

WELCOME

CSU Master Plan (MPC) Committee Meeting

October 10, 2018



Colorado State University

Today's Agenda

Glover Redevelopment: Draft Charge – Fred Haberecht

Temple Grandin Equine Center: Phase 1 – Mike Rush

Clark Building Master Plan Verification – Fred Haberecht and Dean Withers

Campus Wide Inclusivity Standards for Commuter Showers & Break Rooms – Aaron Fodge and Jessica Kramer

Glover Redevelopment: Draft Charge

*Request for Approval of Stakeholder
Committee and its Charge*

Glover Redevelopment Charge: Stakeholder Committee

The Master Plan Committee approval process for capital construction projects can involve the empaneling of a stakeholder committee for projects that are sufficiently comprehensive to benefit from multiple stakeholders.

The intent of the stakeholder committee is to ensure that diverse and sometimes conflicting thoughts about the scale and programmatic elements of specific development projects can and need to be voiced openly and in a facilitated setting. The desired outcome is a consensus recommendation from the stakeholder committee to the Master Plan Committee indicating the highest best use for the development site from a scale and programmatic perspective. If consensus is difficult to achieve, a range of relevant options is also acceptable and responsive to this charge.

Glover Redevelopment Charge: Stakeholder Committee

The stakeholder committee will be chaired by the key stakeholder dean, in this case by the Dean of the Walter Scott College of Engineering, and will be facilitated by the University Planner.

The other stakeholders will include members from:

- Vice President for Advancement
- Dean of Warner College of Natural Resources
- Dean of Natural Sciences
- Vice Provost
- Vice President for Research
- Vice President for Student Affairs
- Space Manager for Facilities Management

Glover Redevelopment Charge

- Expectation the committee will work collaboratively to develop consensus recommendation.
 - Recommendation needs to be grounded in funding realities, including potential donor opportunities and a realistic look at non-donor opportunities.

Glover Redevelopment Charge: Specific Outcomes

- Identify single building versus two building solution (i.e. phased Glover site redevelopment)
- The stakeholder committee will explore potential synergies between programs and colleges and identify possible collaborations.
- The stakeholder committee will identify university research opportunities.
- In that this is a core campus location adjacent to the Lory Student Center, explore the potential of the overall building site for supporting general student success programs.
- Guidance on criteria to include but not limited to: current occupant requirements/future requirements, space analysis, classroom analysis (size and number), collaborative and/or interdisciplinary opportunities, emerging opportunities (research and educational programs), student support programs, and student services programs.

Glover Redevelopment Charge: Recommendation/Report Out

- The product of this effort will be a recommendation to the Master Plan Committee describing the desired content of the redevelopment project, under the assumed constraints.
- The stakeholder committee report will include assumptions; description and rationale of criteria used; recommendations (several, perhaps based on different mixes of tenants and/or funding); tables summarizing criteria used in developing recommendations; outreach table of inputs; and planning documents (site plan, yield studies, existing/proposed floorplans, potential patterns of development).

Motion Needed:

Approve the stakeholder committee and its charge to return to the Master Plan Committee with report and recommendations.

Temple Grandin Equine Center: Phase I

Request for Project Approval

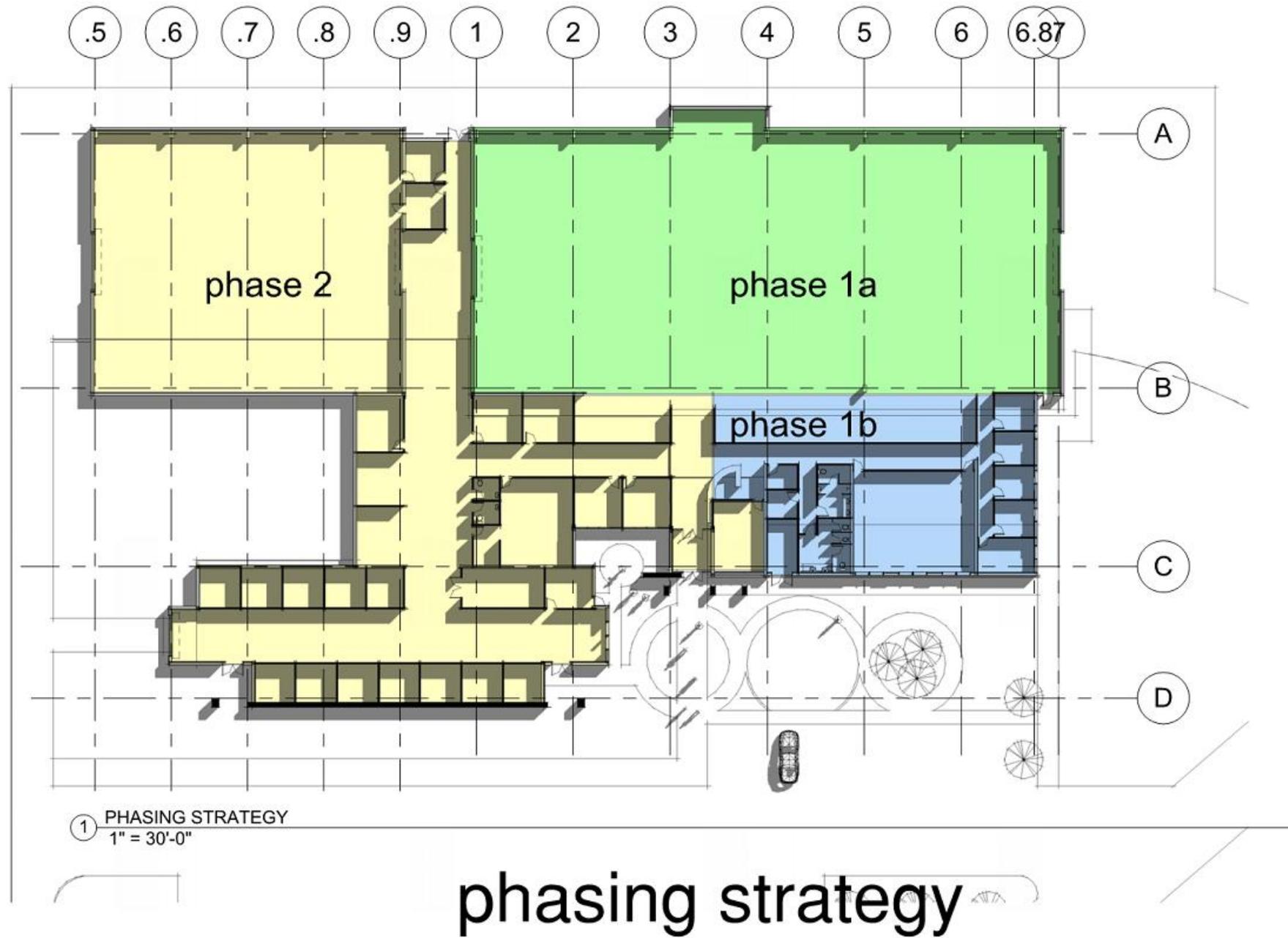
Temple Grandin Equine Center



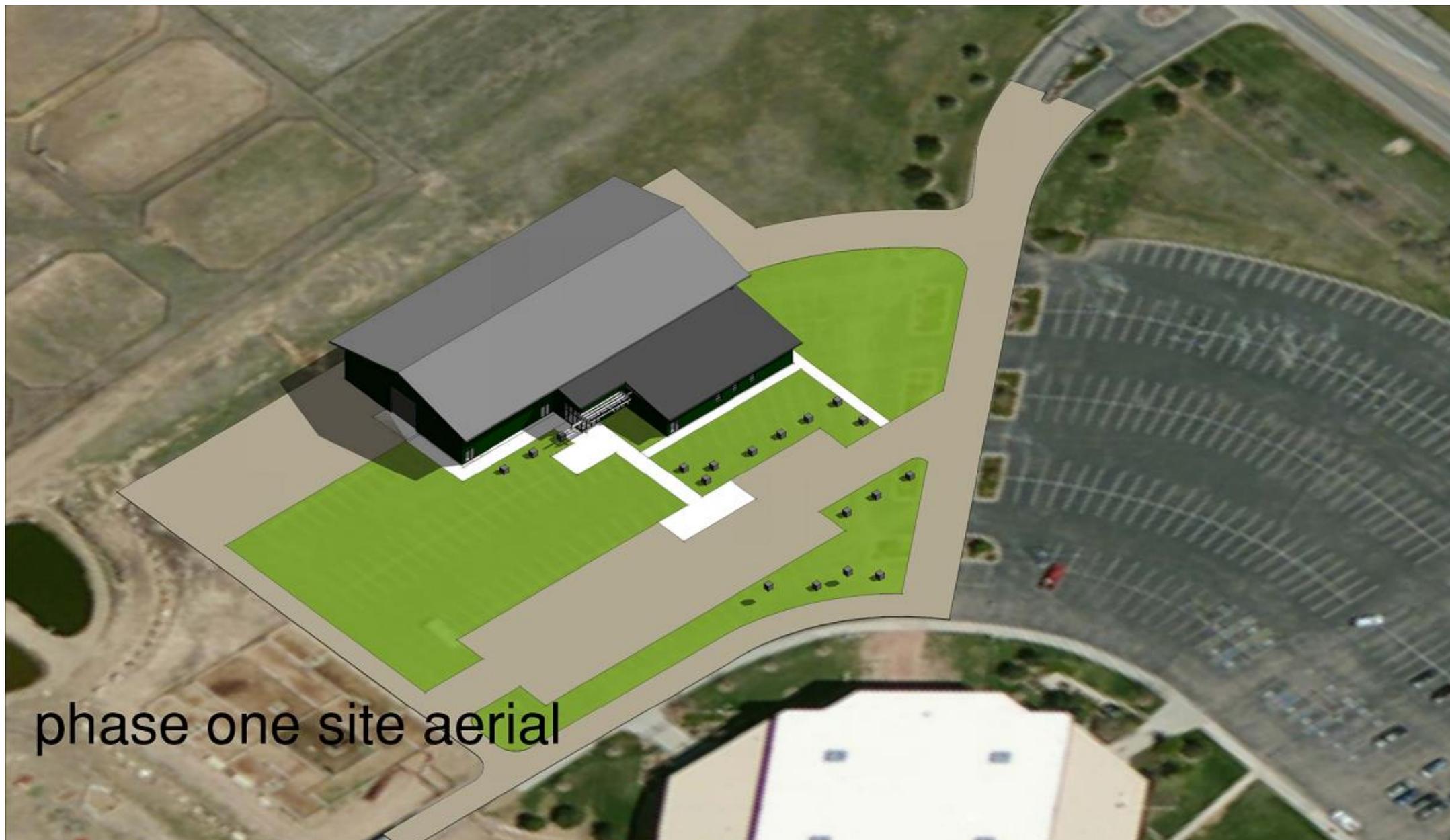
main entrance - full build out - "draft" rendering



Temple Grandin Equine Center

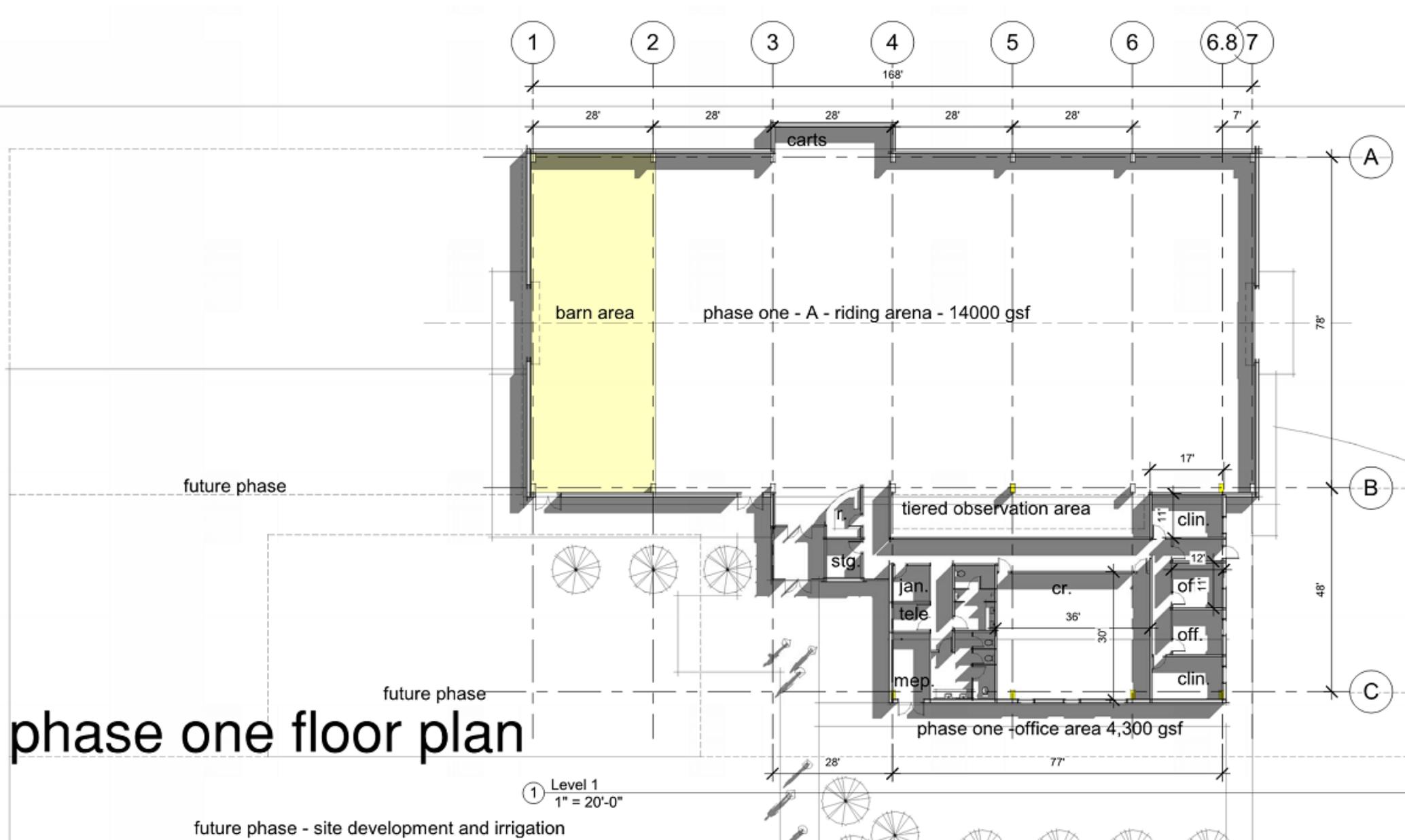


Temple Grandin Equine Center

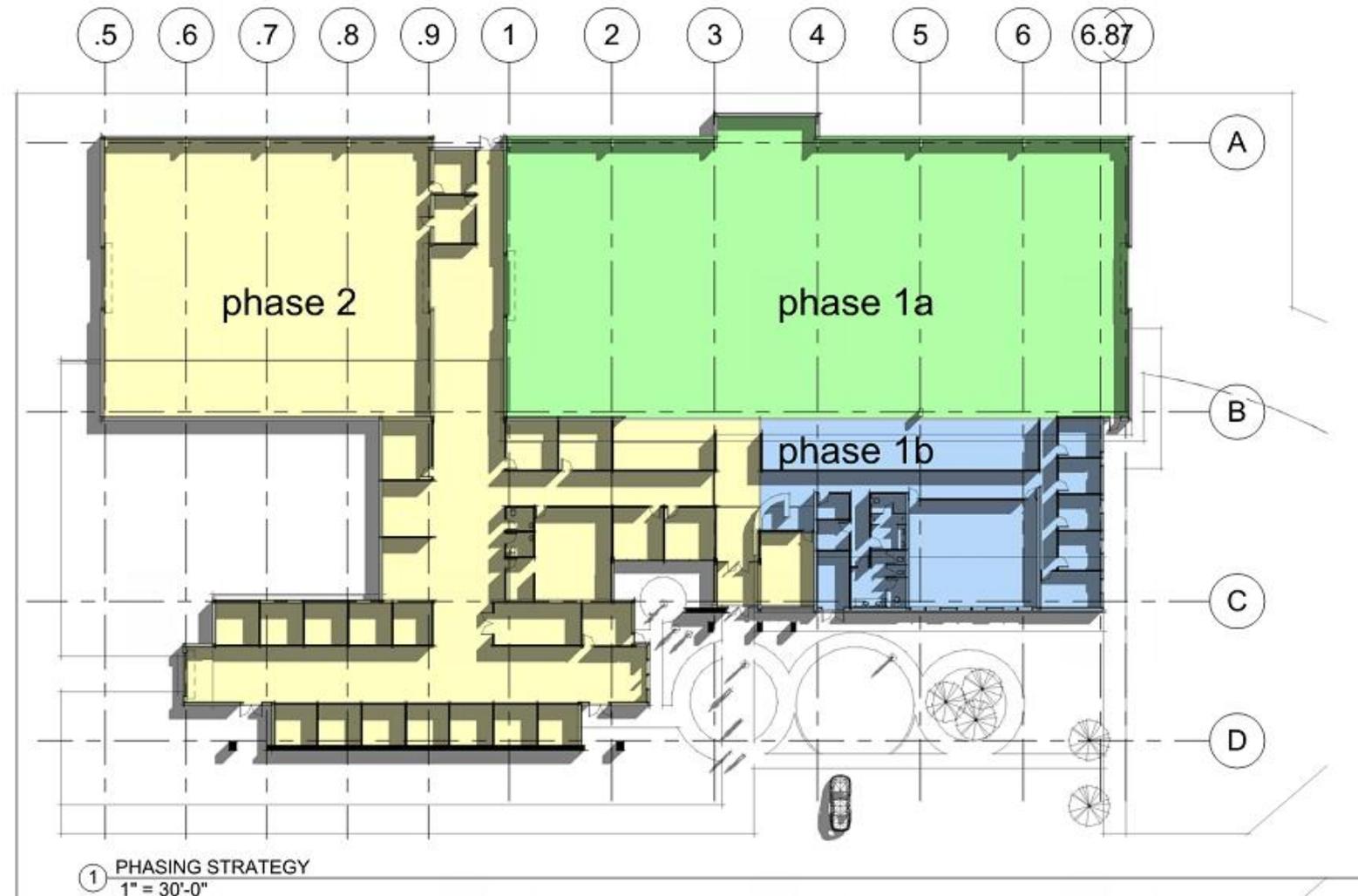


phase one site aerial

Temple Grandin Equine Center

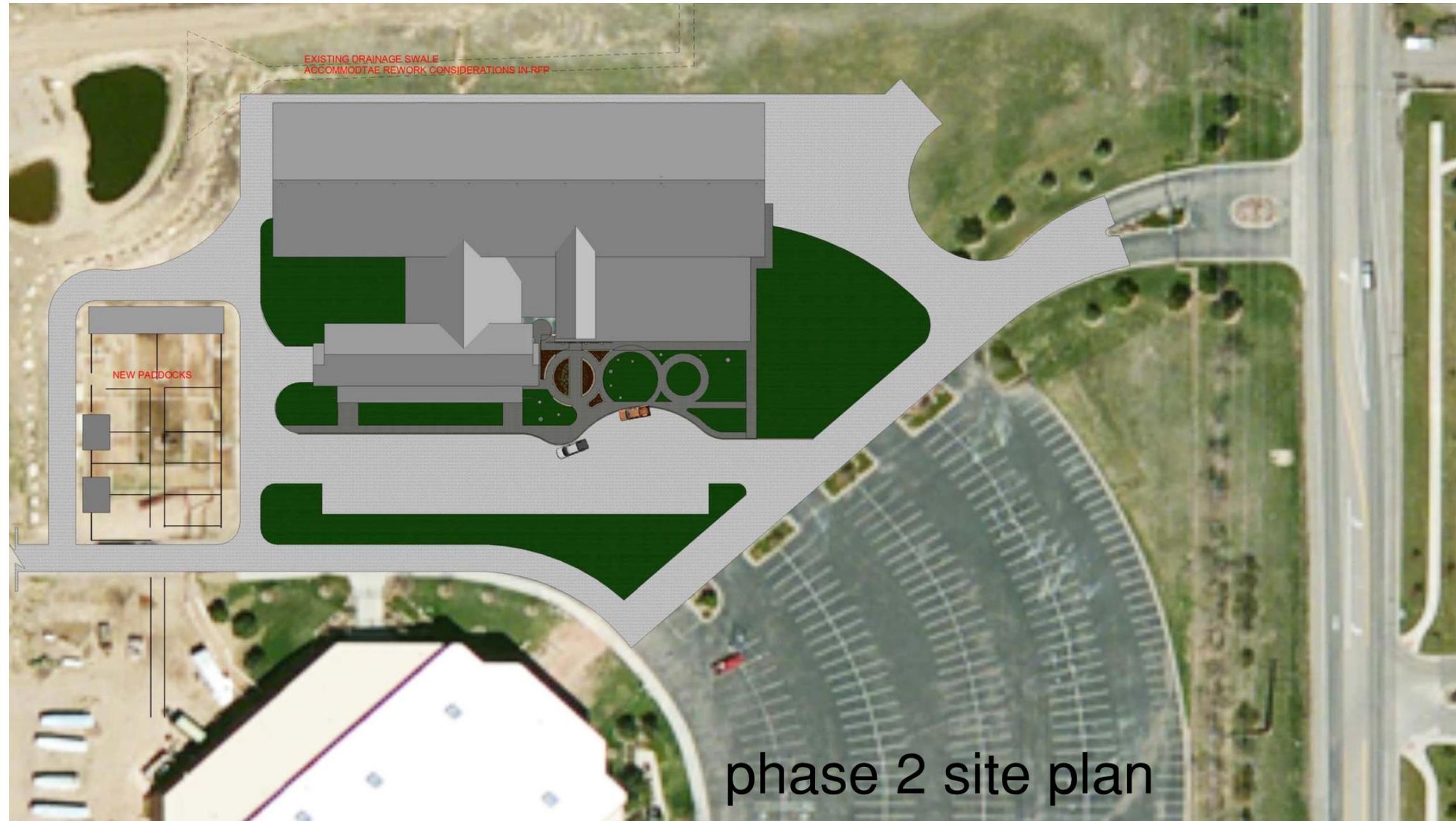


Temple Grandin Equine Center



phasing strategy - phase two

Temple Grandin Equine Center

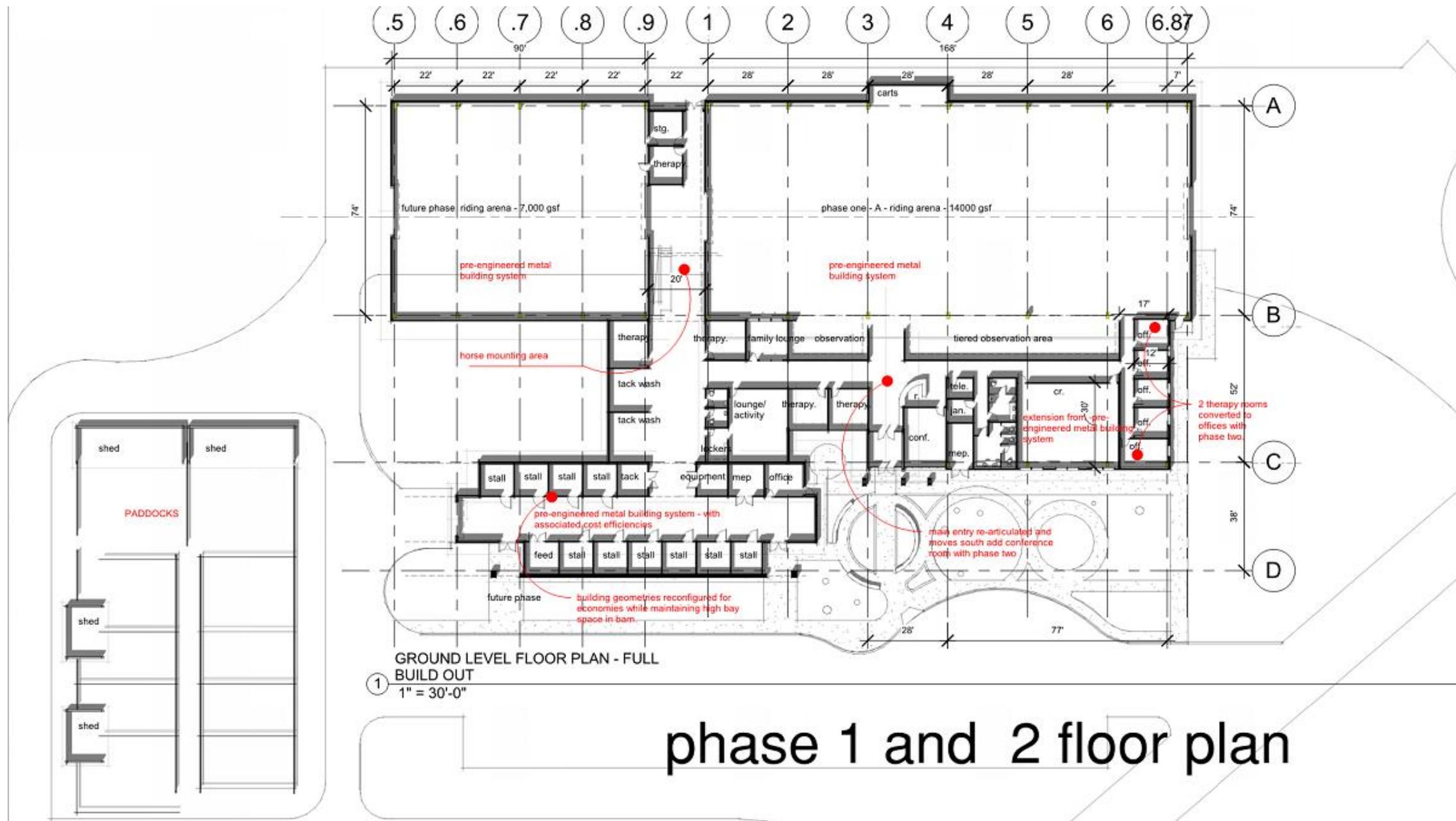


Temple Grandin Equine Center



phase 2 aerial

Temple Grandin Equine Center



Temple Grandin Equine Center



Motion Needed for Project Approval

Clark Building Master Plan Verification

Request for Approval to Proceed

CSU Campus Master Planning Phase I, October 10, 2018

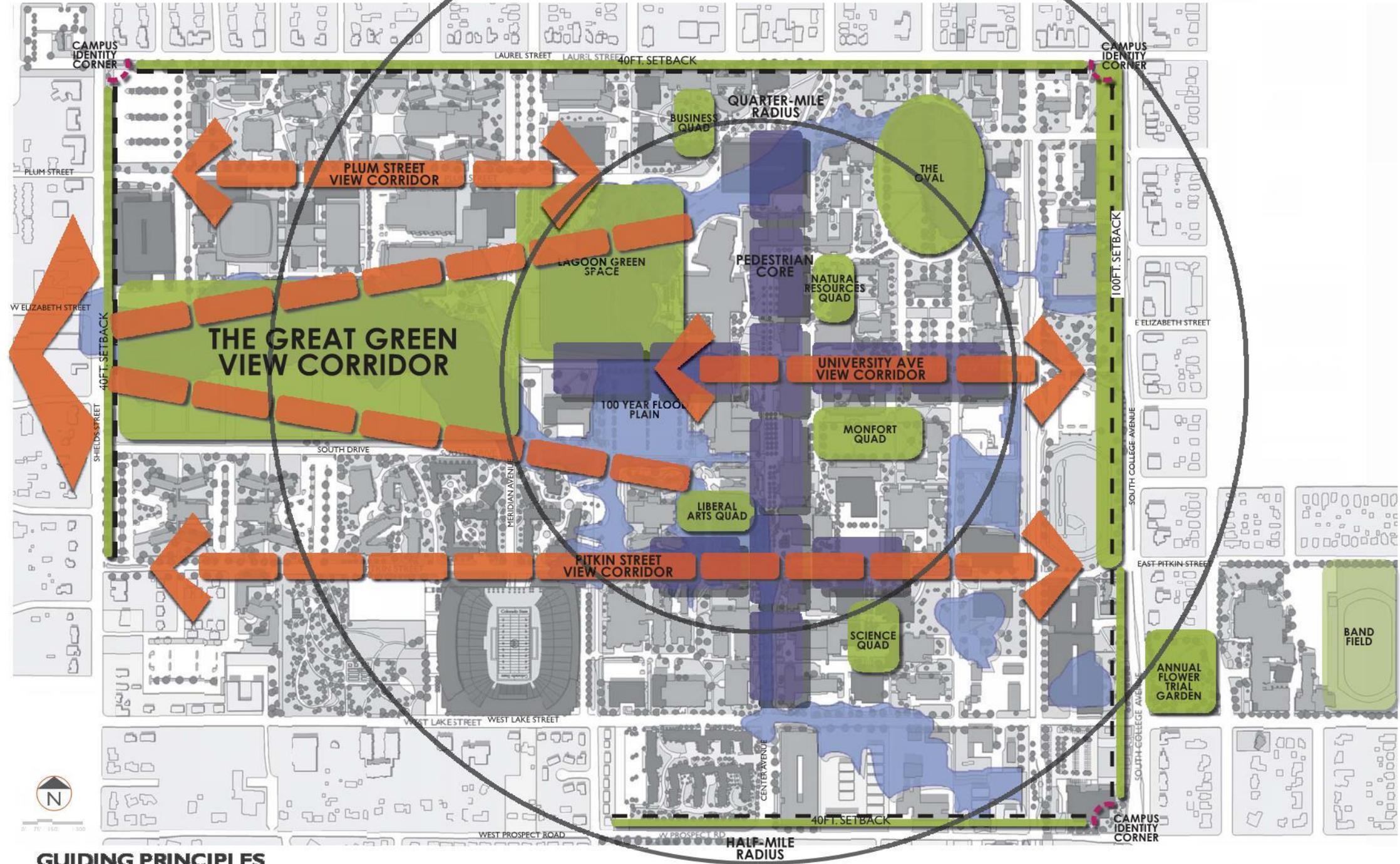
Revitalizing Clark: “the willingness to make a
difference.”



“We [have] established a shared vision as a campus community. . . of a university intimately aligned with the challenges and needs of our society and possessing the character and willingness to make a difference.” Dr. Tony Frank, September 30, 2018

A faint, circular logo is visible on the left side of the slide. It features stylized, overlapping figures or shapes in a lighter shade of green, possibly representing a group of people or a specific organizational symbol.

Clark in the Context of Main Campus



GUIDING PRINCIPLES

- Restrict Development in 100 Year Flood Plain
- Maintain + Reinforce Green Quads + Open Spaces
- Establish Green Setbacks at Campus Edges
- Expand + Reinforce Pedestrian Core/Plaza
- Preserve + Reinforce View Corridors

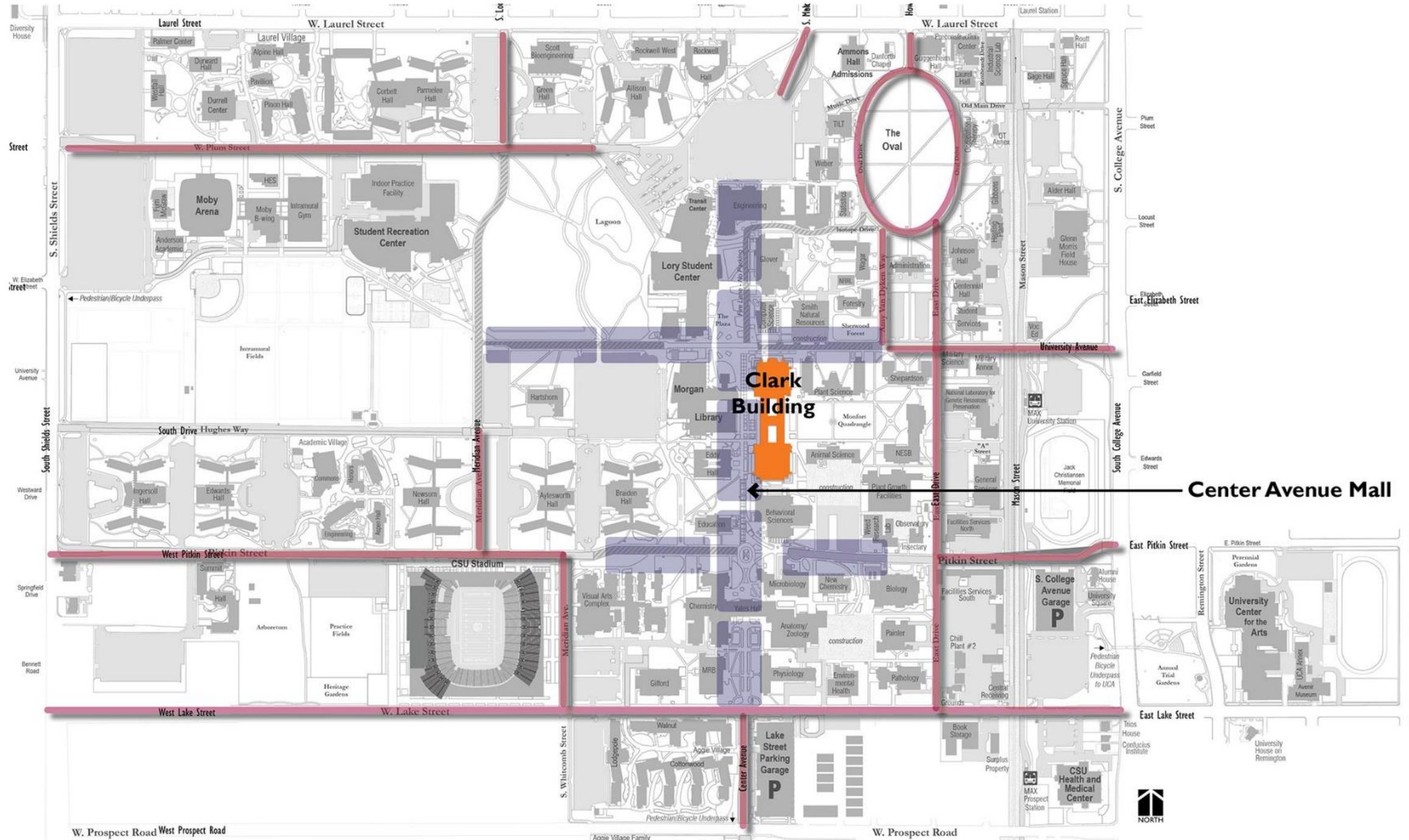
Pedestrian + Green Space: 35,000 Students

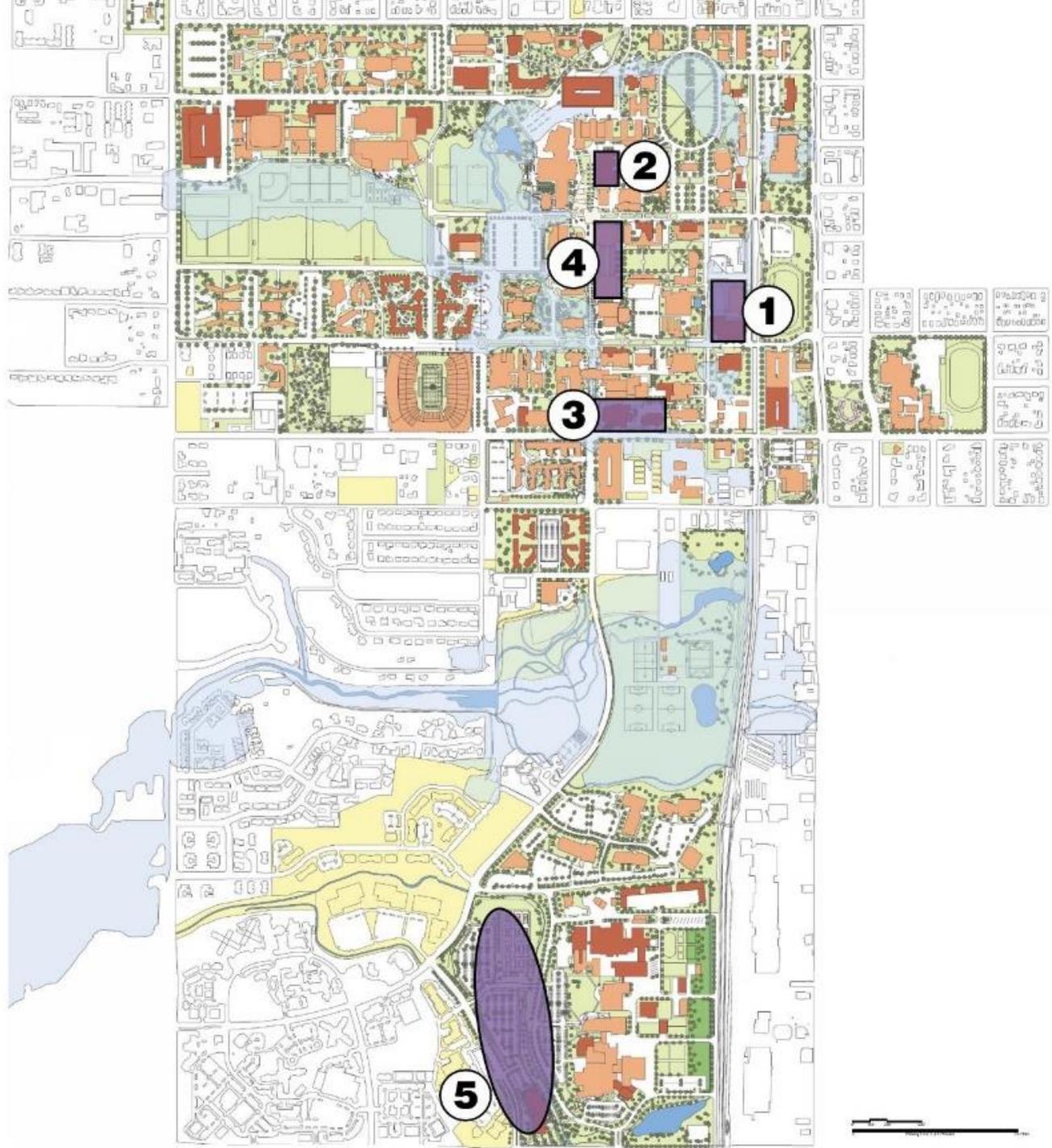
**MAIN CAMPUS:
FRAMEWORK DIAGRAM**

Colorado State University

FEB. 2015

Andrew G. Clark Building: At the Heart of Campus





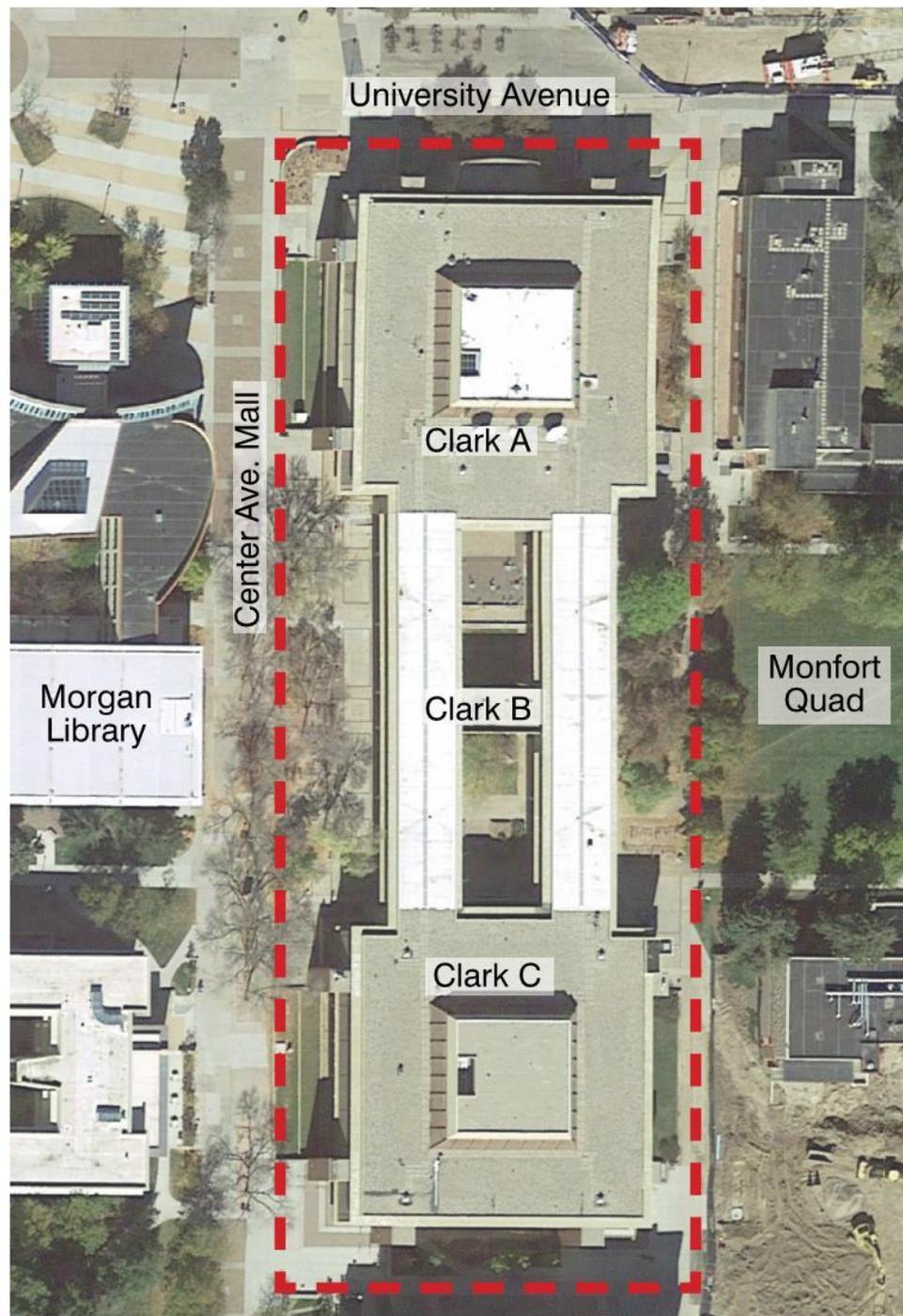
LEGEND

 Existing Buildings	 University-Controlled Property
 New/Future Buildings	 CSURF-Controlled Property

**POTENTIAL DEVELOPMENT SITES
MAIN & SOUTH CAMPUS
MASTER PLAN**

 Colorado State University

AUG. 2018



Development Considerations:

Type of Modification: Renovation of approximately

250,000 SF of existing structure

Site Acreage: +/-3.6 Ac.

Additional site needs:

- Fire lane access and service access to be maintained
- Update of outdoor spaces in the campus core that better meet diversity of campus needs

Impacts:

- Fully occupied building requiring swing space to accomplish a phased approach to renovation

Additional Characteristics:

- Large aged structure, struggling to serve current needs with deferred maintenance issues
- Immediate proximity to core of campus
- Utility infrastructure exists to support building
- 1/8 mile walk to parking and transit infrastructure

Site Carrying Capacity:

- Potential for more than 250,000 SF, of renovated space





Clark Today

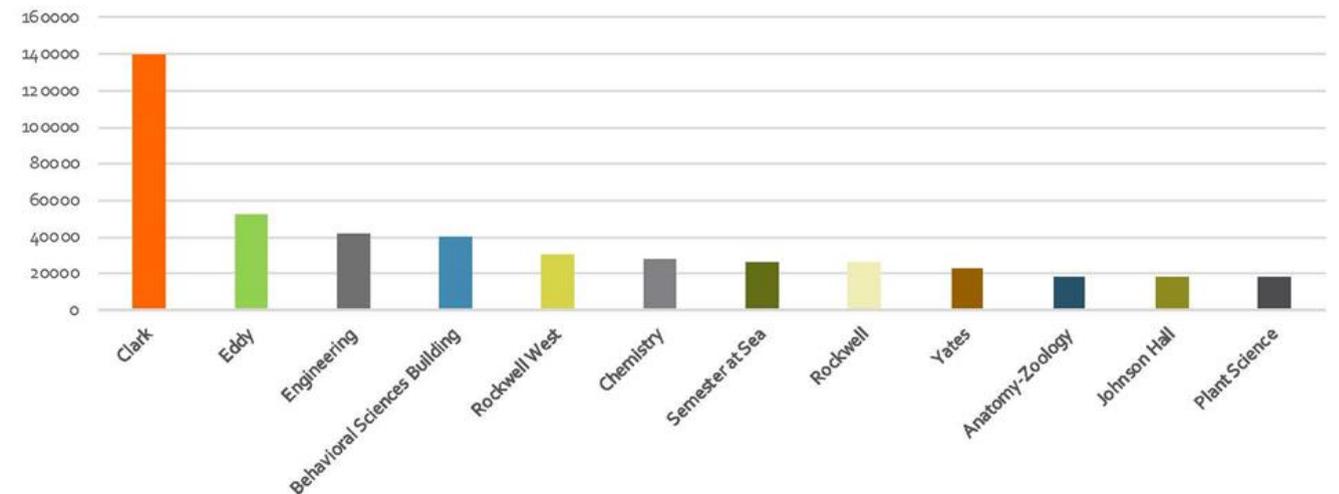
Clark Today: Academic Capital

In AY 2017-18:

- 1,173 classes offered
- 50,896 enrollments
- 134,424 total UG SCH in 2017-18
- 103,237 total CLA SCH
- 70% of undergraduate students took at least one course in Clark

The Clark Building; where the most credits are awarded

Credits generated by building (SP and FA 2017) – undergraduate and graduate



Clark Today: Financial Impact

Clark's Financial Contributions 2017-18

- \$99,092,734 in gross UG tuition revenue
\$53,616,872 in gross margin, CLA alone
- Tuition/sq. ft.: \$2663



CLA's value added in Clark

Tuition revenue generated by courses taught in Clark^{1.}

Undergraduate	Total # of credits ^{1.}	% residents/ non residents ^{2.}	Tuition/credit ^{3.}	Tuition revenue
	103,237	72.79% (resident)	\$513.20	\$38,065,036
		27.21% (non-resident)	\$1,336.30	\$26,536,465
Total Undergrad tuition generated				\$65,103,201
Graduate	Total # of credits	% residents/ non residents	Tuition/credit	Tuition revenue
	2,873	58.21% (resident)	\$567.40	\$948,905
		41.79% (non-resident)	\$1,391.10	\$1,670,192
Total Grad tuition generated				\$2,619,096

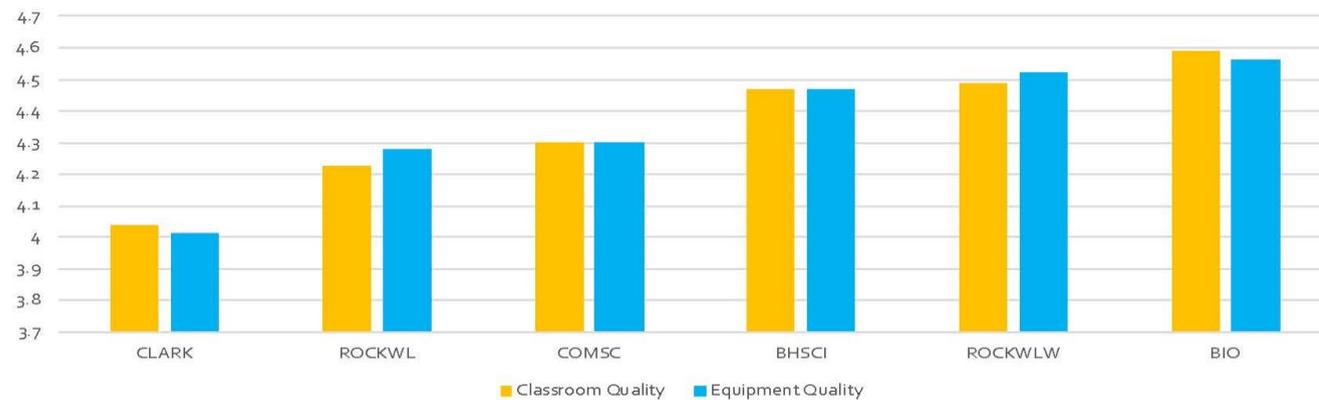
1. SP/FA 2017 for ANTH, ECON, GR, HIST, INT, JTC, LARA, LB, LCHI, LFRE, LGEN, LLAT, LSGN, LGER, LITA, LIPN, LRUS, LSPA, POLS, SOC
2. FA 2017
3. FA 2018

Clark Today: Student's Perspective

Clark rated lowest for overall quality

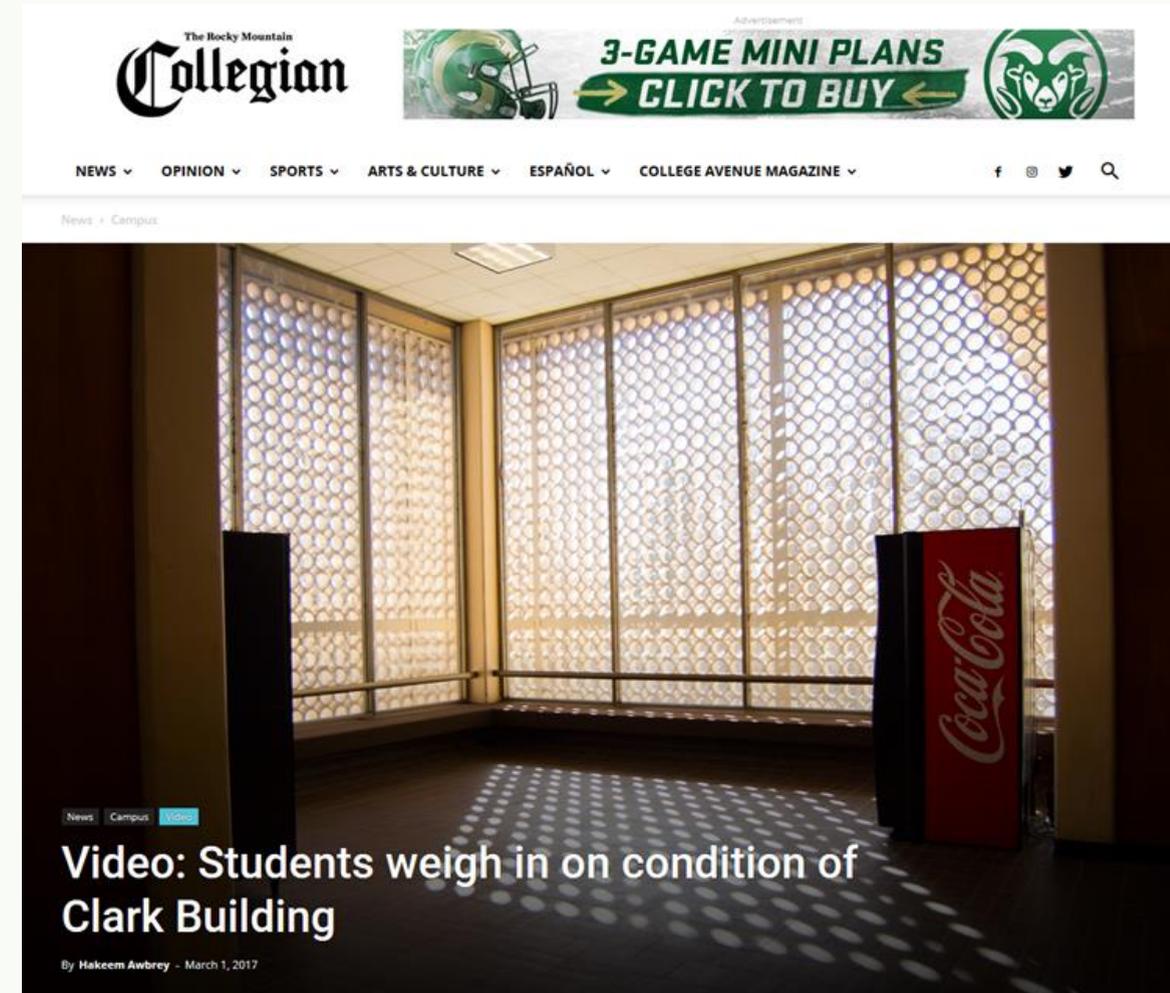
Student course survey responses

Average survey results for classroom/equipment quality (FA 2017)



Survey Questions:

- 24. How do you rate the overall quality of the classroom?
- 25. How do you rate the quality of the equipment (computes, projectors, and so on) in the classroom?





Clark's Challenges

Clark's Challenges

Significant and Necessary Repairs

- Electrical and plumbing
- Fire suppression
- Exterior
- Mitigation
- Roof
- \$58,631,000



FACILITIES MANAGEMENT

AT COLORADO STATE UNIVERSITY

REMODEL SERVICES BUDGET OPINION

This Budget Opinion is for budgetary purposes only. Prices may change after design is complete

To: Mike Rice
491-0032
FM

Date: 04/17/18
Project #: 170227b
Customer ID# 6030
Expiration Date: 8/1/2018

P.M.	Phone #	Project title
Dan Kozlowski	567-1365	Clark building total remodel

Quantity	Labo/Material	Description	Unit Price	Less received	Line Total
1.00	DEMO	mobilization and containment allowance, construction set up, demo	\$ 375,000.00		375,000.00
1.00	HVAC	update AHU's, full system allowance	5,250,000.00		5,250,000.00
1.00	ELEC	new switchgear, generator, power updating allowance	2,500,000.00		2,500,000.00
1.00	ABATE	abatement allowance- floor, ceiling tile, mechanical	1,100,000.00		1,100,000.00
1.00	PAINT	remove and replace carpet allowance	991,666.00		991,666.00
1.00	TECH	classroom, computer room, conference room tech needs	1,400,000.00		1,400,000.00
1.00	misc.	whiteboard, sound panel allowance	220,000.00		220,000.00
1.00	signs	sign allowance- update entry, building, wayfinding sign allowance	22,000.00		22,000.00
1.00	Telecom	data relocation, clean up pathways allowance	3,060,000.00		3,060,000.00
1.00	PLUMB	replace all dtwv, supply piping	2,500,000.00		2,500,000.00
1.00	furniture	furniture allowance for common areas-reuse as possible	500,000.00		500,000.00
1.00	BAS	controls allowance	1,275,000.00		1,275,000.00
1.00	FIRE	rebuild and consolidate sprinkler allowance	1,750,000.00		1,750,000.00
1.00	ELEV	add 2 elevators allowance	1,400,000.00		1,400,000.00
1.00	ROOF	new roof allowance, include replace roof drains	3,500,000.00		3,500,000.00
1.00	exterior	remove shading, repair penthouse, stone veneer allowance	13,500,000.00		13,500,000.00
1.00	windows	remove and replace windows allowance	6,500,000.00		6,500,000.00
1.00	doors	door, hardware, keying allowance	800,000.00		800,000.00
Construction Subtotal					46,643,666.00
Contingency					4,664,366.60
Design Fees \$					3,731,493.28
Third Party Code Review Fees					93,142.40
Project Management Fees \$					3,498,274.95
Advertisement Fees					
Total \$					58,630,943.23

This is a preliminary cost evaluation. Estimated pricing is based on currently available pricing information. It is possible that unknown conditions, a more detailed analysis, changes in scope and the bidding process could cause substantial changes in the estimate. Please do not send payment for construction based upon this amount.

Budget Opinion is for this project only and is subject to the conditions noted below:

1. Packing of book shelves or files prior to moving is not included.
2. Asbestos or Lead hazard assessment or abatement is not covered unless stated
3. This quote does not cover the activation of phone and data lines; customer will need to contact Telecom to activate lines

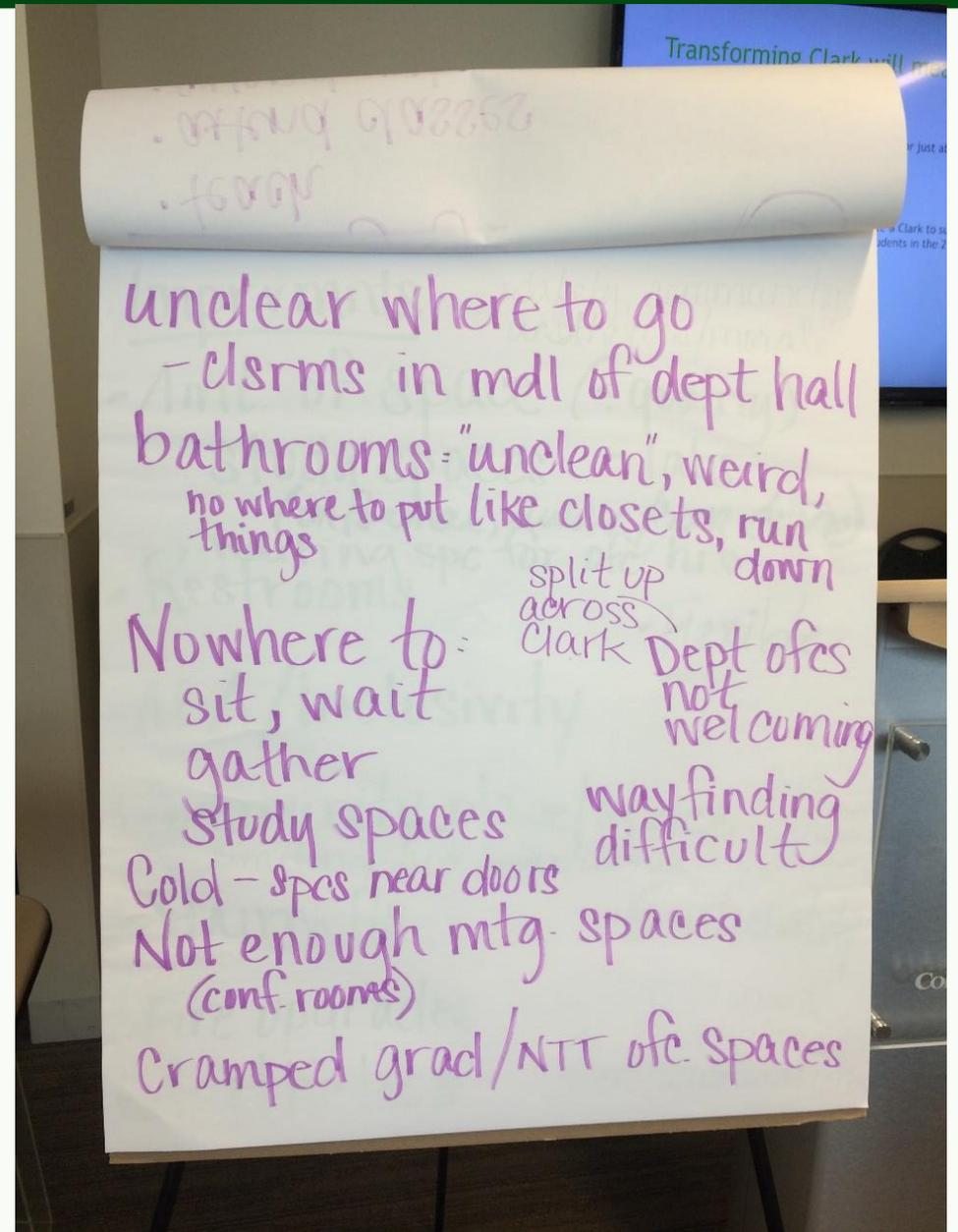
To proceed please submit a Kualii Transfer of Funds document for the amount shown in red to the right, covering Design fees, Code Review fees, and 1/2 the PM fee. Our account is 7741480 OC 9904; your OC is 9905. For questions with this process, please call our Finance section at 970-566-1497. *For 53 funds please process a Kualii WOA.

Thank You For Your Business

\$ 8,873,773.18

Clark as Transactional Space

- There is no clear sense of what goes on in the building in terms of teaching-learning, research, scholarship, administration, and public service.
 - There are no places to gather, talk, regroup;
 - There are no flexible meeting places for small-group discussions;
 - The building feels “institutional” and dispiriting;
 - The building is “dark and inward,” cut off from environment.
- Its sense of place does not align with CSU’s sense of purpose.





From Transactional to Transformative

Renewed Sense of Purpose

“Our campus has been reborn in a physical sense, and we’ve established a culture of tackling thorny issues head-on—from gender equity to the balance of inclusion and free speech.”

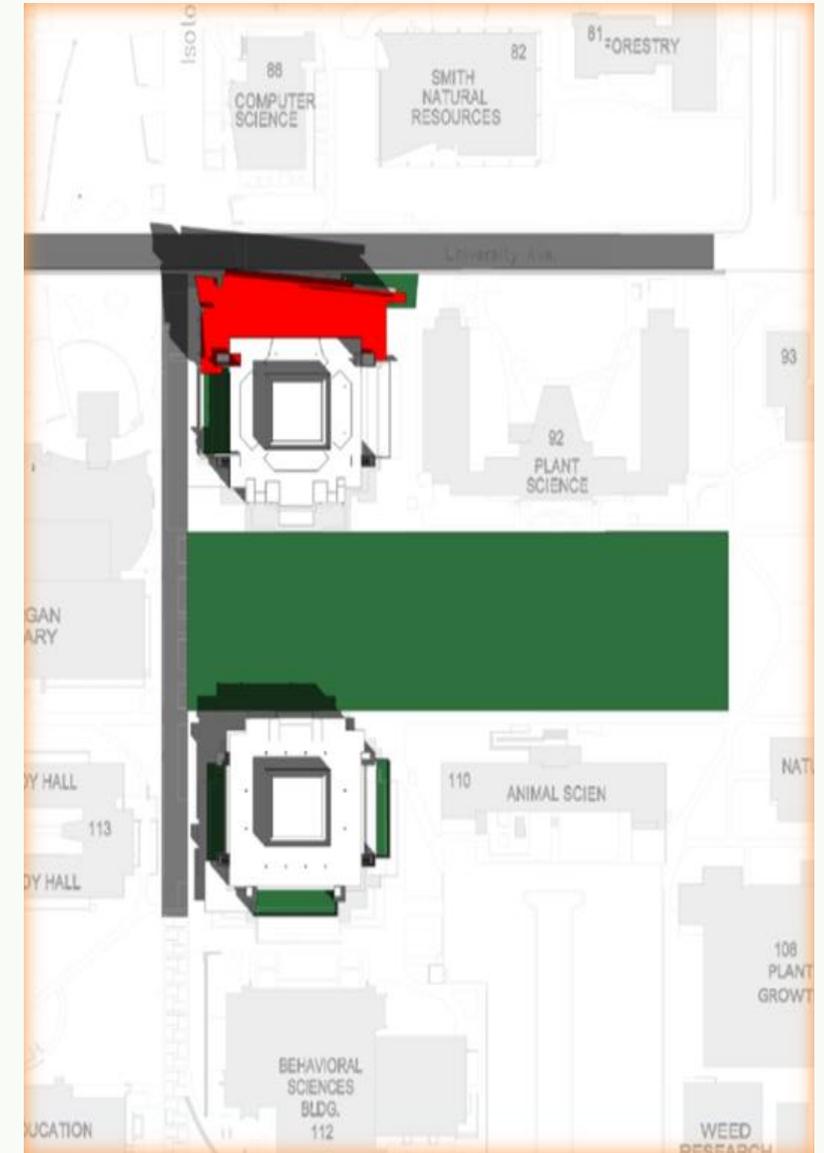
Key to CSU’s Future Mission

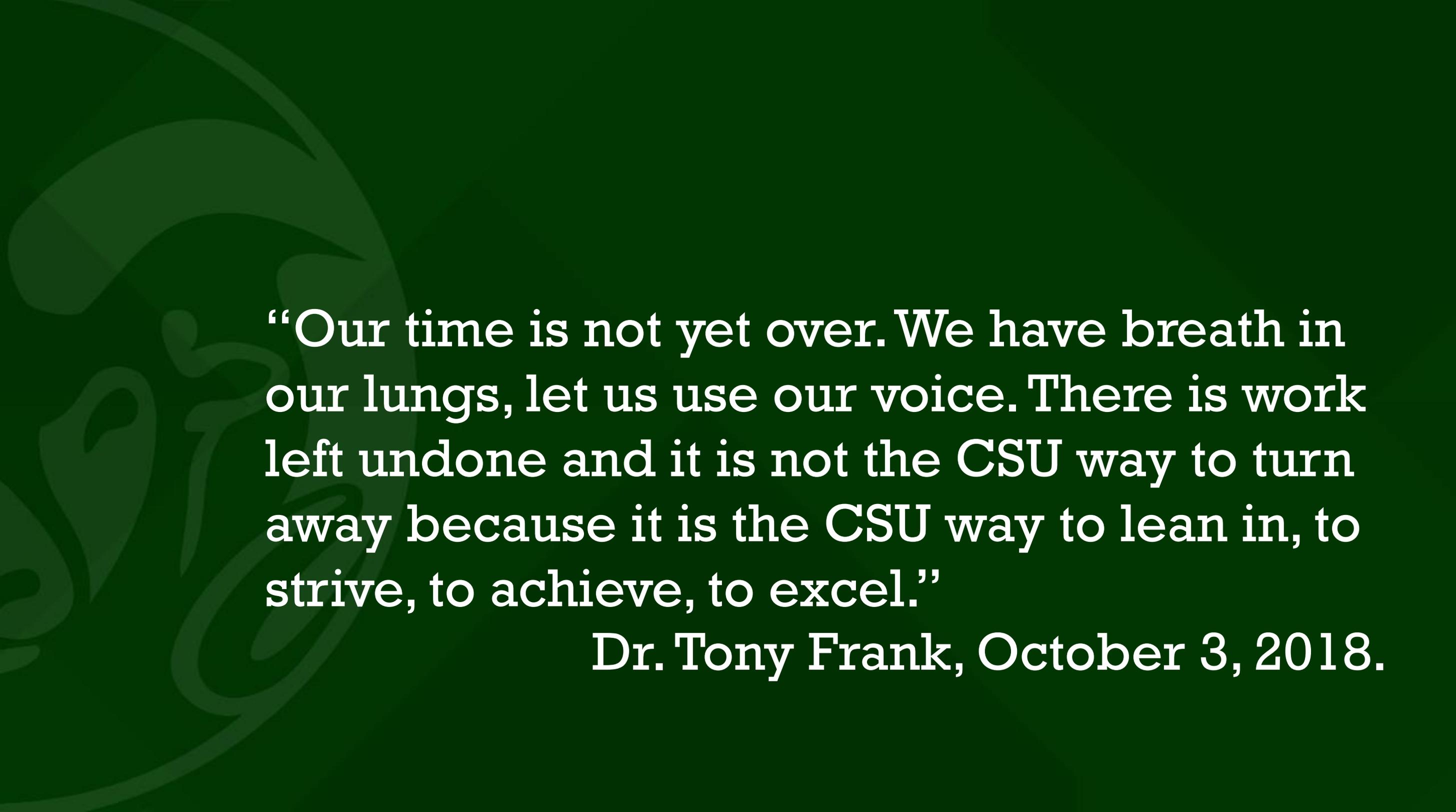
These issues are exactly the ones liberal arts faculty and students address daily in teaching/learning and research.



Clark: Too Big to Fail

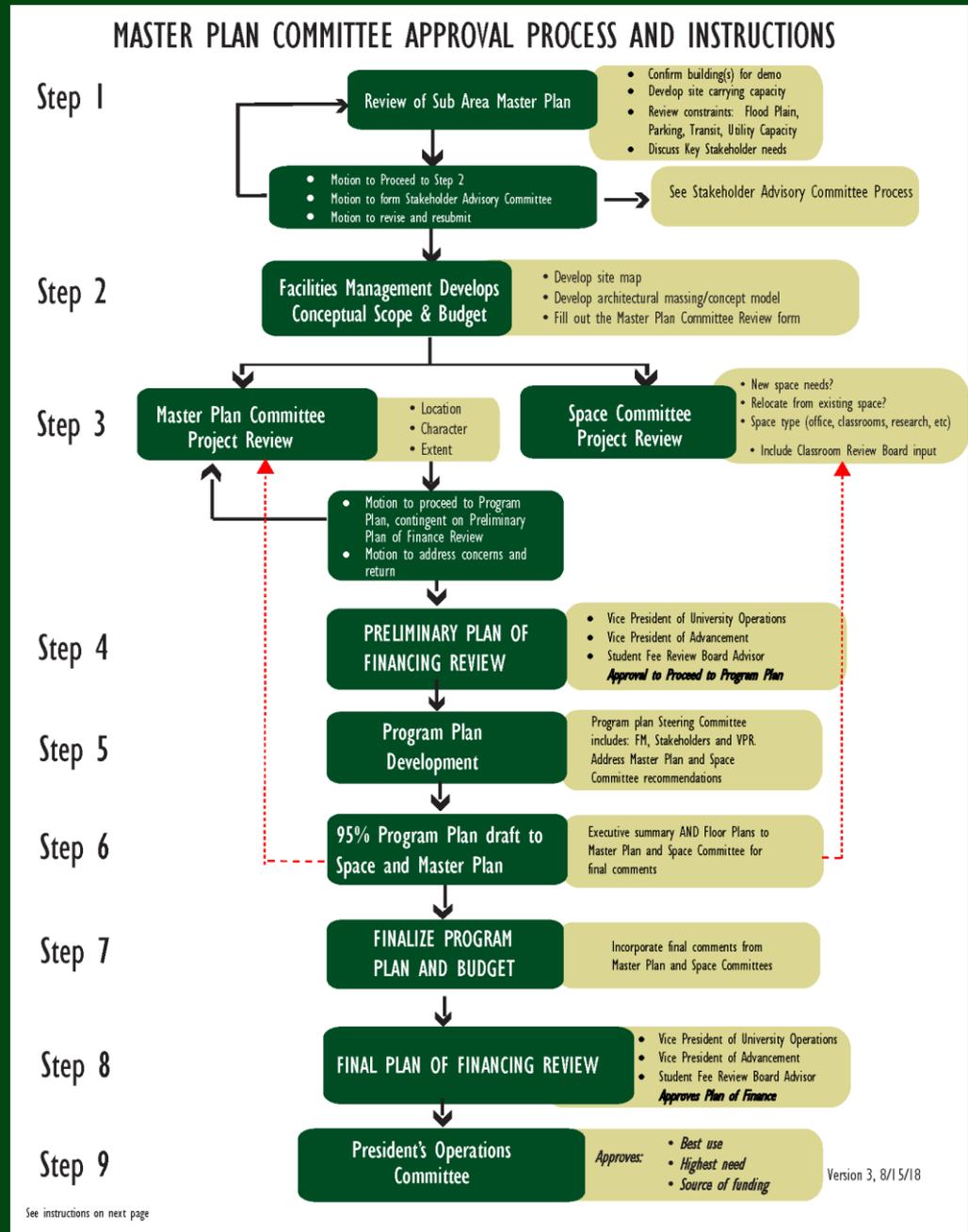
- Re-envision the relationship of building to campus and University Mission
- Address and deferred maintenance
 - HVAC, energy efficiency
 - Safety and wayfinding
- Address costly inefficiencies
 - Footprint, square-footage
- Creation of new entry, “front door,” for Clark



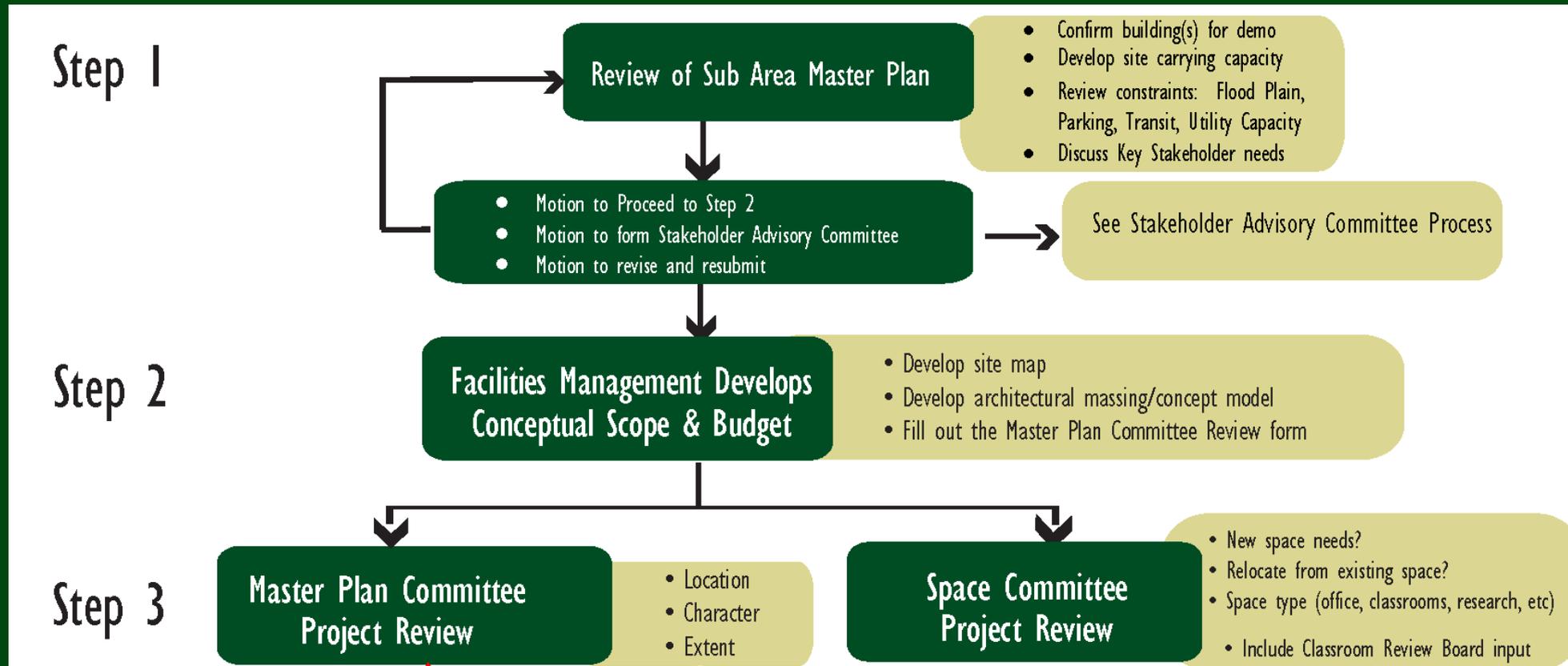


“Our time is not yet over. We have breath in our lungs, let us use our voice. There is work left undone and it is not the CSU way to turn away because it is the CSU way to lean in, to strive, to achieve, to excel.”

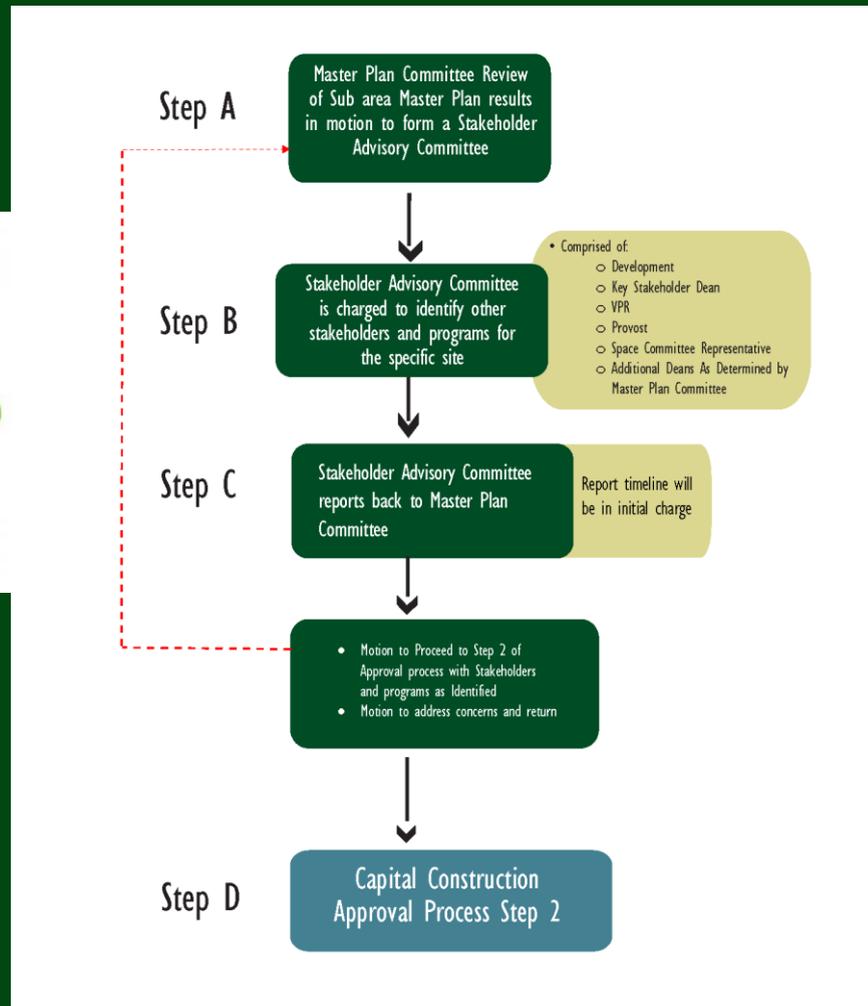
Dr. Tony Frank, October 3, 2018.



CONCEPTUAL PLANNING



STAKEHOLDER ADVISORY COMMITTEE PROCESS



Alternative Planning Scenarios:

- a. Revitalization within the same footprint. This would include the reallocation of interior spaces to create a contemporary social ecology of spaces, and an exterior upgrade
- b. Tear down and rebuild.
- c. Revitalization plus additional square footage

Motion Needed:

To develop charge for a stakeholder committee following the Glover model and a return to the Master Plan Committee with a recommendation.

Campus-wide Inclusivity Standards: Commuter Showers & Break Rooms

*Request for Approval of Locations of
Commuter Showers and Break Rooms*

Inclusive Physical and Virtual Campus Policy

- Approved May 2017
- CSU actively fosters the inclusive environment by removing barriers, proactively planning, and anticipating inclusivity needs.
- Equitable access to University resources and facilities supports teaching, learning, living, commuting, working, visiting, and engaging in discovery.
- The University commits to the continual enhancement and systematic review of our virtual and built environments through the creation and implementation of inclusive design standards and best practices.

- All gender restrooms
- Lactation rooms
- Commuter showers
- Break rooms
- Reflection rooms

Inclusivity Standards: Commuter Showers

Key points:

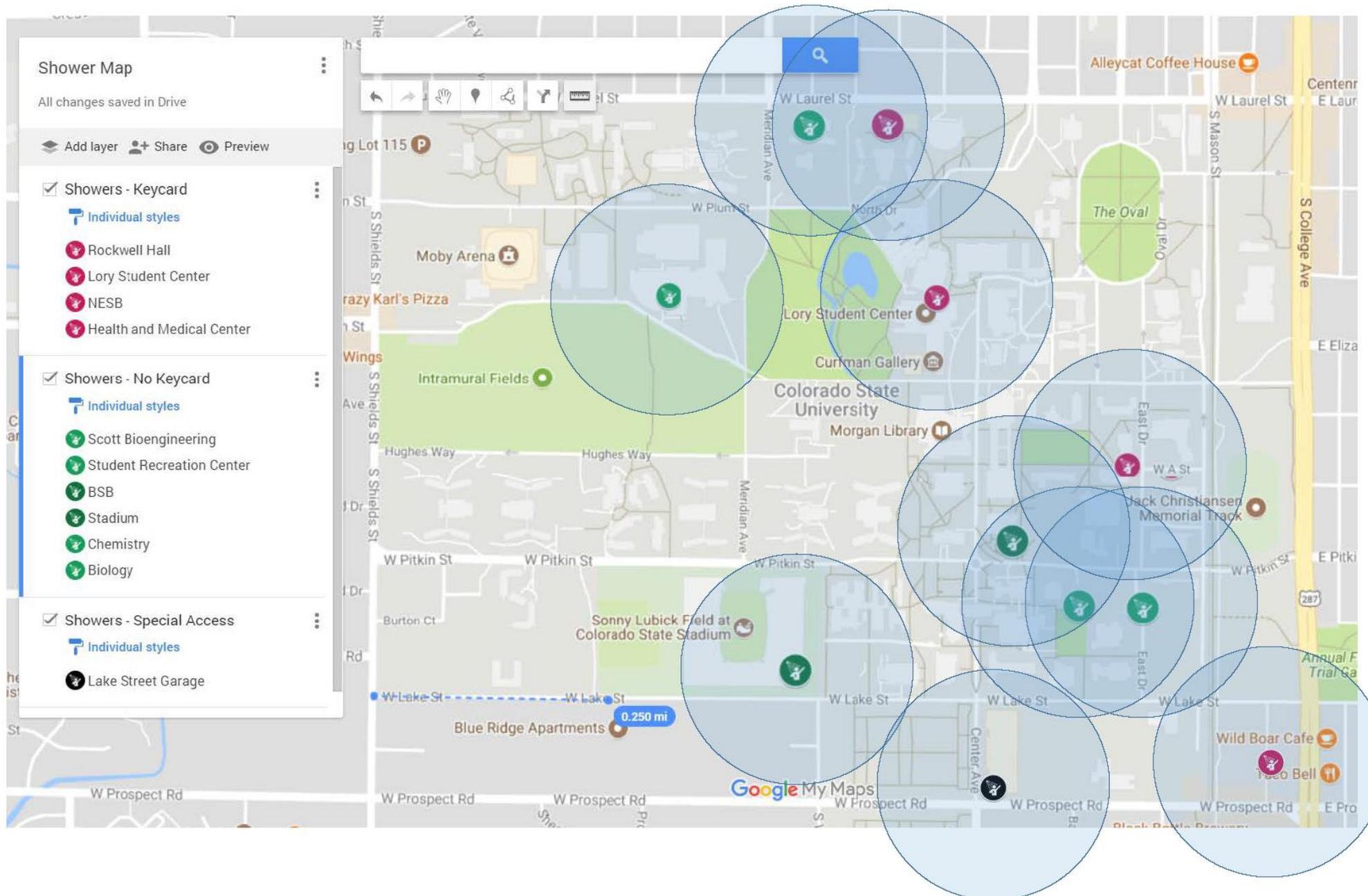
- All commuter showers will be open to staff, faculty, and students
- Building decal with approved shower symbol on exterior door(s) of buildings
- Clear wayfinding signage with approved shower symbol
- CCure key card unit to unlock the shower facility
- Deadbolt to lock shower room from inside
- Emergency pull cord in shower stall to notify first responders in case of emergency
- Shower will be located ideally on ground floor of building

Inclusivity Standards: Commuter Showers

Key points:

- Commuter showers shall be available within approximately 1/8 mile from one building to another (less than a 5 min walk)
- New construction shall include two commuter showers if a building within a 1/8 mile does not exist with a commuter shower as determined by the Inclusive Physical and Virtual Campus Committee (IPVCC)
- A building remodel or addition that increases the square footage of the building shall include one commuter shower if a building within a 1/8 mile does not exist with a commuter shower as determined by the IPVCC (A building remodel that reconfigures more than 500 square feet in a building shall include two commuter showers within the same parameters)

Inclusivity Standards: Commuter Showers



- *Keycarded* – We hope to provide Ramcard access to all campus users with a valid card during business hours
- *Need Keycarding* – While these exist and are currently open to campus users, CSU PD has asked we don't public acknowledge them until we have keycarding to control access.
- *Special access* would have to be granted to get to the shower as it requires a keycard to get into the building before accessing the shower.

Inclusivity Standards: Commuter Showers

- Plan to communicate these showers to the campus community
- Include the shower symbol on the building decal
- Include shower locations on the online map:
maps.colostate.edu





Inclusivity Standards: Break Rooms

Inclusivity Standards: Break Rooms

Key points:

- ADA and CSU design standards require sink and countertop height and accessibility
- Provide accessible furniture that meets a variety of accessibility needs.
- Full-size refrigerator – *Full size refrigerator eliminates the need for energy-consuming mini-fridges in employee workplaces*
- Microwave, sink, paper towel dispenser, trash and recycling

Inclusivity Standards: Break Rooms

Key points:

- New construction shall include at least one break room)
- A building interior remodel that reconfigures 8 or more existing rooms of a building and includes a change in use of existing space, OR an interior remodel that includes approximately 25% or more of the building square footage, shall include at least one break room (unless an exemption is made through a review process).

Request for Approval
for locations of commuter showers
and break rooms today.

Request for a letter of support if willing (after all
Inclusivity Standards are presented at MPC)