



MSN + DPT PROGRAM PLAN

**CSU HEALTH AND MEDICAL CENTER
AUGUST 2025**

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01

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This project will renovate the majority of the 26,797 square foot 4th floor of the existing Health and Medical Center. The renovation will allow for a new 3+2 Bachelor of Science/Master's of Nursing Program and a new Doctorate in Physical Therapy. The renovated space for the Nursing and Physical Therapy programs will include a large, state-of-the-art clinical education and simulation space required to deliver the curriculum in these two programs. The existing space will be entirely vacated for the new programs by the current users, the **CU School of Medicine Medical School Branch Campus**. Although the CSU School of Medicine will relocate, the new clinical education and simulation space will also be ideal for sharing with students in the Medical School branch at Fort Collins for Interprofessional Education, thus expanding opportunities for students in the Medical School. The relocation of the CU School of Medicine program is not included as a part of this program plan, but is a separate project which is included in the appendix of this report. The project includes all the specialized spaces for the new programs.

The estimate total project budget is estimated at \$14.2 M. The funding. will be comprised of a mix of grant dollars and donor funding. The College currently has a \$3m startup grant in hand from a local foundation.

The project timeline has been projected as construction occurring between January and September of 2028 with move-in, equipment setup, and commissioning of the simulation capture software systems throughout the remainder of 2028. Classes in the new space will start in the Spring Semester of 2029.

2.1 HISTORY, ROLE AND MISSION

This program plan is for new programs in Nursing and Physical Therapy – neither of which currently exist on the CSU campus, and both of which will attract new students to CSU. The programs fit squarely into the CSU land-grant mission, the CSU Roadmap, and the mission of the College of Health and Human Sciences. Specifically, these programs will train professionals and provide discovery in essential professional health fields that support the health and well-being of people in our state and nation.

NURSING

Owing to a lack of a nursing program, CSU loses students every year who desire such training. At the same time, the state and nation face a nursing shortage. The rural population growth in Northern Colorado along with the demand for rural healthcare services is contributing to the ever-expanding need for nurses in Colorado. Colorado Center for Nursing Excellence Colorado Registered Nurse Workforce: Demand and Supply Analysis (November 2024) reported Colorado can anticipate 2000 new Registered Nurses in the hospital workforce with shortage of approximately 5,500 registered nurses in 2025. Without an increase in nursing graduates from programs with successful pass rates, this will continue. Accordingly, CSU has been exploring nursing as an integral part of the CSU System for many years and has been in serious collaboration discussion with CSU Pueblo for the past five years.

In 2019, CSU and CSU Pueblo Deans began exploring collaborative options for a dual BS program. After conducting a market analysis, conferring with several institutions across the nation, seeking input from CSU Health Science program advisors, Fort Collins community healthcare settings, and administration at both universities decided to develop a 3+2 BS/MS in Nursing collaborative degree program. The nursing faculty evaluated several direct entry nursing programs in the US and modeled the same prelicensure curriculum as CSU Pueblo's accelerated BSN program with successful national exam (NCLEX) pass rates adding master's degree level courses to meet nursing accreditation requirements. This 3+2 program addresses the requests for a nursing program from CSU students, university alumni and donors, and the Fort Collins community. This will be attractive to the student population at CSU seeking a BS in one of three majors (Food Science

and Human Nutrition, Human Development and Family Studies, or Health and Exercise Science), who will provide the BS degree pathways in the program. This 3+2 BS/MS program will expand career opportunities to earn a MS degree in nursing. In addition, this program will minimize applicant competition with other local nursing programs because it is the only such program in the state.

PHYSICAL THERAPY

The need for a Doctorate of Physical Therapy (DPT) is equally clear. The state of Colorado has only three DPT programs to meet the growing needs of Colorado residents in need of physical therapy as well as students seeking training in the program. A large labor market analysis showed that in the last 36 months, the number of job postings for DPT program graduates grew at a faster rate than for all doctoral-level jobs. Over the next 10 years, employment growth in physical therapy is projected to outpace all occupations at both the statewide and national level, suggesting increasing job opportunities for relevant program graduates.

As well, data from CSU indicate that an estimated 75% of incoming undergraduates in Health and Exercise Science (HES), a large undergraduate major with 1100+ students, indicate interest in pursuing a career in physical therapy. HES undergraduates responding to a survey in their senior year indicate that 15-20% go on to a DPT program. Further, data from the Assistant Director of Health Professions Advising indicate that there are currently 120 advisees voluntarily seeking guidance with CSU Health Professions Advising, who intend to seek admission to DPT programs. Additionally, ~30-40 new CSU students each year seek Health Professions Advising for a career in PT. However, CSU does not currently have a clear pathway for students to succeed in this career development goal.

Co-locating both of these programs on the 4th floor of the Health and Medical Center will utilize space synergistically and efficiently. When both programs are fully enrolled, the space will house 150 *new* DPT students and *new* 120 3+2 BS/MSN students who would not otherwise be attending CSU, along with options for collaboration in Interprofessional Education with the Medical School Branch program.

2.2 PROGRAM NEEDS AND TRENDS / FUTURE OPPORTUNITIES

Both programs are new and as such require space for clinical education and hand-on simulation and live-patient training. The program plan assessed needs for 150 DPT and 120 3+2 BS/MSN students and has maximized utilization of the space. The programs will require lecture space, and these can be accommodated through use of existing general assignment classrooms on the Fort Collins campus. Thus, this plan adequately captures the teaching needs for both programs when maximally enrolled. These are large programs that will be accredited for these numbers, and we will enroll students at these capped targets; the space therefore will remain adequate.

Over time, however, there are options for further growth that will be evaluated in terms of available space, funding, and personnel. The 3+2 BS/MSN program is the only such program in the state, and one of few nationwide. In the broader Northern Colorado landscape, however, there is opportunity for the 3+2 nursing program to articulate to other programs. For example, there are two local community colleges, Front Range and Aims, both offering associate degrees in nursing and one offering a post-graduation BSN completion program. As well, the University of Northern Colorado offers BSN, MSN, DNP and PhD in nursing degrees with concentrations in FNP, Nursing Leadership, Quality and Safety and a PhD in Nursing Education.

There are also options for enhanced training in clinical sites external to CSU. Clinical site placement is a natural limiter on the size of nursing programs. The CSU Pueblo 3+2 Nursing Program Director attended the bi-annual nursing education meeting held at UC Health-Greeley on Tuesday, June 3, 2025. Local Universities and Community Colleges utilizing pre-licensure clinical sites in Fort Collins, Loveland and Greeley participated in a discussion about current community healthcare service gaps and difficulty filling RN positions. UC Health presented the growth trends in Northern Colorado and the expansion of their obstetrical, medical/ surgical and sub-acute bed capacity plans at all three hospitals with construction in progress and plans for additional community growth and healthcare needs increasing with more opportunities for nursing clinical areas for student rotations. The hospitals identified new nurse gaps in knowledge and skills with a robust curriculum discussion and the need for an action plan. A follow-

up meeting will be scheduled, and CSU Pueblo School of Nursing was invited to participate. As clinical sites expand, we will evaluate opportunities for program growth.

Opportunities also exist for the DPT program. Given the strong student interest from students in our Health and Exercise Program, the opportunity exists to eventually create a 3+3 BS/DPT program. In addition, conversations are currently underway with Athletics and others on the value of both nursing and DPT to the development of a sports performance concept at CSU.

2.3 BENEFITS OF PROJECT

The project provides space for two new state-of-the-art programs that bring new students and new revenue to CSU and CSU Pueblo. When fully implemented, 150 DPT (50 new each year) and 120 (40 new each year) 3+2 BS/MSN students will be enrolled each year. Conservative estimates are that once fully enrolled, the DPT program will bring \$4.5M in new tuition annually, and the 3+2 BS/MSN program will bring \$3.9M to CSU and \$2.4M to CSU Pueblo annually.

Both programs also address needs of the state and nation for qualified health professionals in nursing and physical therapy. This proposed 3+2 collaboration would provide an innovative direct entry nursing education pathway option in Northern Colorado with a high demand for nurses in local rural areas. A job search in May 2025 demonstrates a significant shortage of nurses. There are currently 200 open positions for Registered Nurses (RN's) at Banner Health and UC Health facilities in Fort Collins, Loveland and surrounding areas. This does not include the additional healthcare facilities hiring nurses in these rural areas.

The project aligns with the CSU System Strategic Priorities and CSU Road Map and will grow reputation and service to the state in key healthcare areas. The nursing program aligns with the 2023-2028 CSU System five Strategic priority goals: Priority goal number 3 includes Innovation and Additional Endeavors to meet state demands for nursing education. Priority 4 expresses program collaboration across the three system campuses. The CSU Strategic Roadmap 2035 likewise highlights campus collaboration and prioritizes the 3+2 BS/MSN program as elevating CSU's distinction and new academic programs, like DPT for example, as expanding our educational programming in critically needed areas.

Finally, the collaboration between CSU and CSU Pueblo for the nursing program also holds substantial benefit for addressing numerous tactical challenges that have been previous barriers to joint campus programming including, but not limited to, student matriculation and graduation, revenue sharing, space cohabitation, hiring, and others. The MOU between the two campuses can be used as a model for other programs, and many of the afore-mentioned issues have been resolved.

2.4 RELATION TO ACADEMIC OR INSTITUTIONAL STRATEGIC PLANS

The CSU System supports this collaboration and has identified collaborative programs, including nursing as a priority initiative in their 2023-2028 Strategic Plan. As well, the CSU Strategic Roadmap 2035 likewise highlights campus collaboration and prioritizes the 3+2 BS/MSN program as elevating CSU's distinction and new academic programs, like DPT for example, as expanding our educational programming in critically needed areas. In October and December 2024, the CSU System Board of Governors, Chancellor, Presidents, and Provosts of both campuses supported CSU Pueblo and CSU in Fort Collins to move forward with program development, approval processes continue engaging donor interest to support the startup costs for this collaboration. Finally, the development of nursing and physical therapy programs are in priority 1 of the College of Health and Human Sciences strategic plan.

2.5 RELATION TO OTHER PROGRAMS OR ENTITIES

INTERPROFESSIONAL EDUCATION

The renovated space for the Nursing and Physical Therapy programs will include a large, state of the art clinical education and simulation space required to deliver the curriculum in these two programs. This clinical education space will also be ideal for sharing with students in the Medical School branch at Fort Collins for Interprofessional Education. Best practices and accreditation standards for physicians, nurses, and physical therapists require that students gain hands-on experience practicing with different disciplines. This newly renovated space will be an optimal setting for all three groups of students to interact together in a realistic environment, including around hospital beds, interacting with realistic robot mannequins and in some cases, actors simulating patients. This clinical education space will not only serve the needs of the Nursing and Physical Therapy students, but it will also greatly expand opportunities for clinical, interprofessional education for students in the Medical School.

LOCAL COMMUNITY

In consideration of local and nearby nursing programs, clinical sites were contacted for student placement availability and numerous sites have agreed to place students including UCHealth, Banner, Columbine Health Systems, Summitcare, and Poudre School District. There are two local community colleges, Front Range and Aims, both offering associate degrees in nursing and one offering a post-graduation BSN completion program. The University of Northern Colorado offers BSN, MSN, DNP and PhD in nursing degrees with concentrations in FNP, Nursing Leadership, Quality and Safety and a PhD in Nursing Education. The 3+2 BS/MSN program will minimize applicant competition with other local nursing programs because it is the only such program in the state. The DPT program is earlier in its development, and conversations are beginning related to placements and community healthcare partnerships.

2.6 EXISTING PROGRAMMING / OPERATIONAL DEFICIENCIES

Given that the programs have not started, there are no current operational or programming deficiencies. Both the 3+2 BS/MSN and the DPT program need space and this is addressed in the current plan. Both programs are in various states of approval processes, but are on schedule for the targeted launch dates. The 3+2 BS/MSN program is awaiting CO State Board of Nursing and ACEN approval processes. Anticipated needs in planning, implanting and continuing the program include obtaining and maintaining local clinical site commitments and hiring qualified nursing faculty have been planned for and addressed.

2.7 CURRENT ENROLLMENT / CASELOAD

After receiving approval for substantive change request to CO State Board of Nursing (SBON) and ACEN nursing accreditation approval processes, pre-nursing student admission to three BS programs at CSU is anticipated fall 2026 and successful qualified applicants starting nursing courses at CSU spring 2029. We anticipate approval for 35 student cohorts the first two years, expanding to 40 nursing student admissions with the third cohort. At full capacity, the program will have 120 students in the 3+2 program.

The DPT program is in process to recruit students to start SP29 or FA30. Cohorts of 50 students/year will be recruited for this 3-year program. At full capacity, 150 students will be in the program each year.

2.8 PHYSICAL CONDITION / FUNCTIONALITY OF SPACE

No current dedicated space at CSU in Fort Collins campus. The CSU Board of Governors will review program space options and renovation anticipated costs considering funding to supplement current and potential donor funding. Space renovation would need to begin approximately August 2026 with completion by August 2028, equipment and supplies delivered and functioning by September 2028 to maintain time for nursing courses to begin spring 2029

2.9 TOTAL NEW SPACE REQUIREMENTS / EQUIPMENT

SPACE REQUIREMENTS

The space requirements and room design were based on industry standards and comparable institutions offering similar programs. Much of the size of the spaces is driven by the anticipated cohort sizes for each program and the ratios of equipment for hands on learning. The 4th floor will include the necessary specialty program spaces as well as faculty offices, storage, and support spaces for each program. However, the standard large teaching classrooms that will be required by the programs are anticipated to be located elsewhere on campus.

The DPT program anticipates a (50) person cohort with (3) cohorts for a total of (150) students total over (3) years. The critical learning space for this program is Physical Therapy lab with a single cohort of (50) students plus instructors. The students will learn at (25) therapy benches with a 2:1 ratio. The program provides (2) of these large Physical Therapy Labs.

The MSN program anticipates a (40) person cohort with (3) cohorts for a total of (120) students total over (3) years. The critical learning spaces for this program are the Nursing Skills Lab and High Fidelity Simulation areas. Each Nursing Skills Lab will accommodate 1/2 of a cohort with tables for (20) students and a minimum of (5) nursing beds for a 4:1 ratio. The program provides (2) of the Nursing Skills Labs. The High Fidelity Simulation Area will include (3) simulated hospital rooms

with associate control and debrief rooms for each. The program also includes (2) patient exam rooms.

The full program has been attached as an appendix to this program plan.

EQUIPMENT LIST

The specialized programs also require a myriad of accompanying equipment. For the DPT program this includes the therapy benches in the PT labs as well as various equipment for supporting physical activity and therapeutic exercise. For the MSN program this includes hospital beds and headwalls, simulation manikins, various hospital equipment, and a variety of medical consumable goods.

A full equipment list has been attached as an appendix to this program plan.

2.10 ALTERNATIVE ANALYSIS

There is currently no space allocated for the DPT and MSN programs. Locating these programs in the Health and Medical Center allows them to function in a working healthcare environment that is advantageous to both programs. These programs are able to fully occupy areas of the building that are currently underutilized. This development also allows the CU School of Medicine Medical School Branch Campus to be relocated adjacent to the anatomy teaching spaces in the Anatomy/Zoology building, which allows for good program and curriculum synergies.

03

DESIGN CRITERIA

3.1 ARCHITECTURAL NARRATIVE

The design for the new Master's of Nursing Program and the new Doctorate in Physical Therapy is located entirely within the existing 4th floor of the Health and Medical Center. This space is currently in use by the CU School of Medicine Medical School Branch Campus which will be relocated in its entirety as a part of this project. No exterior modifications to the existing building are anticipated as a part of the project.

The area of renovation on the 4th floor includes the entirety of the floor plate. Existing walls and rooms have been maintained to the greatest extent possible based on the new program requirements. The location of the corridors and flow of the existing spaces have been maintained. The floor plan has been organized to provide two distinct zones to house the programs while still sharing amenity spaces. The DPT program is located in the north and west side of the building while the MSN program is located in the south and east of the building. The existing kitchenette, new changing room, hallway lockers, and restrooms will be shared between the two programs.

The existing finishes are in good condition and will remain wherever possible like inside the existing office suite. The new finishes will coordinate with the existing motifs and color palette. New finishes within the simulation spaces will mimic those of a healthcare environment to provide a realistic learning environment.

3.2 MECHANICAL NARRATIVE

GENERAL

The project is located on the 4th of the Health and Medical Center Building. Existing mechanical and plumbing systems will be modified to accommodate the new program. The goal of the mechanical and plumbing building systems will be to provide a safe and reliable facility that meets the requirements of the facility users along with meeting the needs of project budget, energy conservation, sustainable design and building maintenance.

Refer to the Architectural plans and narrative for additional information.

DESIGN CRITERIA

Location: Ft Collins, Colorado, 5,000 ft. above sea level

Outside Design Conditions (based on CSU Standards):

Summer:	98°F DB, 62°F MCWB
Winter:	-5°F DB

Indoor Design Temperatures:

Cooling, occupied spaces:	72°F, +/- 2°F
Cooling, unoccupied spaces:	80°F
Heating, occupied spaces:	72°F, +/- 2°F
Heating, unoccupied spaces:	60°F
Humidity Control:	None

SUPPLY AND RETURN AIR SYSTEMS

The 4th floor is served by an overhead VAV air distribution system. Reheat is provided at each zone by heating water coils at the VAV boxes.

There are 33 existing VAV boxes on the 4th floor. For the new space configuration:

- (14) VAV's will remain in place as is and be reused.

- (17) VAV's will be reused but with duct distribution and diffuser modifications.

- (2) VAV's will be removed.

- (11) new VAV's and associated ductwork distribution to new diffusers will be provided.

TAB adjustments and reporting will be performed for all devices on the 4th floor.

Return air is configured as a plenum return. New transfer air ductwork will be provided at full height walls to connect the plenum return system.

EXHAUST AIR SYSTEMS

A new general exhaust system will be provided to serve new restrooms, changing and storage rooms.

PLUMBING SYSTEMS

Existing sinks that are not part of the new program will be demolished. Hot and cold water, waste and vents will be extended to new plumbing fixture locations. Waste connections to new fixtures will have some impact on the floor below to connect new piping to existing risers.

FIRE PROTECTION SYSTEMS

The building is required to be sprinkled throughout. Modifications to existing sprinkler placement will be required to accommodate the new program.

The fire protection system shall be designed to comply with CSU Standards and FM Global requirements, in addition to the applicable NFPA requirements.

3.3 ELECTRICAL NARRATIVE

GENERAL

The project is located on the 4th of the Health and Medical Center Building. Existing electrical systems (power, lighting, lighting controls and fire alarm) will be modified to accommodate the new program. The goal of the electrical building systems will be to provide a safe and reliable facility that meets the requirements of the facility users along with meeting the needs of project budget, energy conservation, sustainable design and building maintenance.

Refer to the Architectural plans and narrative for additional information.

EXISTING CONDITIONS

Electrical Distribution System:

Normal power and standby power branch circuit panelboards are located in the electrical room on the fourth level. This equipment is fed from the main distribution equipment located on the main level. It appears one branch circuit panelboard is located within a storage room on the South side of the building.

Emergency (life safety) panelboards are located on the third

level to serve loads on the fourth level.

Lighting and Lighting Controls System:

The existing lighting system consists of a variety of LED luminaires.

The existing lighting control system consists of a low-voltage system deploying manual switching, occupancy/vacancy sensors, daylight harvesting photosensors, etc. throughout the space.

General Power System:

Receptacles are located throughout the floor on walls, floors and ceilings to provide general power and dedicated power for equipment.

Fire Alarm System:

The existing fire alarm system consists of ceiling mounted, speaker/strobes and strobes to provide audible and visual notification of alarms.

Manual pull stations are located near each stair.

Photoelectric smoke detectors are located within the electrical closet, IDF room, server room and elevator lobby.

ELECTRICAL DISTRIBUTION SYSTEM

Major modifications to the existing electrical distribution system are not anticipated. The existing branch circuit panelboards and step-down transformers located in the electrical closet will remain. New branch circuits will be connected to this equipment as required.

The existing branch circuit panelboard located in the storage room on the South side of the building may need to be relocated based on the intended space plan modifications.

LIGHTING AND LIGHTING CONTROLS SYSTEM

Existing LED luminaires will be removed as required to accommodate wall and ceiling demolition. The existing luminaires will be reused and relocated as much as possible within the renovated spaces. New LED luminaires will be provided as required for the fourth level renovation.

New LED luminaires will be specified to match the color temperature and color rendering index of the existing lighting system.

Existing lighting control devices will be disconnected and removed as required to accommodate wall and ceiling demolition. The existing lighting control devices will be reused and relocated within the renovated spaces. New lighting control devices will be provided as required and will match the manufacture of the existing lighting control system.

GENERAL POWER SYSTEM

Existing receptacles and power connections located on walls or ceilings scheduled for demolition will be disconnected and removed. Existing branch circuits will be protected in these areas to accommodate connection to new devices and equipment.

Existing power connections to mechanical and other equipment scheduled for removal will be disconnected and removed. The associated branch circuits for these components will be removed entirely back to the source panelboards.

New receptacles and connections will be provided as required for the space plan modifications.

GFCI receptacles will be provided where required by NEC 210.8.

Automatic controlled receptacles will be provided where required by IECC C405.11. The receptacles will be split-controlled utilizing local lighting occupancy sensors.

All receptacles will be specification grade.

Floor receptacles will be provided in meeting rooms as required by NEC 210.65.

All duplex and special purpose receptacles indicated for specific equipment will be connected to a dedicated circuit.

Convenience receptacles for general use, such as offices, lounges, lobbies, etc., will have a maximum of six (6) duplex receptacles per 20A, single-pole circuit.

Power will be for mechanical equipment and owner equipment as required.

FIRE ALARM SYSTEM

Existing fire alarm devices will be relocated and reconnected to the existing system as required for the space plan modifications.

New fire alarm devices will be provided as required and will match the manufacture of the existing fire alarm system.

3.4 TECHNOLOGY NARRATIVE

The technology systems for the MSN and DPT programs are critical to program success. Due to teaching methodologies, the ability to run simulations, capture, and record training and teaching scenarios is mission critical for the hands-on learning approach of the healthcare industry. As such, great care has been given to creating a technology plan that accommodates the rigorous program requirements. The entire report has been included as a appendix to this document.

3.5 PARKING REQUIREMENT

The building is to be supported by the existing site infrastructure. Parking is provided in the adjacent surface lots and parking garages that support the general university academic functions.

3.6 SUSTAINABILITY GOAL

The project shall strive to improve energy efficiency using an integrated design process, life cycle costing, the use of an energy standard (current OSA energy code) and the specification of energy efficient materials, systems, and equipment. Senate Bill 07-051 directs that state buildings undergoing substantial renovation or new construction conform to the High Performance Certification Program. Based on the current project design and funding model the project falls below the mandatory threshold for the program. However sustainability should remain as a critical factor in project design decisions. Some key areas of focus will include:

- Utilize a third-party commissioning agent to review systems design and systems implementation.
- Design to minimize water usage within the facility.
- Design of mechanical and electrical systems to minimize energy usage.
- Selection of materials high in post-consumer recycled content.
- Use of paints, coatings, sealants and adhesives that have recommended low levels of volatile organic compounds.
- Where possible incorporate the use of natural daylight within human occupied spaces.
- Provide user controllability for lighting systems while still meeting specified requirements.
- Develop the construction schedule to allow for building flush out to minimize the chance of off-gassing within the building.

The project shall comply with the Buy Clean Colorado (BCCO) Act (C.R.S. 24-92-117) which applies to current State public projects for which the project cost exceeds five hundred thousand dollars. The Office of the State Architect (OSA) administers the program pertaining to all construction projects for institutions of higher education. This law requires the OSA to establish a maximum acceptable global warming potential (GWP) limit for eligible materials. These materials are the focus for Buy Clean Colorado due to their high carbon emissions impact and volume use in public projects and since reducing the impact of these materials will provide the greatest reduction of greenhouse gas emissions during the construction of State public projects. Through design optimization and responsible selection of materials, reduction of embodied carbon emissions from building materials can be accomplished. Currently, only the GWP limits of glass are a part of the project scope.

3.7 CSU STANDARDS

The CSU Building Construction Standards Manual is available at:

http://www.fm.colostate.edu/constr_standards

The CSU Standards are to be used as guidelines for design. They are

divided into 3 parts for use by Architects and Engineers: the first part is administrative; the second part discusses requirements for design and deliverables at each stage of the design process; the third part consists of the technical standards arranged by CSI division. The Standards are a work in progress, and as such, any question about the applicability of a standard should be discussed with the project manager. The Standards should never be referenced or copied in Contract Documents – the design is expected to embody and conform to the Standards. Contractors are not to be directed to review the Standards as a contract requirement.

3.8 CSU INCLUSIVITY STANDARDS

Colorado State University requires all capital construction projects to provide inclusive facilities. These facilities are consistent with CSU Strategic Plan, Climate Action Plan (CAP) and Principles of Community that “create and nurture inclusive environments,” and “welcome, value and affirm members of our community, including their various identities, skills, ideas, talents, and contributions.” Standards for each room type are located at:

http://www.fm.colostate.edu/constr_standards

CSU Accessibility Standards outline additional ADA requirements.

Additional information can also be found at the website for the Inclusive Physical & Virtual Campus located at:

<https://inclusivecampus.colostate.edu>

3.9 CODE ANALYSIS NARRATIVE

EXISTING ANALYSIS:

Construction Type: II-B

Separated Mixed Use

Fully Sprinklered

Emergency Voice / Alarm System Throughout

Existing Areas: (No Square Footage Changes)

Basement: 17,340 SF

First Floor: 38,186 SF

Second Floor: 37,079 SF

Third Floor: 37,095 SF

Fourth Floor: 26,797 SF (Area of Renovation)

Total Area: 156,327SF

The project design does not anticipate any significant changes to the existing building code approach. The new project will be developed in accordance with the current building codes as adopted by the Colorado Office of the State Architect (OSA). The current codes are as follows:

The 2024 edition of the International Building Code (IBC)

(As adopted by the Colorado State Buildings Program as follows: Chapter 1 as amended, Chapters 2-35 and Appendices C and I).

The 2024 edition of the International Existing Building Code (IEBC)

(As adopted by the Colorado State Buildings Program as follows: Chapters 2-16, Appendices AC and Resource A) Effective December 2020.

The 2024 edition of the International Mechanical Code (IMC)

(As adopted by the Colorado State Buildings Program as follows: Chapters 2-15 and Appendix A)

The 2024 edition of the International Energy Conservation Code (IECC)

(As adopted by the Colorado State Buildings Program and Colorado Energy Office)

The 2023 edition of the National Electrical Code (NEC) (NFPA 70®)

(As adopted by the Colorado State Electrical Board Effective August 1, 2024) For amendments refer to the Secretary of State Code of Colorado Regulations 3 CCR 710-1

The 2021 edition of the International Plumbing Code (IPC), first printing (March 2020)

(As adopted by the Colorado State Plumbing Board of Plumbers Effective April 30, 2025) For amendments refer to the Secretary of State Code of Colorado Regulations 3 CCR 720-1

The 2021 edition of the International Fuel Gas Code (IFGC) first printing (August 2020)

(As adopted by the Colorado Examining Board of Plumbers Effective May 15, 2023)

The National Fire Protection Association Standards (NFPA)

(As adopted by the Department of Public Safety/Division of Fire Prevention and Control)

The 2024 edition of the International Fire Code (IFC)

(As adopted by the Department of Public Safety/Division of Fire Prevention and Control (DFPC)).

The Current edition of ICC/ANSI A117.1, Accessible and Usable Buildings and Facilities

As referenced in the adopted edition of the International Building Code.

04

PROJECT SCHEDULE

+

FINANCING

+

COST ESTIMATE

4.1 PROJECT SCHEDULE AND PHASING

Once necessary approvals and funding are in place the project will take approximately 3 years to complete. A package indicating the details of the nursing program is currently under review by the Colorado State Board of Nursing. A critical component of the design and construction schedule will be a space completed and ready for the CU School of Medicine Medical School Branch Campus to move into so that the 4th floor of the Health and Medical Center can be vacated in the fall of 2027 for renovation.

ANTICIPATED MILESTONES

Fall 2025	Project Approval
Fall 2027	4th Floor Vacated
Jan 2028	Construction Begins
Sept 2028	Construction Completion
Fall 2028	Simulation Software Cx and Move-In
Spring 2029	Classes Start

4.2 FINANCING

PENDING

In 2023, CSU obtained startup funding in the amount of 3 million dollars from a local foundation for this 3+2 collaborative nursing program. This funding is the lead gift towards a campaign to support space renovation, and salary for the recently hired CSU Pueblo 3+2 Nursing Program Director in Fort Collins, nursing staff and faculty salaries during the initial 2-3 years of the program, until tuition is fully flowing with full enrollment. This allows faculty and staff to finalize simulation, laboratory, faculty orientations including clinical site and classroom set-up and LMS course preparation for the initial nursing courses planned to begin in January 2029. CSU is actively fundraising and anticipates additional donor funding will be obtained after SBON and nursing accreditation program approvals are complete; indeed, several conversations are in final stages. CSU and CSU Pueblo will continue to explore additional donor funding for student scholarships and to supplement individual universities and system financing.

4.3 COST ESTIMATE

Construction cost estimates were developed by a 3rd-party General Contractor based on databases of cost for other CSU campus projects as well as recently completed similar programs in the Front Range area. The technology systems and simulation software costs were estimated by the technology consultant with assistance from the system manufacturer's representative based on similar system design and installation across the nation. CSU standards specify that the A/E document 20% of the construction budget in bid alternates, to cover potential volatility in the construction market as the project progresses.

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APPENDICES

A. SITE MAP

B. SPACE PROGRAM

C. EQUIPMENT LIST

D. FLOOR PLANS

E. CONCEPTUAL RENDERING AND FLY-THOUGH

F. BUDGET AND 3RD PARTY COST ESTIMATE

G. TECHNOLOGY PROGRAM

**H. CU SCHOOL OF MEDICINE: MED SCHOOL
BRANCH CAMPUS RELOCATION STUDY**