

State Board for Community Colleges and Occupational Education

September 10, 2024

TOPIC: Community College of Denver (CCD) Spending Authority Request for an Investment in a Career Services Center Partnership between the CCD and Metropolitan State University of Denver (MSU)

PRESENTED BY: Marielena DeSanctis, President, CCD

RELATIONSHIP TO THE STRATEGIC PLAN:

Create education without barriers through transformational partnerships.

EXPLANATION:

The Community College of Denver (CCD) seeks Board spending authority approval of \$2,700,000 to enter into a formal partnership with Metropolitan State University of Denver (MSU) in the development of a shared Classroom to Career Hub (C2 Hub) on the Auraria campus. Funds requested would serve as an equity investment of capital reserves for partial ownership (approximately 20%) of the currently in-development MSU C2 Hub to be located at 1091 Walnut Street, Denver, CO 80204. Funding would support planning and construction underway and would align Auraria campus efforts to streamline campus services in alignment with the 2024 Auraria Facilities Master Plan - alongside allowing CCD to expand and centralize career services (hiring events, employer collaborations, student support for career placement, etc.) already offered by CCD across multiple Auraria campus locations.

The planned C2 Hub will consist of approximately 25,000 sq ft of mixed utilization space for career service activities (staff offices, meeting/training spaces, and community event spaces) that may be utilized by CCD as needed and as a part of permanent programming and presence within the C2 Hub. MSU estimates an overall cost of the C2 Hub project at 12.6 million dollars. CCD's investment of 2.7 million dollars equates to approximately 20% ownership of the space.

If the board approves, and prior to any transfer of funds, CCD will develop a formal contract outlining our rights as partial owners of the C2 Hub. This includes but may not be limited to:

- Utilization parameters in line with MSU and CCD demand for C2 Hub
- Programmatic alignment to allow for greater partnership between institutions
- Co-Branding to ensure that CCD and MSU are represented fully in the space
- Shared space utilization agreements that equitably serve the needs of both institutions
- Dispute resolution and severability provisions to ensure that CCD rights are guaranteed

CCD currently maintains \$28.302 million of college reserves as of the start of FY25 (July 1, 2024). This represents a use of 9.5% of current reserves.

RECOMMENDATION:

Staff recommends the Board approve CCD's request for spending authority of \$2,700,000 to partner with MSU in the completion of a C2 Hub to establish partial ownership of the new construction and that the Board delegate the signature authority of the Board to the System Vice Chancellor for Finance and Administration on the condition that all State and Board required processes are met. In addition, staff recommends that any agreement specifying the rights and responsibilities related to partial ownership, facility use, and /or dispute resolution requirements requires review and final approval by CCCS General Counsel.