

Quarterly Report of CU-Boulder Planning Projects

Projects Status

August 2009

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
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
DD = Design Development Phase
DRB = University Design Review Board
FY = Fiscal Year (July 1 to June 30)
GSF = Gross Square Footage
INSTARR = Institute of Arctic and Alpine Research
JBC = Joint Budget Committee of the State Legislature
MOU = Memorandum of Understanding
N/A = Not Applicable or Available
PP = Program Plan
RFP=Request for Proposal
SD = Schematic Design Phase
TBD = To Be Determined
UCSU=University of Colorado Student Union

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 awaits funding.

PROGRAM PLAN PREPARATION: *Planners are currently writing program plans.*

- Kittredge Commons** – A program Plan is being developed for the adaptive re-use of the Kittredge Commons Building. The Dining Center will be decommissioned following the opening of the Center for Community and building renovated for classroom and office space in support of the RAP programs in the Kittredge complex. The Program plan is expected to be completed in fall 2009.
Planner: Goodhew *Project Cost: \$19,500,000*
Consultant: SlaterPaull Architects *Project Size: 54,259 GSF*

PROGRAM PLAN MARKETING: Marketing and funding investigation are underway for the following programming project. Currently there are no projects in this category.

PROGRAM PLANS APPROVED AND WAITING FOR FUNDING. *There are two program plan / concept papers completed and approved, but on hold waiting for funding.*

- Aerospace and Energy Systems Building** – A Program Plan was approved by the Board of Regents in March for the expansion space for the Aerospace Engineering Department, an addition to the Discover Learning Center. The plan is being re-submitted to the Legislature for FY 2010-2011 funding.
Planner: Simpson *Project Size: 77,630 GSF*
Consultants: HDR, Inc. *Project Cost: \$41,600,000*
AR7 Architects
- Geosciences Building** – A building is proposed to house ATOC, INSTAAR, CIRES, Energy and Sustainability in the Research Park. The site is POD D, near the McAllister Center. The Program Plan has been approved and is being re-submitted to the Legislature for FY 2010-2011.
Planner: Simpson *Project Cost: \$65,600,000*
Consultant: Klipp Architects *Project Size: 100,000 GSF*

CAPITAL RENEWAL REQUESTS WAITING FOR FUNDING. *Two projects are waiting for funding.*

- Guggenheim Geography** – The low facility condition index of .57 indicates the serious need for repair for this historic building built in 1908. The building anchors a portion of the southern edge of the Norlin Quadrangle Historic District and houses the Department of Geography. The building's basic infrastructure components such as wiring, HVAC systems, plumbing, and technology support are severely deteriorated and require replacement. A capital renewal request will be made in FY 11-12.
Planner: Simpson *Estimated Cost: \$5,906,678*
Project Size: 23,113 GSF

- Hellems Arts and Sciences** – Current building audits show that basic building infrastructures; such as plumbing, mechanical, and electrical systems are severely deteriorated and replacement is required to satisfy needed code deficiencies and life safety protection and ADA compliance. This project did not make last year's funding list; it will be submitted for FY 2010-2011.
Planner: Simpson *Estimated Cost: \$25,604,070*
Project Size: 116,536

ARCHITECT SELECTION PHASE

Projects for which an architect or consultant is now being selected.

- Henderson Life Safety Improvements** – a controlled maintenance project that will add two fire exits to the building. Selection will begin in August 2009.
Planner: Simpson *Estimated Cost: \$1,250,000*
Project Size: 28,000 GSF

PROJECTS READY TO PROCEED – APPROVALS AND FUNDING IN PLACE – *Currently there is one project ready to proceed.*

- UMC Food Service Renovation** – A study of the existing UMC food service area and its satellite operations has been funded by the UCSU that will examine upgrading areas that were not renovated in 2000. The project has been re-conceptualized and restarted. Architects are being selected for the renovation of the servery.
Planner: Goodhew *Project Cost: \$2,000,000*
Project Size: N/A

DESIGN PHASE

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

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

- Basketball / Volleyball Practice Facility** – A basketball / volleyball practice facility is proposed by the Department of Intercollegiate Athletics connected to the north side of the Coors Events Conference Center. The structure would house two basketball practice floors, one for the men's team and one for the women's team and volleyball practice space for the women's volleyball team. The architect has been selected and design is underway.
Planner: Goodhew *Estimated Cost: \$10,000,000*
Consultant: Sink Combs Dethlefs *Project Size: 35,600 GSF*
Architect: Sink Combs Dethlefs *BCPC Approval: June 2008*
Project Manager: Dunklau *BOR PP Approval: August 2008*

- **Broadway & Euclid Underpass** – The City of Boulder is constructing a pedestrian underpass at the corner of Broadway & Euclid, along with relocation of bus stops along Broadway. The project is federally funded. The project is in design phase; construction is scheduled for May 2011.

Planner: Reilly

Estimated Cost: \$7,400,000

Consultant: Tsouvaris Simmons

Project Size: N/A

Holderness Consulting Engineers

- **Campus Gateways Phase II** – This project includes a series of campus entryway structures and associated signage and landscaping. Design began in January 2007; Phase I construction of the Baseline and Broadway gateway is complete. Future construction is on hold pending the City of Boulder bike path construction along 28th Street, which is scheduled for May 2011.

Project Manager: Reilly

Estimated Cost: \$50,000

Consultant: Groundworks Design

Phase I Construction Cost: \$445,500

Project Size: N/A

- **Ekeley Sciences Middle Wing Building Renovation** – The Program Plan for renovation of two floors within the middle portion of Ekeley Sciences was approved by BCPC, CEC, and the Regents and is waiting for funding. Design is complete but construction funding was withdrawn. A new request was made for FY 10-11.

Planner: Simpson

Estimated Cost: \$15,697,007

Project Manager: Hill

Project Size: 21,660 GSF

Program Plan Consultant: H+L Architecture

BCPC PP Approval: April 2001

Architect: Abo Architects with Pelsue

CEC PP Approval: April 2001

Architects

Regents PP Approval: June 2001

- **JILA Addition** – This project will construct laboratory, office and clean room space in a new addition south of the existing “S – Wing”. The project is in schematic design, pending federal funding.

Planner: Simpson

Estimated Cost: \$27,500,000

Project Manager: Sweeney

Project Size: 49,800 GSF

Program Plan Consultant: RNL Design &

BCPC PP Approval: May 2007

HDR Architecture

CEC PP Approval: July 2007

Architect: HDR Architecture

Regents PP Approval: June 2007

- **Ketchum Arts and Sciences** – Building audits show that basic building infrastructures, such as plumbing, mechanical, and electrical systems, are severely deteriorated and replacement is required to satisfy needed code deficiencies and life safety protection and ADA compliance. Design is complete but construction funding was withdrawn. A new request was made for FY 10-11.

Planner: Goodhew

Estimated Cost: \$8,333,406

Project Manager: Gardner

Project Size: 59,000 GSF

Architect: Slaterpaul Architects

CMGC: Fransen Pittman

- **New Heating & Cooling Plant** – This new facility will construct a central plant with boiler and chillers for all campus buildings. A new distribution loop is included and will be phased in over three years. This project is over budget and studies are underway to determine the best approach to accomplish the project.

Planner: Simpson

Estimated Cost: \$75,190,105

Project Manager: Fike

Project Size: 74,164 GSF

Program Plan Consultant: Burns &

BCPC PP Approval: May 2007

McDonnell

CEC PP Approval:

Consultant: Lutz Daily & Brain, LLC

- Systems Biotechnology Facility** – A new research facility to house Biochemistry, Chemistry, Chemical and Biological Engineering, and the Colorado Initiative in Molecular Biotechnology is proposed to be built on Pod I of the Research Park. A multi-phase approach has been selected. Design is underway with construction to begin in fall 2009.

<p> <i>Planner/Project Manager: Faber</i> <i>Consultants: OZ Architecture, HDR,</i> <i>Shapins Associates</i> <i>Architects: HDR Architecture with Robert</i> <i>AM Stern Architects</i> </p>	<p> <i>Estimated Cost: \$170,000,000</i> <i>Project Size: 262,000 GSF</i> <i>BCPC FS Approval: March 2006</i> <i>BCPC PP Approval: April 2006</i> <i>CEC PP Approval: April 2006</i> <i>Regents PP Approval: June 2006</i> </p>
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- University Theatre ADA Improvements** – The proposed improvements include a new elevator connecting the ticket level to the main auditorium and an entrance ramp to the lower level. Design is nearly complete and construction will start in fall 2009.

<p> <i>Planner: Simpson</i> <i>Project Manager: Gardner</i> <i>Consultants: Semple Brown Design</i> </p>	<p> <i>Estimated Cost: \$760,000</i> <i>Project Size: N/A</i> </p>
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- Willard Hall and Hallett Hall Residential Re-Commissioning** – This project will re-commission the Willard Hall Administrative Center and the Hallett Hall Department of Housing administrative offices to residence hall use. Existing office space will be remodeled in Willard Hall for at least 230 more students, for a minimum total of 426 student beds. Hallett Hall would recapture space for an additional 136 student beds. Design is underway and construction will start in March 2010.

<p> <i>Planner: Goodhew</i> <i>Construction Managers: TBD</i> <i>Architects: Architectural Workshop</i> </p>	<p> <i>Estimated Cost: \$10,925,000</i> <i>Project Size: 107,996 GSF</i> <i>BCPC Approval: September 2008</i> </p>
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- Williams Village Phase IIA** – This project will construct the next phase of development in the Williams Village area. The scope of the project includes a 500 bed residential academic hall; the intersection and site entry at 35th Street and Baseline Road; roadwork connecting this new intersection with the roadway adjacent to the new building; upgrades to the chiller systems at the Williams Village plant; and required utility infrastructure to support the buildout of this and other subsequent phases. A design-build team has been selected and design is underway.

<p> <i>Planner: Goodhew</i> <i>Consultant: OZ Architects</i> <i>Construction Managers: Whiting-Turner</i> <i>Construction</i> <i>Architects: Aller-Lingle-Massey Architects</i> <i>with Mackey-Mitchell Architects</i> </p>	<p> <i>Project Cost: \$51,500,000</i> <i>Project Size: 127,724 GSF</i> <i>BCPC Approval: November 2008</i> </p>
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INACTIVE DESIGN PROJECTS: *There are no design projects in an inactive stage.*

CONSTRUCTION PHASE

Projects with completed bidding documents. Responsibility for these projects has been transferred to the Construction Phase Managers. There are four projects in the Construction Phase. Total Projects Cost \$244,707,594

- **Center for Community (C4C)** – The Division of Student Affairs at CU-Boulder proposed to build a 256,949 GSF building to fulfill space needs for both dining and student services, and that will also include structured parking for 375 cars. Construction is underway with projected completion August 2010.

<p><i>Planner: Simpson</i></p> <p><i>Program Plan Consultants: Design Concepts, JBA & Slaterpaul Architects</i></p> <p><i>Architect: Davis Partnership with Centerbrook</i></p> <p><i>Project Manager: Deborski</i></p>	<p><i>Estimated Cost: \$84,400,000</i></p> <p><i>Project Size: 256,949 GSF</i></p> <p><i>BCPC PP Approval: January 2007</i></p> <p><i>CEC PP Approval: January 2007</i></p> <p><i>BOR PP Approval: August 07</i></p>
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- **City of Boulder 28th Street Project** – The city is constructing a multi-use path along 28th Street from Colorado Avenue to Baseline, adjacent to the east side of campus. It has been federally funded. The first phase of construction has been completed. Phase two is scheduled for summer 2010.

<p><i>Planner: Reilly</i></p> <p><i>Consultant: Carter-Burgess</i></p>	<p><i>Estimated Cost: N/A (City of Boulder)</i></p> <p><i>Project Size: N/A</i></p>
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- **High-Voltage Electrical Service to Campus** – A utility upgrade is being constructed to add a third Xcel Energy feeder service to the campus. A new switchgear vault was constructed near the Engineering Center. Project is nearly complete with an August completion date planned.

<p><i>Planner: Reilly</i></p> <p><i>Project Manager: Greim</i></p> <p><i>Consultant: Stanley Consultants</i></p>	<p><i>Estimated Cost: \$910,000</i></p> <p><i>Project Size: N/A</i></p>
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- **Information Technology Infrastructure Improvements** – This project will improve fiber optic cabling between buildings, create secure communication rooms, and provide high-speed wiring and equipment for networks in General Fund buildings. The three phases of improvements are complete and the fourth phase is under construction.

<p><i>Planner: Dennis Maloney, ITS</i></p> <p><i>Project Manager: Fike</i></p> <p><i>Consultant: Rimrock</i></p>	<p><i>Estimated Cost: \$13,302,543</i></p> <p><i>BCPC PP Approval: June 2000</i></p> <p><i>Regents PP Approval: August 2000</i></p> <p><i>Project Start: May 2006</i></p> <p><i>Project Completion: December 2009</i></p> <p><i>Phase 1,2,3,4 Completion: September 2009</i></p>
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- **Institute of Behavioral Science (IBS) [formerly Grandview RBS Research Building]** – This is a new office and research building northwest of Grandview Avenue and 13th Street to house the IBS program. Construction is underway with a Fall 2010 completion expected.

<p><i>Planner: Goodhew</i></p> <p><i>Project Manager: Hill</i></p> <p><i>Architect: Anderson Mason Dale</i></p> <p><i>Contractor: FCI Construction</i></p>	<p><i>Estimated Cost: \$15,700,000</i></p> <p><i>Project Size: 50,542 GSF</i></p> <p><i>BCPC FS Approval: January 2007 (Revised)</i></p> <p><i>CEC FS Approval: January 2007 (Revised)</i></p>
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- Kittredge Renovation – Andrews, Smith, and Buckingham Halls** – This project renovates three more residence halls to meet the program needs of *Residential Campus 2020*. Andrews Hall construction is now complete. Buckingham Hall has moved into the 2009/2010 design and construction slot; construction started in May 2009. Approval has been given for a 230 bed addition to Smith Hall at a cost of \$13.2M. Design is now in progress for renovation of Smith Hall including the wing. Construction on Smith Hall is anticipated to begin in December 2009.

Planner: Goodhew *Estimated Cost: Andrews = \$15,200,000*
Project Manager: Florian *Smith = \$27,800,000*
Program Plan Consultant: Anderson Mason *Buckingham = \$15,300,000*
Dale Architects *Project Size: Andrews = 61,061 GSF*
Consultant: Bennett Wagner Grody with *Smith = 92,794 GSF*
Kiewit Building Group *Buckingham = 59,679 GSF*
BCPC PP Approval: May 2007
CEC PP Approval: July 2007
Regents PP Approval: August 2007

- Norlin Library Renaissance Plan** – A comprehensive renovation of Norlin Library is planned in five phases. The first phase will consolidate programs and functions, and create a 24-hour study space within existing space. Construction is to be completed in August 2009 with an expanded plaza improvement finished in the fall.

Planner: Goodhew *Estimated Cost: \$5,101,051*
Project Manager: Fike *Project Size: 21,000 ASF (Phase 1)*
Program Plan Consultant: H+L *BCPC FS Approval: May 2005*
Architecture *BCPC PP Approval: April 2006*
Contractor: White Construction Group
CEC Approval: April 2006
CEC PP Approval: April 2006
Regents PP Approval: June 2006

- North–South Bikeway** – The Department of Parking and Transportation Services and the Environmental Center have partnered with the City of Boulder and have received Transportation Improvement Projects (TIP) funding to construct a multi-use bikeway link between the existing east-west multi-use bikeway on CU's main campus and the City of Boulder's Broadway multi-use path, including a grade-separated crossing at the existing Regent Drive crossing. The bridge will be complete August 2009 with project completion in October 2009.

Planner: Reilly *Project Cost: \$3,494,000*
Project Manager: Deborski *Project Size: Approximately 1/3 mile of a 20' corridor*
Engineer: Tsiouvaras Simmons
Holderness Consulting Engineers

- Visual Arts Complex (VAC)** – The Department of Art and Art History and CU Art Museum are constructing a new facility that will house all departmental needs, faculty offices, art studios, classrooms and galleries. Construction began April 1, 2008 and will continue through December 2009.

Planner: Simpson *Estimated Cost: \$63,500,000*
Project Manager: Williams *Project Size: 169,000 GSF*
Architects: OZ Architecture with Kallman *BCPC PP Approval: January 2000*
McKinnell & Wood *CEC PP Approval: January 2000*
CM/GC: M.A. Mortenson Construction *Regents PP Approval: October 2005 (Rev.)*
CCHE PP Approval: November 2005

EASEMENTS: *There are three easements in process.*

- LASP Space Technology Research Center (LSTR) Addition** – Sewer easement relocation to the City of Boulder to accommodate building addition.
- Wolf Law Building** – Water line dedication and relocation for new fire hydrants.
- Xcel Feeder Easement** – Electrical easement dedication for new service.

COMPLETED PROJECTS: *There are no construction projects that have recently been completed.*