of campus space must occur. CCD currently leases space in the Metropolitan State University of Denver Administration Building across campus. In order to relocate MSU Denver departments currently located in Boulder Creek to the Administration Building, CCD must vacate its leased space and move Fiscal Services, Information Technology (IT) Services, and Human Resources. Human Resources moved to King Center in spring 2022 and the Help Desk portion of IT moved to a student and faculty front-facing location in the Cherry Creek building in summer of 2022. Fiscal Services and the rest of IT services must move by spring 2023. Other trades and planned moves include the President's suite, the CCD Foundation, Grants, and Marketing/ Communication departments into the to-be-remodeled Clear Creek building.

Vision for the Building

The Clear Creek building is historically significant in Denver and is studied in architecture classes at the University of Colorado Denver as a representative building from the 1970's. The building was designed by notable Denver architect Marvin Hatami as the St. Francis Interfaith Center and was selected by the Denver Post in 2007 as an example of iconic Denver architecture that is "Hiding in Plain Sight." The building's original design includes a large first floor event space, with offices on the second floor.

The college previously used the building to house the Confucius Institute, which closed in 2020. The building has been largely vacant since that time. The first floor of the building includes a large open atrium with a curved glass wall facing a columned courtyard. Originally designed as an event

space, this floor is ideal for hosting Foundation, program graduations, and other events. Currently CCD has just one suitable space for events, the assembly rooms in the Confluence building. If the college has two events or larger gatherings at the same time, which is quite common, CCD must rent additional space from AHEC. When unused for CCD events, the Clear Creek space may also be rented to other parties both on and off campus, generating auxiliary revenue and offsetting a portion of operating costs. Minor remodeling will occur to this space including removal of large indoor trees, which must currently be sprayed with insecticide, growth inhibitors, and other poisonous chemicals on a quarterly basis. This is a significant indoor air quality and safety concern. A small catering kitchen and storage room will be constructed and the restrooms, original to the building, will be remodeled and updated to current code standards and accessibility requirements.

A curved marble staircase currently leads to the building's second floor, which will house a President's suite, the CCD Foundation, Marketing and Communications departments, and the CCD Foundation Offices. The college plans to use the building to host these essential college functions as well as college events such as Foundation receptions, pinning ceremonies, program graduations, etc. College events and gatherings held by the college are typically organized, led, and attended by these departments. The building is ideal for these functions since a parking lot used for campus guests is located directly in front of the building. Many of the second floor offices will remain largely intact as originally planned, but some walls will be removed to house a large open area for cubicle work spaces and for an office and conference room for the President. Restrooms will be updated and a reception area will be created. The former President's suite in the Cherry Creek building will be converted into an Academic Hub to support collaboration and innovation for the Provost, Academic Deans, centralized scheduling, and FLAC processing.

Construction Timing

The HVAC work is planned to be substantially complete by June 30, 2023. The balance of the construction will occur during the summer of 2023-2024, with occupancy planned for early 2024.

RECOMMENDATION:

Staff recommends the Board approve the Clear Creek Building Remodel Project, with a project amount not to exceed \$8,750,000. Staff also recommends the Board delegate contract and related document approval and signature authority to the CCCS Vice Chancellor for Finance and Administration, provided all State and Board requirements are met.