REQUEST FOR QUALIFICATIONS
FOR
ARCHITECTURAL/ENGINEERING/CONSULTING SERVICES

For The
University of Colorado Denver | Auraria Campus / GFE

For The
North Classroom Renovation PN 15-180205 B
REQUEST FOR QUALIFICATIONS
FOR
ARCHITECTURAL/ENGINEERING/CONSULTING SERVICES

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REQUEST FOR QUALIFICATIONS

Agency: University of Colorado Denver

Notice Type: Request for Qualifications

Select the RFQ Subtype: ☑ Architect  ☑ Engineer  ☐ IT / AV designer  ☑ Furniture designer

Project No: 15-180205 B

Project Title: North Classroom Renovation – Atrium & Restrooms

Cary Weatherford working on this…

**Minimum Requirements:**

Minimum Qualifications:

- Demonstrate, at minimum, a 5-year history of successfully designing mixed use, academic teaching, research, and clinical facilities of this scale and of similar programmatic usage.
- Demonstrate a history of working collaboratively, with multiple and diverse user groups, to design successful interdisciplinary/inter-professional facilities.
- Must have a license to practice Architecture and Engineering in the State of Colorado.
- Demonstrate experience with Construction Manager/General Contractor (CM/GC) projects.
- Must complete Appendix C, Acknowledgement and Attestation Form.
- Must acknowledge receipt of all addenda to the RFQ with their submittal.

**Submission Details:**

Submission Deadline: October 19, 2017 at 2:00pm.

Submissions Accepted Via:  ☑ Email  ☐ Fax  ☑ In Person  ☑ Mail

Details: Facilities Projects, Room 310, 1945 Wheeling Street, Mail Stop F418, Aurora, CO 80045

Comments: Late submittals will be rejected without consideration. The University of Colorado Denver and the State of Colorado assume no responsibility for costs related to the preparation of submittals. When noted that a completely executed form will be sent by certified mail to the Contractor, or any other means as agreed to, notice will be sent by electronic mail.

**Point of Contact:**

Name: Kim Griffin or Sharon Anthony

Agency: University of Colorado Denver

Phone: (303) 724-0755 or (303) 724-1155

Fax: 303-724-0931
Email: kimberly.griffin@ucdenver.edu or Sharon.anthony@ucdenver.edu

**Meetings:**

Mandatory Pre-Submittal Conference

Date and Time: September 27, 2017 at 2:00 p.m.

Details: University of Colorado Denver
Auraria Campus – Student Commons Bldg
Boettcher Conf. Room – Room 1401
1201 Larimer Street
Denver, CO 80204

Comments: Submittals received from those who have not attended the mandatory pre-submittal meeting will not be considered for the project. Questions will be collected until October 5, 2017 at 10:00 a.m. from those who attended mandatory pre-bid meeting. Questions will be answered by October 12, 2017 at 10:00 a.m.

**Specification Details/Attachments:**

Attachments: RFQ with Exhibits

**Media of Publications:**

http://www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/RFQ/Pages/RFQ.aspx

Publication Dates: Need info from Raeann

Notice to Editor:

Transmit two (2) copies of the Affidavit of Publication, and invoice to:

University of Colorado Denver
Facilities Projects
Attn: Facilities Controller
1945 N. Wheeling St., Mail Stop F418
Aurora, Colorado 80045

Rev. 02/2014
I. INTRODUCTION

Project Description:

This project is comprised of three principle components: a renovation of the North Classroom Building Atrium, the renovation of the North Classroom restrooms, and adding wireless connectivity functionality to all general classrooms in the building.

Overview:

This project is comprised of three principle components: a renovation of the North Classroom Building Atrium, the renovation of the North Classroom restrooms, and adding wireless connectivity functionality to all general classrooms in the building.

1. Atrium:

In 2014, the North Classroom atrium underwent a small-scale renovation, which was funded from student fees. This renovation included new carpet in each of the atrium bays, new standup way-finding signage, new furniture throughout the atrium, and the removal of some outdated kiosks. While it is anticipated that some prioritization will be needed before the final scope of work is identified, the following opportunities exist with this atrium renovation:

- Provide transparency between the atrium walkway and the three classrooms that lie along that walkway by removing the glass block and replacing with transparent glass. Some application may be needed on the glass to provide privacy and minimize distractions from the classrooms.
- Provide additional gathering space and a possible pre-function venue by opening up room 1130 into the atrium bay labeled as 1100D. Acoustics should be studied to ensure sound does not bleed into lecture hall 1130A.
- Improve the lighting throughout the atrium, focusing on getting better lighting to the gathering areas.
- Creating a small food prep area next to the coffee operation in room 1802. This would include a counter for food prep, an area for microwaves, and perhaps a sink.
- Enclose three study rooms that overlook the atrium and are currently open to the atrium- 2202, 2402, and 2602. This should also include infrastructure to allow for electronic scheduling of those rooms, similar to technology in use in the Auraria Library.
- Add new architectural ceiling to the main atrium area.
- Re-painting the atrium up through the second level.
- The purchase of a limited amount of new furniture if needed to support the vision created for the atrium.
- Improve building way finding. The building has a very clear hierarchy but it is poorly communicated to visitors. This could include a mix of traditional wayfinding, using finishes/colors to denote a building pattern, or an electronic signage component.
• Design and deploy an “entry wall” concept in the 1000 hallway. There is a large wall inside of the Speer Boulevard entrance into the building that the university would like leverage as a branding/welcoming opportunity. Other elements discussed here (pin up, way-finding, recognition) could be part of the entry wall.
• Providing designated areas for pinup and banners. The atrium is cluttered with banners and flyers. The university would like to provide designated areas for both, that fit with the overall design scheme of the atrium.
• Provide a designated area for recognition signage.
• Replace the table umbrellas on the outdoor seating areas located along Lawrence Way.
• Assess the feasibility of improving the functionality of the garage doors located in the café area of the atrium (area 1100E).

2. Restrooms:
This component involves the renovation of 22 restrooms, some of which have been incrementally improved and others that remain as they were when the building opened. The needs of each restroom will vary, but most will include some combination of fixture replacement, partition replacement or refurbishment, ADA compliance work, paint, flooring and lighting.

3. Wireless Connectivity:
CU Denver recently renovated over 30 classrooms in the North Classroom. In addition, a number of new classrooms were created, including eight small recitation/group study rooms. This component of the project should add the infrastructure to allow wireless connectivity to the panels and projectors in all of the classrooms in North Classroom, and electronic scheduling capability for the eight recitation rooms.

Project Participation:
The design effort will include regular meetings with an oversight committee, which will include representation from departments related to the three main project components. Two check-ins with university leadership will be required as well. This is most likely to include the Chancellor, Vice-Chancellor for Administration and Finance, and the Provost.

Fixed Limit of Construction for this project will be $1,800,000

MINIMUM CAPABILITIES
Demonstrate, at minimum, a 5-year history of successfully designing mixed use, academic teaching, research, and clinical facilities of this scale and of similar programmatic usage.

• Demonstrate a history of working collaboratively, with multiple and diverse user groups, to design successful interdisciplinary/inter-professional facilities.
• Must have a license to practice Architecture and Engineering in the State of Colorado.
• Demonstrate experience with Construction Manager/General Contractor (CM/GC) projects.
- Must complete Appendix C, Acknowledgement and Attestation Form.

- Must acknowledge receipt of all addenda to the RFQ with their submittal.

The University of Colorado Denver will be using a Construction Manager/General Contractor (CM/GC) who is already on board for the base renovation project, Saunders Construction, Inc.

It is the intent of the University to be inclusive in regards to Service Disable, Veteran, Minority, and Women Owned Business Enterprises (SDVMWBE). The Architect Engineer should demonstrate an ability to be inclusive and complete all required SDVMWBE forms within this RFQ package.
PREFERRED CAPABILITIES
Firms will be judged not only on their past experience for the type of work involved, but also on their ability to address issues critical to the success of the project requirements outlined in this RFQ document. Selection preference will be given to the firms with the best and most recent experience in the following areas:

- Experience as a project with a fast track schedule.
- Campus planning and design experience guided by design that reflects the mission of the University.
- Demonstrated successful experience in designing to a pre-determined budget.
- Workplace location that enhances the firm’s ability to provide quality and timely service to the University.
- Preference will be given to those respondents that can best demonstrate ability to complete tasks in a collaborative environment to include: expediting document production and review, completing field coordination, providing expertise in local material and labor markets, and ensuring readily available expertise in solving problems during the construction phase.
- Demonstrated ability to produce a well coordinated, complete, and timely set of bidding documents.

A. SELECTION PROCESS

The selection of an architect/engineer/consultant will be conducted in accordance with the Colorado Revised Statutes, 24-30-1401 et. seq. The process will involve two stages: submittals will be screened and scored. A limited number of firms will be short listed and invited to participate in oral interviews. The University of Colorado Denver | Anschutz Medical Campus will attempt to negotiate a contract with the highest ranked firm following the interview segment. Following is additional information relative to the selection process:

1. Mandatory Pre-submittal Conference: To ensure sufficient information is available to firms preparing submittals, a mandatory pre-submittal conference has been scheduled. The intent of this conference is to tour the site and to have [agency/institution] staff available to discuss the project. Firms preparing submittals must attend and sign-in in order to have their submittals accepted. The pre-submittal conference will be held at:

   UCD – Auraria
   1201 Larimer Street Rm 1401
   Denver, CO 80204

   September 27, 2017, 2:00pm

2. Architect/Engineer/Consultant’s Submittals: Specific requirements for submittals and scoring criteria are detailed in II. SUBMITTAL REQUIREMENTS. In order to facilitate review, Ten (10) hard copies and one (1) electronic copy of submittals must be provided. Submittals must be received at:
Deadline for receipt (whether mailed or hand delivered) is: October 19, 2017 at 2:00 p.m.

Late submittals will be rejected without consideration. The [agency/institution] and the State of Colorado assume no responsibility for costs related to the preparation of submittals.

3. Screening Panel/Short List: Submittals will be evaluated by a panel of individuals selected in accordance with state policies. The panel will review and score the submittals. Firms ranked the highest will be invited to an oral interview. It is anticipated no fewer than three (3) or no more than Five (5) will be interviewed.

4. Oral Interviews. It is anticipated that oral interviews will be conducted on November 7, 2017. Interviews will be conducted at: Campus Services Building, Room T36-111, 1945 North Wheeling Street, Aurora, CO 80045. The time for interviews is to be determined. Key personnel from the firm and major consultants who will be directly involved with the project should attend the interview. The interview panel will, in particular, be interested in knowing about the project approach proposed and in meeting the individuals who will act as the primary contacts with the University of Colorado Denver.

B. SCHEDULE

Following is a detailed schedule of events for the RFQ process and an outline of the schedule for the balance of the project.

<table>
<thead>
<tr>
<th>Event</th>
<th>Date/Time</th>
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<tbody>
<tr>
<td>Advertisement</td>
<td>September 15, 2017</td>
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<tr>
<td>RFQ Document Available</td>
<td>September 15, 2017</td>
</tr>
<tr>
<td>Pre-submittal Conference</td>
<td>September 27, 2017 2:00 p.m.</td>
</tr>
<tr>
<td>Date Fax/Email Questions Due</td>
<td>October 5, 2017 10:00 a.m.</td>
</tr>
<tr>
<td>Date Answers Due to all Firms</td>
<td>October 12, 2017 10:00 a.m.</td>
</tr>
<tr>
<td>RFQ Submittal Due</td>
<td>October 19, 2017 2:00 p.m.</td>
</tr>
<tr>
<td>Submittal Screening</td>
<td>October 19-31, 2017</td>
</tr>
<tr>
<td>A/E Interview List Released</td>
<td>October 31, 2017</td>
</tr>
<tr>
<td>A/E Oral Interviews (as scheduled)</td>
<td>November 7, 2017</td>
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<tr>
<td>Negotiation of A/E Contract</td>
<td>Week of November 13, 2017</td>
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<tr>
<td>Contract Approval (projected)</td>
<td>November 24, 2017</td>
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<tr>
<td>Anticipated Design Start</td>
<td>February</td>
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<tr>
<td>Anticipated CM/GC Start</td>
<td>November 24, 2017</td>
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<tr>
<td>15, 2018</td>
<td>February</td>
</tr>
<tr>
<td>Construction Start/Finish</td>
<td>February 2018 – January 1, 2019</td>
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</table>
II. SUBMITTAL REQUIREMENTS

Firms will be judged not only on their past experience for the type of work involved, but also on their ability to address issues critical to the success of the project requirements outlined in this RFQ document. (Note that the primary focus of the prequalification evaluation will be the firm(s) capability and the primary focus of the oral interview will be the proposed Project Management Team members capabilities.) Following are elements that will be used to evaluate each firm’s qualifications:

A. PROJECT TEAM

Identify the project principal, the project manager, key staff and subconsultants. Present a brief discussion regarding how the team's qualifications and experience relate to the specific project.

- Qualifications and relevant individual experience.
- Unique knowledge of key team members relating to the project.
- Experience on projects as a team.
- Key staff involvement in project management and on-site presence.
- Time commitment of key staff.
- Qualifications and relevant subconsultant experience.

B. FIRM/TEAM CAPABILITIES

- Are the lines of authority and coordination clearly identified?
- Are essential management functions identified?
- Are the functions effectively integrated? (e.g., subconsultants’ role delineated)?
- Current and projected work load.

Note: Organization charts and graphs depicting your capacity may be included.

C. PRIOR EXPERIENCE

Use this portion of your submittal to describe relevant experiences with the project type described in this RFQ document and various services to be provided.

- Experience of the key staff and firm with projects of similar scope and complexity.
- Demonstrated success on past projects of similar scope and complexity.
- References.

Note: Include the name and current telephone number of the owner’s project manager for every project listed.

D. PROJECT APPROACH

For the project and services outlined in the RFQ document, describe how you plan to accomplish the following project control and management issues:

- Budget Methodology/Cost Control.
  - Establish and maintain estimates of probable cost within owner’s established budget.
  - Control consultant contract costs
− Coordinate value engineering activities
− Quality Control Methodology.
  − Insure State procedures are followed
  − Improve energy efficiency through the use of 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
  − Insure the project is designed for durability and maintainability
− Schedule.
  − Manage the required work to meet the established schedule

E. WORK LOCATION

Describe where the prime and subconsultants will do the key work elements of this project.

− Proximity of firms office as it may affect coordination with the State's project manager and the potential project location.
− Firm's familiarity with the project area.
− Knowledge of the local labor and material markets.
Appendix A

STATE BUILDINGS PROGRAM
PRELIMINARY SELECTION/EVALUATION FORM
ARCHITECT/ENGINEERING/CONSULTANT SERVICES

QUALIFICATION BASED SELECTION (This form is to be used in the first step, i.e. short listing, of an architectural/engineering/consulting services selection process.)

Evaluator #: ____________________________  Date: ____________________________
Name of Firm: __________________________________________________________________
Name of Project: North Classroom Renovation – 15-180205 B

RFQ REFERENCE
MINIMUM REQUIREMENTS Y____ N____

If the minimum requirements have not been met, specify the reason(s):

________________________________________________________________________

Acknowledgment and Attestation included: Y____ N____

SCORE (PROJECT SPECIFIC QUALIFICATIONS):
Weight² x Rating³ = Score

1. PROJECT TEAM¹

☐ Qualifications and relevant individual experience.  _3_ x ___ = ___
☐ Unique knowledge of key team members relating to the project.  _1_ x ___ = ___
☐ Experience on projects as a team.  _2_ x ___ = ___
☐ Key staff involvement in project management and on-site presence.  _3_ x ___ = ___
☐ Time commitment of key staff.  _3_ x ___ = ___
☐ Qualifications and relevant subconsultant experience.  _3_ x ___ = ___

2. FIRM CAPABILITIES¹

☐ Are the lines of authority and coordination clearly identified  _3_ x ___ = ___
☐ Are essential management functions identified?  _2_ x ___ = ___
☐ Are the functions effectively integrated (e.g., subconsultants’ roles delineated?)  _1_ x ___ = ___
☐ Current and projected work load.  _3_ x ___ = ___

3. PRIOR EXPERIENCE¹

☐ Experience of the key staff and firm with projects of similar scope and complexity.  _3_ x ___ = ___
☐ Demonstrated success on past projects of similar scope and complexity.  _3_ x ___ = ___
☐ References.  _1_ x ___ = ___

RFQ
Rev. 7/2015
4. PROJECT APPROACH¹

- Budget methodology/cost control. \( \_\_2 \times \_\_ = \_\_ \)
- Quality control methodology. \( \_\_2 \times \_\_ = \_\_ \)
- Schedule maintenance methodology. \( \_\_2 \times \_\_ = \_\_ \)

5. WORK LOCATION¹

- Proximity of firm’s office as it may affect coordination with the state’s project manager and the potential project location. \( \_\_3 \times \_\_ = \_\_ \)
- Firm’s familiarity with the project area. \( \_\_1 \times \_\_ = \_\_ \)
- Knowledge of the local labor and material markets. \( \_\_1 \times \_\_ = \_\_ \)

TOTAL SCORE: \( \_\_4 \)

NOTES:

1. **Criteria:** Agencies/Institutions are encouraged to include additional criteria that reflect unique characteristics of the project under each category to help determine the submitter’s overall qualifications.

2. **Weights:** Agency/Institutions to assign weights, using whole numbers, to all criteria on evaluation forms for inclusion into RFQ document and prior to evaluations.

3. **Ratings:** Evaluator to assess the strength of each firm’s qualifications and assign a numerical rating of 1 to 5 with 5 being the highest rating. (Use whole numbers)

4. **Total Score:** Includes the sum of all criteria. Note: a passing score (as a percentage of the total points available) is optional and should be assigned by the agency/institution prior to evaluation.
Appendix A1

STATE BUILDINGS PROGRAM
ORAL INTERVIEW SELECTION/EVALUATION FORM
ARCHITECTURAL/ENGINEERING/CONSULTANT SERVICES

QUALIFICATION BASED SELECTION (This form is to be used in the second step, i.e. oral interview, of an architectural/engineering/consulting services selection process.)

Evaluator #: _____________________________ Date: _____________________________
Name of Firm: _____________________________
Name of Project: North Classroom Renovation – 15-180205 B

SCORE (OVERALL QUALIFICATIONS)¹:

Weight² x Rating³ = Score

1. PROJECT TEAM¹
   ___3__x______ = _____

2. TEAM CAPABILITIES¹
   ——3__x______ = _____

3. PRIOR EXPERIENCE¹
   ——2__x______ = _____

4. PROJECT APPROACH¹
   ——3__x______ = _____

5. WORK LOCATION¹
   ——1__x______ = _____

TOTAL SCORE: _____4

NOTES:

1. Criteria: Agencies/Institutions are encouraged to include additional criteria that reflect unique characteristics of the project under each category to help determine the submitter’s overall qualifications.
2. Weights: Agency/Institutions to assign weights, using whole numbers, to all criteria on evaluation forms for inclusion into RFQ document and prior to evaluations.
3. Ratings: Evaluator to assess the strength of each firm’s qualifications and assign a numerical rating of 1 to 5 with 5 being the highest rating. (Use whole numbers)
4. Total Score: Includes the sum of all criteria. Note: a passing score (as a percentage of the total points available) is optional and should be assigned by the agency/institution prior to evaluation.
QUALIFICATION BASED SELECTION
(This form is to be used separately to rank and determine the most qualified architectural/engineering/consulting services firm for both the preliminary and interview evaluations.)

<table>
<thead>
<tr>
<th>FIRM</th>
<th>QUALIFICATIONS SCORE¹</th>
<th>CUMULATIVE² TOTAL SCORE</th>
<th>RANK³</th>
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<tr>
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<td>EVAL #1</td>
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NOTES:
1. Insert total score from each evaluator's PRELIMINARY SELECTION AND INTERVIEW SELECTION/EVALUATION FORMS. DO NOT combine scores of the two evaluations.
2. Add all evaluators' total scores to determine the cumulative score. NOTE: Each firm's cumulative total score should be as a percentage of the total points available.
3. Rank all firms with the highest scoring firm being the most qualified.
Appendix B

ARCHITECT/ENGINEER/CONSULTANT CONTRACT
(STANDARD OR CM/GC FORMAT)

As Referenced:
https://drive.google.com/open?id=0ByG39KP3LPIcblJNZDVNMmpsQnM

Supplementary Terms and Conditions for Architect/Engineer Agreement
Supplementary Terms and Conditions for Architect/Engineer Agreement
for Design/Bid/Build Contracts (SC5.1 and SC 5.1TC) and CMGC Contracts (SC5.2)

Board of Regents of the University of Colorado
University of Colorado Denver

The following Terms and Conditions shall augment or modify this Architect/Engineer Agreement.

For Design/Bid/Build Contracts (SC 5.1 and SC 5.1TC):

ARTICLE 3. BASIC SERVICES OF THE ARCHITECT/ENGINEER

Section 3.2 DEVELOPMENT OF THE PROJECT - Add the following

3.2.B.3 (k) Issued acknowledgement of requirement to follow the University of Colorado Denver Guidelines and Standards for Design and Construction Projects (current at the time of the signed Agreement) for new construction and renovations and include submitted and approved Requests for Variance.

3.2.C.1 (i) Issued acknowledgement of requirement to follow the University of Colorado Denver Guidelines and Standards for Design and Construction Projects (current at the time of the signed Agreement) for new construction and renovations and include submitted and approved Requests for Variance.

3.2.D.1 (d) Issued acknowledgement of requirement to follow the University of Colorado Denver Guidelines and Standards for Design and Construction Projects (current at the time of the signed Agreement) for new construction and renovations and include submitted and approved Requests for Variance.

Section 3.2 DEVELOPMENT OF THE PROJECT – Replace 3.2.E.6 (b) as follows:

3.2.E.6 (b) For Contract Documents: The Principal Representative will require up to (3) sets bearing the seal and the signature of the Architect/Engineer and the appropriate responsible professional Engineering Consultants. The Architect/Engineer acknowledges that prior to the State Buildings Programs authorizing the Notice to Proceed State Form SBP-6.26, a Letter of Compliance must be obtained from the State’s Code Review Agent verifying that the contract Documents and all addenda, value engineering recommendations and all other changes to the bidding documents are in compliance with the applicable codes as adopted by State Buildings Programs as indicated in Exhibit C.

For CMGC Contracts (SC 5.2):

ARTICLE 1 BASIC SERVICES OF THE ARCHITECT/ENGINEER

Section 1.4 SCHEMATIC DESIGN PHASE – Add the following:

1.4.8.5 Issued acknowledgement of requirement to follow the University of Colorado Denver Guidelines and Standards for Design and Construction Projects (current at
the time of the signed Agreement) for new construction and renovations and include submitted and approved Requests for Variance.

Section 1.5 DESIGN DEVELOPMENT PHASE – Add the following:

1.5.5.3 Issued acknowledgement of requirement to follow the University of Colorado Denver Guidelines and Standards for Design and Construction Projects (current at the time of the signed Agreement) for new construction and renovations and include submitted and approved Requests for Variance.

Section 1.6 CONSTRUCTION DOCUMENTS PHASE – Add the following:

1.6.4.5 Issued acknowledgement of requirement to follow the University of Colorado Denver Guidelines and Standards for Design and Construction Projects (current at the time of the signed Agreement) for new construction and renovations and include submitted and approved Requests for Variance.

Section 1.7 BIDDING PHASE – Replace 1.7.3.2 as follows:

1.7.3.2 For Contract Documents: The Principal Representative will require up to (3) sets bearing the seal and the signature of the Architect/Engineer and the appropriate responsible professional Engineering Consultants. The Architect/Engineer acknowledges that prior to the State Buildings Programs authorizing the Notice to Proceed State Form SBP-6.26, a Letter of Compliance must be obtained from the State’s Code Review Agent verifying that the contract Documents and all addenda, value engineering recommendations and all other changes to the bidding documents are in compliance with the applicable codes as adopted by State Buildings Programs as indicated in Exhibit C.

For Design/Bid/Build Contracts (SC 5.1 and SC 5.1TC) and CMGC Contracts (SC 5.2):

Section 7.2 AS-BUILT DRAWINGS / RECORD DRAWINGS - Add the following paragraph:

7.2.2 As-built drawings and record drawings, together with their as-built specifications and auxiliary files, recorded on electronic media, shall conform to the standards found in the Guidelines And Standards For Design And Construction Projects; PART 1.0 - POLICIES PROCEDURES AND RESPONSIBILITIES

ARTICLE 8.1 COMMERCIAL GENERAL LIABILITY - Replace Article 8.1 as follows:

The term University, University of Colorado, University of Colorado Denver, Principal Representative, are the interchangeable for this replacement of article 8.1.

For purposes of this supplement “Contractor” as used herein shall mean, as appropriate to the State Contract form being used, Architect/Engineer, or Consultant.

The Contractor shall obtain and maintain, at its own expense and for the duration of the contract including any warranty periods under which the Contract are satisfied, the insurance coverages set forth below.
By requiring such insurance, the Principal Representative shall not be deemed or construed to have assessed the risk that may be applicable to the Contractor its agents, representatives, employees or sub-consultants under this contract. The insurance requirements herein for this Contract in no way limit the indemnity covenants contained in the Contract.

The Principal Representative in no way warrants that the limits contained herein are sufficient to protect the Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, its agents, representatives, employees, or subcontractors. The Contractor shall assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverages. The Contractor is not relieved of any liability or other obligations assumed or pursuant to the Contract by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

**COVERAGES AND LIMITS OF INSURANCE** - Contractor shall provide coverage with limits of liability not less than those stated below.

1. **Commercial General Liability** – Occurrence Form – ISO CG 0001 or equivalent.
   Coverage to include:
   - Premises and Operations
   - Personal / Advertising Injury
   - Products / Completed Operations
   - Liability assumed under an Insured Contract (including defense costs)
   - Broad Form Property Damage

<table>
<thead>
<tr>
<th>Coverage Type</th>
<th>Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Aggregate</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Products/Completed Operations Aggregate</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Each Occurrence Limit</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Personal/Advertising Injury</td>
<td>$1,000,000</td>
</tr>
</tbody>
</table>

   a. The policy shall be endorsed to include the following additional insured language: *The Regents of the University of Colorado, a Body Corporate are named as Additional Insured* (ISO Form CG 2010, or equivalent). Further, all policies of insurance shall include a Separation of Insureds Clause (Cross Liability).

2. **Automobile Liability**
   Bodily Injury and property damage for any owned, hired, and non-owned vehicles used in the performance of this contract.

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<thead>
<tr>
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<td>Bodily Injury/Property Damage (Each Accident)</td>
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3. **Workers Compensation and Employers’ Liability**
   - Statutory Benefits (Coverage A)
   - Employers Liability (Coverage B)

   Coverage A (Workers’ Compensation)  Statutory
   Coverage B (Employers Liability)    $100,000

   Each accident
Disease each employee  $ 100,000  
Disease policy limit  $ 500,000

This requirement shall not apply when a contractor or subcontractor is exempt under Colorado Workers’ Compensation Act, AND when such contractor or subcontractor executes the Sole Proprietor Waiver Letter.

4. **Professional Liability (Errors and Omissions) for Contractor**  
(Applies to SC-5.3 if contract is for one of the following professional pre-design services such as; geotechnical investigation and reporting, environmental assessment or land surveying or for construction administrative services such as material testing, then the following Professional Errors and Omissions Liability Insurance coverage applies.)

- The Contractor shall maintain Errors and Omissions Liability covering negligent acts, errors and/or omissions, including design errors of the Contractor for damage sustained by reason of or in the course of operations under this Contract. The policy/coverages shall be amended to include the following:

  Amendment of any Contractual Liability Exclusion to state: “This exclusion does not apply to any liability of others which you assume under a written contract provided such liability is caused by your negligent acts.”

- In the event that any professional liability insurance required by this Contract is written on a claims-made basis, Contractor warrants that any retroactive date under the policy shall precede the effective date of this Contract; and that either continuous coverage will be maintained or an extended discovery period will be exercised for a period of three (3) years beginning at the time work under this Contract is completed.

- Policy shall contain a waiver of subrogation against The Regents of the University of Colorado, a Body Corporate.

  | Wrongful Act | $2,000,000 |
  | General Aggregate | $2,000,000 |

**ADDITIONAL INSURANCE REQUIREMENTS**

1. All Insurers must be licensed or approved to do business within the State of Colorado, and unless otherwise specified, all policies must be written on a per occurrence basis. Professional Liability is acceptable on a claims-made basis.

2. On insurance policies where the Principal Representative is named as an additional insured, the Principal Representative shall be an additional insured to the full limits of liability purchased by the Consultant even if those limits of liability are in excess of those required by this Contract.

3. The Contractor shall provide the Principal Representative a Certificate of Insurance Form evidencing all required coverages, prior to commencing work or entering Principal Representative Premises. Upon request by the Principal Representative, Contractor must provide a copy of the actual insurance policy effecting coverage(s) required by the contract.

4. The Consultant's insurance coverage shall be primary insurance and non-contributory with respect to all other available sources.
5. **The Contractor shall advise the Principal Representative in the event any general aggregate or other aggregate limits are reduced below the required per occurrence limit.** At their own expense, the Contractor will reinstate the aggregate limits to comply with the minimum requirements and shall furnish to the Principal Representative a new certificate of insurance showing such coverage is in force.

6. Contractor's insurance carrier should possess a minimum A.M. Best’s Insurance Guide rating of A- VI.

7. Provide a minimum of 30 days advance written notice to the Principal Representative for cancellation, non-renewal, or material changes to policies required under the contract.


Failure of the Contractor to fully comply with these requirements during the term of the Contract may be considered a material breach of contract and may be cause for immediate termination of the Contract at the option of the Principal Representative. The Principal Representative reserves the right to negotiate additional specific insurance requirements at the time of the contract award.

**Non-Waiver**
The parties hereto understand and agree that The Principal Representative is relying on, and does not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, *et seq.*, as from time to time amended, or otherwise available to the Principal Representative or its officers, employees, agents, and volunteers.

**Mutual Cooperation**
The Principal Representative and Contractor shall cooperate with each other in the collection of any insurance proceeds which may be payable in the event of any loss, including the execution and delivery of any proof of loss or other actions required to effect recovery.

(Revised 7-21-11)

**ARTICLE 11. MISCELLANEOUS PROVISIONS**

Delete the following section except for Projects that are ARRA funded:

**11.19 STATEWIDE CONTRACT MANAGEMENT SYSTEM**

Add the following Section:

**11.26 UNIVERSITY OF COLORADO DENVER POLICY ON SEXUAL HARASSMENT**

11.26.1 The Architect/Engineer shall vigorously pursue to the greatest extent possible, adherence to the university Policy on Sexual Harassment and also require all employees, and employees of all professional consultants of any kind, working on this project to adhere to this Policy.

11.26.2 Statement of Policy: It is the policy of the university to maintain the community as a place of work, study, and residence free of sexual harassment or exploitation of students, faculty, staff, and administrators. Sexual harassment
is prohibited on campus and in the university programs. The university is committed to taking appropriate action against any of its officials, employees or students who violate the policy prohibiting sexual harassment.

11.26.3 Definition of Sexual Harassment: For purposes of this Policy, sexual harassment is defined as conduct which is unwelcome and consists of:

1. sexual advances; 2. requests for sexual favors; or 3. other verbal or physical conduct of a sexual nature when submission to such conduct is made either explicitly or implicitly a term or condition of an individual's employment or academic decisions affecting the individual; or when such conduct has the purpose or effect, of unreasonably interfering with an individual's work or academic performance by creating an intimidating, hostile, or offensive working or educational environment.

Conduct prohibited under this policy may occur between persons of the same sex or of different sexes and may manifest itself in different ways. For example, sexual harassment may be as undisguised as a direct solicitation of sexual favors, or arise from behavior which has the effect of creating an intimidating, hostile, or offensive educational or working environment. In this regard, the following types of acts, if pervasive and continuous, are more likely than not to be considered sexual harassment: unwelcome physical contact, sexual remarks about a person's clothing, body, or sexual relations, conversation of a sexual nature or similar jokes and stories, and the display of sexually explicit materials in the workplace or their use in the classroom without defensible educational purpose.

11.26.4 Consequence of Sexual Offenses: The university may require the Architect/Engineer to remove from the university property any individual or individuals who violate the policy prohibiting sexual harassment.

11.26.5 All costs and time associated with obtaining a University security badge for employees working on campus shall be borne by the Employer.

EXHIBIT C APPROVED STATE BUILDING CODES (Exhibit A of the Building Code Compliance Policy: Coordination of Approved Building Codes, Plan Reviews and Building Inspections) - Add the following requirements:

The Manual of Guidelines and Standards for Design and Construction Projects (use most current version) - website location:

(www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/Pages/GuidelinesStandards.aspx)

Health and Safety Standards for Ventilation Systems;
Biomedical and Animal Research Facilities Design Policies and Guidelines, National Institutes of Health, Aug 2010 and subsequent published revisions; Available at http://orf.od.nih.gov/PoliciesAndGuidelines/;

Biosafety in Microbiological and Biomedical Laboratories (BMBL, 5th edition, 2009);

ILAR Guide for the Care and Use of Laboratory Animals (8th ed, 2011); International Building Code (IBC);
IH Guidelines for Research Involving Recombinant DNA Molecules (NIH Guidelines);

Uniform Federal Accessibility Standards (UFAS); other guidance to consider:


Colorado Rules and Regulations pertaining to Radiation Control, 6 CCR 1007 Part 1-20.


Last edition of "Guide for Care and Use of Laboratory Animals."

UCD Campus Standard Biosafety Level (BL3) Construction Standards.

The National Fire Protection Standards, 45, 72 latest addition.

City of Aurora Asphalt and Paving Standards (latest edition).
Appendix C

CERTIFICATION AND AFFIDAVIT REGARDING UNAUTHORIZED IMMIGRANTS
CERTIFICATION AND AFFIDAVIT REGARDING UNAUTHORIZED IMMIGRANTS

Institution/Agenc: University of Colorado Denver / GFE
Project No./Name: North Classroom Renovation – 15-180205 B

A. CERTIFICATION STATEMENT  

The Vendor, whose name and signature appear below, certifies and agrees as follows:

1. The Vendor shall comply with the provisions of CRS 8-17.5-101 et seq. The Vendor shall not knowingly employ or contract with an unauthorized immigrant to perform work for the State or enter into a contract with a subcontractor that knowingly employs or contracts with an unauthorized immigrant.

2. The Vendor certifies that it does not now knowing employ or contract with and unauthorized immigrant who will perform work under this contract, and that it will participate in either (i) the “E-Verify Program”, jointly administered by the United States Department of Homeland Security and the Social Security Administration, or (ii) the “Department Program” administered by the Colorado Department of Labor and Employment in order to confirm the employment eligibility of all employees who are newly hired to perform work under this contract.

3. The Vendor shall comply with all reasonable requests made in the course of an investigation under CRS 8-17.5-102 by the Colorado Department of Labor and Employment. If the Vendor fails to comply with any requirement of this provision or CRS 8-17.5-101 et seq., the State may terminate work for breach and the Vendor shall be liable for damages to the State.

B. AFFIDAVIT  

1. If the Vendor is a sole proprietor, the undersigned hereby swears or affirms under penalty of perjury under the laws of the State of Colorado that (check one):

   □ I am a United States citizen, or
   □ I am a Permanent Resident of the United States, or
   □ I am lawfully present in the United States pursuant to Federal law.

I understand that this sworn statement is required by law because I am a sole proprietor entering into a contract to perform work for the State of Colorado. I understand that state law requires me to provide proof that I am lawfully present in the United States prior to starting work for the State. I further acknowledge that I will comply with the requirements of CRS 24-76.5-101 et seq. and will produce the required form of identification prior to starting work. I acknowledge that making a false, fictitious, or fraudulent statement or representation in this sworn affidavit is punishable under the criminal laws of Colorado as perjury in the second degree under CRS 18-8-503 and it shall constitute a separate criminal offense each time a public benefit is fraudulently received.

CERTIFIED and AGREED to this ______day of__________, __20_._

VENDOR:

Vendor Full Legal Name

BY: ________________________________
Signature of Authorized Representative  Title

State Form UI-1  Page 1 of 1
Issued 7/2008
ACKNOWLEDGEMENT AND ATTESTATION FORM

By responding to these guidelines, the respondent(s) certify that he/she has reviewed the Agreement and its Exhibits contained herein, and is familiar with their terms and conditions and finds them expressly workable without change or modification.

I certify and declare that the foregoing is true and correct.

Subscribed on ________________ at _______________________,
Date City
_______________, State of _______________________,
County State

Applicant or Corporate Officer Signature ________________ Date

_____________________________ Date

Witness

NOTE: Use full corporate name and affix corporate seal (if available).

(Seal)
Appendix E

SERVICE/DISABLED VETERANS MINORITY/WOMEN BUSINESS ENTERPRISE PARTICIPATION REPORT
SERVICE-DISABLED VETERAN-OWNED SMALL BUSINESS AND MINORITY/WOMEN BUSINESS ENTERPRISE PARTICIPATION REPORT

Institution/Agency: University of Colorado Denver / GFE
Project No./Name: North Classroom Renovation – 15-180205 B

TO BE ELIGIBLE FOR AWARD OF THIS CONTRACT, EACH CONTRACTOR (INCLUDING ARCHITECT/ENGINEER/CONSULTANT/CONTRACTOR) IS REQUESTED TO COMPLY WITH THESE REQUIREMENTS.

I. The undersigned Architect/Engineer/Consultant/Contractor hereby certifies that the (company) (joint venture) (is) (is not)* a service-disabled veteran-owned enterprise as defined in this report. The undersigned Architect/Engineer/Consultant/Contractor hereby certifies that the (company) (joint venture) (is) (is not)* a minority enterprise as defined in this report. The undersigned Architect/Engineer/Consultant/Contractor hereby certifies the (company) (joint venture) (is) (is not)* a woman-owned business enterprise as defined. (*Strike out where inapplicable.)

*Persons signing hereby swear and affirm that they are authorized to act on Architect/Engineer/Consultant/Contractor’s behalf and acknowledge that the State is relying on their representations to that effect. **Principal is not a recognized title and will not be accepted**

ARCHITECT/ENGINEER/CONSULTANT/CONTRACTOR

Legal Name of Contracting Entity

*Signature

By: __________________________________________ Title: ________________________________

Date: ________________

II. It is the general policy of the State of Colorado to be as inclusive as possible to all member communities when spending taxpayer dollars. It is also the intent of the State to address the goals of the HB14-1224 | CRS 24-103-211 of at least 3% of all contracts by dollar value to be awarded to SDVOSBs.

III. REQUIREMENTS

A. Service-Disabled Veteran-Enterprise (SDVE) means for the purpose of this report, a business who must be incorporated or organized in Colorado or they must maintain a place of business or have an office in Colorado and who are officially registered and verified as a SDVOSB by the Center for Veteran Enterprise within the U.S. Department of Veterans Affairs (www.vip.vetbiz.gov) per CRS 24-103-211

B. Minority Business Enterprise (MBE) means, for the purpose of this report, a business enterprise at least 51 percent that is owned and controlled by minority group members, or, in the case of a publicly owned business, at least 51 percent of the stock of which is owned and controlled by minority group members. Eligible persons are expected to be engaged full time in the day-to-day operation and management of the business. Minority group members are ethnic minorities including African American, Hispanic American, Native American or Asian/Pacific American.

C. Women Business Enterprise (WBE) means, for the purpose of this report, a business enterprise of at least 51 percent of which is owned and controlled by a woman or women, or, in the case of a publicly-owned business, at least 51 percent of the stock of which is owned and controlled by women. Women are expected to be engaged full time in the day-to-day operation and management of the business.

D. The University of Colorado Denver does not have a certification process for nor does it require MBE's and WBE's to be certified.
E. The percentages of service-disabled veteran, minority and women-owned business participation will be determined by dollar value of the work subcontracted to or joint ventured with service-disabled veteran, minority, and women-owned firms, as compared to the total dollar value of the bid amount for all work bid under this contract.

F. Prior to the award of this contract, the contractor will be required to provide to the Principal Representative a list of SDV/M/WBE enterprises, stipulating the dollar amount of each subcontract or supplier of materials on page 2 of this Service-Disabled Veteran, Minority and Women Business Enterprises Participation Report.

G. The contractor will retain records and documents showing the level of participation for two years following completion of this contract. These records and documents, or copies thereof, will be made available at reasonable times and places for inspection by an authorized representative of the Principal Representative, or its designated representatives, and will be submitted to such representatives upon written request.

ARCHITECT/ENGINEER/CONSULTANT/CONTRACTOR:

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<tr>
<th>SDVOE</th>
<th>MBE</th>
<th>WBE</th>
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<tr>
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<th>MBE Contract Amounts</th>
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*Indicate ethnicity based on Paragraph III. A. above.

Total SDVE Contracts: $ ____________
Total MBE Contracts: $ ____________
Total WBE Contracts: $ ____________
Total SDVE %: ______
Total MBE %: ______
Total WBE %: ______
Appendix F

North Classroom Renovation – 15-180205 B
PROGRAM PLAN

Referenced As:
http://www.ucdenver.edu/about/departments/FacilitiesManagement/FacilitiesProjects/RFQ/Pages/RFQ.aspx
Appendix G

LIST OF PRE-APPROVED AV AND IT DESIGNERS
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<th>The Sextant Group</th>
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<tbody>
<tr>
<td>Address</td>
<td>1550 Larimer Street, Suite 462</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Denver, CO 80202</td>
</tr>
<tr>
<td>Telephone</td>
<td>720.213.7550</td>
</tr>
<tr>
<td>Website</td>
<td><a href="http://www.thesextantgroup.com">www.thesextantgroup.com</a></td>
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</table>

<table>
<thead>
<tr>
<th>EDI, Ltd</th>
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</thead>
<tbody>
<tr>
<td>Address</td>
<td>7600 E. Orchard Road, Suite 250-S</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Greenwood Village, CO 80111</td>
</tr>
<tr>
<td>Telephone</td>
<td>888.334.5831</td>
</tr>
<tr>
<td>Website</td>
<td><a href="http://www.ediltd.com">www.ediltd.com</a></td>
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<table>
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<tr>
<td>Address</td>
<td>10807 New Allegiance Dr., Suite 400</td>
</tr>
<tr>
<td>City, State, Zip</td>
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</tr>
<tr>
<td>Telephone</td>
<td>719.533.1112</td>
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<td>Website</td>
<td><a href="http://www.bcer.com/technology">www.bcer.com/technology</a></td>
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<tr>
<td>Cator</td>
<td>Ruma</td>
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<tr>
<td>-------</td>
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</tr>
<tr>
<td>Name</td>
<td>Chuck Kaffine, RCDD</td>
</tr>
<tr>
<td>Address</td>
<td>896 Tabor Street</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Lakewood, CO 80401</td>
</tr>
<tr>
<td>Telephone</td>
<td>303.462.8424</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:ckaffine@catorruma.com">ckaffine@catorruma.com</a></td>
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<thead>
<tr>
<th>ME Engineers</th>
<th>Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Chris Jones, RCDD</td>
</tr>
<tr>
<td>Address</td>
<td>14143 Denver West Parkway, Suite 300</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Golden, CO 800401</td>
</tr>
<tr>
<td>Telephone</td>
<td>303.421.6655</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Chris.Jones@me-engineers.com">Chris.Jones@me-engineers.com</a></td>
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<tbody>
<tr>
<td>Name</td>
<td>John Thompson, PE, RCDD, DCDC</td>
</tr>
<tr>
<td>Address</td>
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<td>City, State, Zip</td>
<td>Colorado Springs, CO 80921</td>
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<td>Telephone</td>
<td>719.533.1112 (direct: 719.886.2440)</td>
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<td>Email</td>
<td><a href="mailto:john.thompson@rimrockgroup.com">john.thompson@rimrockgroup.com</a></td>
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<tbody>
<tr>
<td>Name</td>
<td>Howard Feingold</td>
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<tr>
<td>Address</td>
<td>2323 S. Troy Street, Building 3, Suite 200</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Aurora, CO 80014</td>
</tr>
<tr>
<td>Telephone</td>
<td>303.340.8228 (direct: 720.858.8601)</td>
</tr>
<tr>
<td>Email</td>
<td>@technologyplus.com</td>
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As of: May 17, 2017
Appendix H

Additional Information about the North Classroom Building
North Classroom Renovation
Project Overview and Request for Funding

October 28, 2016
Project Overview

North Classroom Building Renovation

Total Project Cost: $33,471,649
Source of Funds: Cash Funded

The North Classroom Renovation project will make functional and aesthetic improvements to a 29-year old facility that is of significant importance to the university’s academic mission. North Classroom is the third largest building on the Auraria campus, and lies in the heart of the CU Denver neighborhood. In the near future, CU Denver will become the sole occupant and user of the North Classroom. With 42 classrooms, the building has a combined classroom capacity of 2,550 student. The building is home to much of the College of Engineering and Applied Sciences and a portion of the College of Liberal Arts and Sciences. Many CU Denver students, faculty and staff study, work or pass through this building every day. The Project goals are:

- Substantially renovate 34 classrooms in the building ranging in size from 35 seats to 285 seats. The classroom improvements—the first in 29 years—will include new seating, finishes, lighting, and audio-visual / information technology.

- Address critical failing building systems that include; HVAC, electrical, plumbing, fire and life safety, lighting, and exteriors. Among the more significant items will be new chiller, new electrical transformers, and seven air handling units.

- Improvements to the common areas of the building—corridors, stairwells, and elevators—that will be a mixture of finish work (flooring, paint), and new fixtures and lighting.

- Finally, renovation for the following departments in the College of Liberal Arts and Sciences (CLAS): Physics, Psychology, Geography and Environmental Sciences.
Funding Request

CU Denver is requesting additional funding for the following items:

Renovate Restrooms (all floors): $1,056,000
New Flooring on First Floor: $1,400,000
Atrium Renovation to Improve Student Experience: $747,000
Add Wireless Connectivity in Classrooms: $100,000
Improve Classroom Transparency in Atrium $220,000
Improve Functionality/Connectivity in Room 1130 $100,000
Improve pedagogy in rooms 1535 and 1539 $225,000

TOTAL REQUEST $3,848,000
Restroom Renovations

Overview:

Renovating the restrooms in the North Classroom, most of which have not been altered substantially since the building opened in 1987, was part of the original program for the North Classroom Renovation project. In the design development phase, this item was removed from the program to conserve funding for critical items such as classroom renovations and infrastructure improvements.

This item include updating all restroom finishes, lighting and fixtures throughout the building.

Cost: $1,056,000
New Flooring (First Floor)

Overview:

The flooring in the common areas of the North Classroom building remains from when the building opened in 1987. Replacing the flooring on all floors was part of the original program for the North Classroom Renovation project. The flooring is one of the most dated and worn elements of the building. Floors 2-5 feature Vinyl Composite Tile (VCT) flooring, which is easily replaced and remains in the project scope. The first floor has terrazzo flooring, which is very difficult to remove. The application recommended by the design team was to cover the terrazzo with a product called Laminam, which will conceal the worn flooring below and allow the university to achieve a consistent, modern look in the common areas throughout the building. Replacing the terrazzo with laminam was removed from the program to conserve funding for critical items such as classroom renovations and infrastructure improvements. Below are images of the existing terrazzo floor (right) and a rendering of the proposed laminam flooring (left).

Cost: $1,400,000
Atrium Renovation

Overview:

The atrium of the North Classroom is the main corridor in the building and the largest gathering area on the Denver Campus for CU Denver students. It is a hub of activity and one of the most recognizable spaces on the Denver Campus. Several years ago, CU Denver students crafted a vision for the atrium that sought to improve the look and function of that space with new furnishings, flooring, lighting, food prep areas, group study rooms, better signage and audio-visual improvements. Students funded the first phase of the atrium renovation, and the second part was to be funded through the North Classroom Renovation project. This item was removed from the project so that other critical items could remain. We are seeking funding for Phase II of the atrium renovation which includes adding group study rooms, a new food prep area, additional furniture, improve signage, new lighting and other finish work. The rendering below highlights some of the improvements that are part of the atrium phase II project.

Cost: $747,000
Add Wireless Connectivity

Overview:

It is becoming more commonplace in learning environments to provide a means for instructors and students to connect to displays in the classrooms without the use of wires. This allows the instructors and students to move freely, and for instruction to occur anywhere, versus a designated teaching wall. Funding this item will allow for wireless connectivity to be enabled in all 34 of the classrooms being renovated in this project.

Cost:  $100,000
Classroom Transparency in Atrium

Overview:

One of the visionary ideas that emerged from the learning space workshops in this project was to find a way to put learning on display. Translucent glass block currently lines most of the north side of the North Classroom atrium. It transmits light, but is a visual obstruction. There are three classrooms that lie along the atrium, and in all of these the glass block forms one side of the classroom. Below is an elevation of the North Classroom atrium. The areas of glass block are shaded in orange. The proposal is to replace the glass block in these areas with a clear glass, to add transparency to the atrium and into the classrooms. The second image below illustrates what one of the classrooms and the atrium would look like with transparent glass. It has the dual benefit of making the classroom more inviting while also giving the atrium a much more open feel.

Cost: $220,000
Open Up Room 1130

Overview:

North Classroom room 1130 is the largest classroom on the Auraria Campus at 288 seats. While the classroom lies along the atrium on the first floor, it is separated from the atrium by a vestibule and a wall of glass block. By removing the glass block wall, the vestibule, classroom and atrium are able to compliment each other. The vestibule becomes an additional area for student gathering. At the same time, the vestibule and atrium both become an extension of the classroom for classes, forums and other events.

Cost: $100,000
Improve Rooms 1535 and 1539

Overview:

North Classroom rooms 1535 and 1539 are large, tiered lecture halls that currently feature fixed tables with chairs that swivel from arms that are bolted to the underside of the tables (see the image of 1539 below). It’s a very cramped classroom environment, and it’s difficult for an instructor to circulate around the room and impossible for students to collaborate in a meaningful way. Due to changes in the building code since this room was designed, the tiers are currently not deep enough to transition to fixed tables with free-standing rolling chairs. The proposal is to create fewer, wider tiers in the classroom to allow for free-standing chairs, but in doing so create a classroom that is more flexible, easier to circulate through, and generally more conducive to learning.

Cost: $225,000
The language of a city – The strategic link is the environmental image, the generalized mental picture of the exterior physical world that is held by an individual. This image is the product both of immediate sensation and of the memory of past experience, and it is used to interpret information and to guide action.

History - North Classroom is a large and complex space. The constraints applied on the original design led to a building that is ultra-rational and, at least on the surface, void of human consideration. Upon deeper investigation, it quickly becomes apparent that much greater thought and effort went into accommodating it occupants and addressing its context while also staying within its constraints. The two primary drivers of the initial design are contextual and programmatic. The former presented the opportunity for the building to respond to its urban condition by addressing primary pedestrian flow and using a beacon to connect across Speer and into downtown through Larimer square. The latter required the accommodation of a large amount of diverse program. In order to organize the program, the designers grouped associated functions and connected them with circulation spines which fed from a consolidated public space, essentially creating a city grid like organizational structure. The result is a city within a city.

Concept Statement - As a city within a city, we can approach the interior environment using the language of urban design, paths, edges, districts, nodes and landmarks, as a way of organizing space and creating simple, bold markers for occupants to use as way finding and orienting tools. By identifying how and where the parts fall into the hierarchy of the “city”, we can craft individual identity within the context of the whole, applying the right amount of emphasis based on function. The result can be a vibrant system of organization tailored to increase the effectiveness and vitality of the human experience.

Prominent features – like every city, there are elements which become as identifying features of that place.

Atrium – this is one of the largest public spaces on campus. During the week it is an active hub of student life. Currently the space is too large and too homogeneous. One strategy will be to break down the quadrants into districts (neighborhoods) each designed to enhance a function (group study, café, arts, events) while maintaining the continuity of a large open space through transparency and cohesive palette.

- **New architectural ceiling** - provides visual interest, warmth of natural materials and improved acoustic performance. $300k - includes wood slat ceiling, new HVAC above and acoustic treatments
- **New LED lighting** - down-lights improve overall ambient light while sculptural pendants help define space and lower perceived ceiling heights in select spaces. $230k - includes new lighting fixtures
- **Increased seating capacity** - feedback from students and faculty demonstrate a need for additional available seating options. The design will increase the seating capacity by 100%. $200k - new seating associated furniture.
- **Communication zones** - centered on the main vestibules. These zones have opportunity for information display (digital & analogue). They also act as mixing zones where serendipitous interaction takes place. $200K - includes wood slate walls, digital signage and pinup surfaces.
• **Theater district** - by removing the glass block partition between the theater pre-function space and the atrium, we can create a unique event space for the campus. $300k – includes removal of glass block, new architectural treatment and finishes, lighting and feature signage.
Styles come and go.
Good design is a language, not a style.

Massimo Vignelli
The learning experience at North Classroom Building enhances the student and faculty experience through various architectural and functional improvements.

- **Atrium Design Features**
  - New architectural ceiling - provides visual interest, warmth of natural materials and improved acoustic performance. $300k - includes wood slat ceiling, new HVAC and acoustic treatments.
  - New LED lighting - down-lights improve overall ambient light while sculptural pendants help define space and lower perceived ceiling heights in select spaces. $230k - includes new lighting fixtures.
  - Increased seating capacity - feedback from students and faculty demonstrate a need for additional seating options. The design will increase the seating capacity by 100%. $200k - new seating and associated furniture.
  - Communication zones - centered on the main vestibules. These zones have opportunity for information display (digital & analogue). They also act as mixing zones where serendipitous interaction takes place. $250k - includes wood lattice walls, digital signage and pinup surfaces.
  - Theater district - by removing the glass block partition between the theater pre-function space and the atrium, we can create a unique event space for the campus. $300k - includes removal of glass block, new architectural treatment and finishes, lighting and feature signage.

---

**Theater District**
- Location: Previous theater pre-function space
- Description: New architectural treatment and finishes, lighting and feature signage.

**Communication Zones**
- Location: Main vestibules
- Description: New digital information display and pinup surfaces.

**Atrium Design Features**
- New architectural ceiling
- New LED lighting
- Increased seating capacity
- Communication zones
- Theater district
ATRIUM CONCEPT STUDY

NORTH CLASSROOM

February 2014
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I. Executive Summary

The North Classroom Building opened in 1987, and at 257,700 gross square feet is the third largest building on the Auraria Campus. Of the 166,269 assignable square feet in the building, 149,475 is allocated to or controlled by the University of Colorado Denver. The building is home to 42 general assignment classrooms, with a combined capacity of 2,550 students.

In April of 2013, student representatives of the Student Fee Review Committee (SFRC) expressed to the Office of Institutional Planning an interest in allocating one time funds for a renovation of the North Classroom atrium. Among the reasons cited were the general aging and deterioration of the finishes and furniture in the atrium, as well as the lack of functionality of the space for gathering and group study. The students also expressed a desire to add amenities such as print areas and food prep areas for heating up meals.

The project area includes the length of the North Classroom atrium along the Lawrence Street side on levels one and two. The full project scope was determined to cost approximately $1.1 million. It is anticipated that the realization of the entire North Classroom atrium renovation will require both student fee funds from the SFRC and some funding from the cash funded North Classroom Renovation project.

This concept document outlines the full scope of the North Classroom atrium renovation, focusing specifically on opportunities that the SFRC might pursue with the student fee reserve funds. Once a funding commitment from the SFRC has been established and the specific project they wish to fund established, the design and construction of these projects is estimated to take between nine and twelve months.
II. Introduction and Background

a. North Classroom History

The North Classroom Building opened in 1987, and was designed and built to replace the Tramway Building at 14th and Arapahoe Street as the main base of operations for the University of Colorado Denver. The Tramway Building was known then as East Classroom.

North Classroom was designed by Hoover Berg Desmond, most notably by chief designer and renowned Denver architect George Hoover. The cost of the project was $28 million.

The Speer Boulevard façade, which includes the building’s signature glass block and a large clock face, has long served as a beacon to those shopping, working and playing downtown as well as the many cars that pass by on Speer Boulevard.

The building totals 257,700 gross square feet, and rises to its maximum height of five stories along the Speer Boulevard elevation.

North Classroom is the third largest building on the Auraria Campus, behind only the Tivoli Student Union (291,635 sf) and the Auraria Science Building (285,821 sf). Of the 166,269 assignable square feet in North Classroom, 149,475 sf is allocated to or controlled by the University of Colorado Denver. The building is home to 42 general assignment classrooms, which have a combined capacity of 2,550 students.

b. Existing Conditions

The North Classroom atrium is one of the busiest and most visible public spaces on the Auraria Campus. This can be attributed to the number of building users, the size of the building, and its adjacency to the Lawrence Way pedestrian Mall, the busiest pedestrian corridor on the campus.

The atrium runs the length of the southern edge of the building, and rises two stories, though most of the atrium space is on the ground floor. However, there are some public spaces on the second level that could be explored for improvements. This is addressed in greater detail in Section III.b. Project Area.

The following existing conditions are a combination of observations made during a walkthrough of the space by the Office of Institutional Planning (OIP) and comments provided by the Student Fee Reserve Committee (SFRC) during meetings with that group.
i. Organization

First Floor Atrium

The first floor atrium is organized along a spine (known as the 1100 hallway) which provides access to the five main north-south hallways in the building (numbered sequentially from the Speer Boulevard side 1000, 1200, 1400, 1600, and 1800). These hallways divide the main spine into five open areas (1100 A-E), each which provide some relief from the busy 1100 hallway and the intersection where visitors entering the building mesh with those traveling along the 1100 hallway. Areas 1100 A, D and E are larger than B and C, and area E includes a café operation and adjacent seating area. Where the 1200, 1400 and 1600 hallways intersect with the 1100 hallway are open stairways that provide access to the second level of the atrium. The passenger elevators that serve levels 1-5 are located in 1100A.

Existing seating and carpet on the first floor.

1st Level Atrium
Second Floor Atrium

The second floor atrium is primarily comprised of circulation space that connects all of the north-south hallways. The stairways from the ground floor continue up through the second floor atrium. There are three study areas on the second floor at the end of the 2200, 2400 and 2600 hallways. These are numbered 2202, 2402 and 2602 respectively.
ii. Condition

The general condition of the atrium area can best be described as dated. Little improvements have been made to the space since the building opened. The terrazzo flooring that covers much of the atrium is in good condition, but this and the many other hard surfaces in the atrium create a noisy environment. Each of the sitting areas in the atrium (1100 A-E) have carpet inlays, each of which are worn and dated. The paint is standard off white, and does little to differentiate the distinct areas that comprise the atrium.
Signage

There are several layers of signage present, both formal and informal. The atrium features standard directory signage, both by the elevator and at the intersections of the north-south hallways. These seem very small in scale in the context of the large atrium space and require some effort to stop and read. It is also a very static medium.

Within the main atrium are four kiosks which are used for posting bulletins and dropping off and picking up periodicals. Each has an old, non-functional monitor embedded on one side and bears the old name of the university—the University of Colorado at Denver. They take up a fair amount of room, and offer little practical function.

The third layer of signage is a series of banners that have been fastened to the walkways that pass over the main floor of the atrium. It seems like a good use of the walkways and those positions are very visible, but the application is not uniform.
Furnishings

The furnishings are one of the greatest shortcomings of the atrium space. There are three types.

The first are carpeted blocks that can be moved and stacked. Most of these area in the middle gathering areas (1100 C and D) and are pushed up against the building exterior. They are not comfortable, and not conducive to face to face group interaction. In addition, they have become worn over time.

The other type of furniture present in the atrium is rocking chairs and bench-style seating accompanied by sporadic round tables. The shortcomings of these furnishings are the lack of work surface, the limited group interaction possibilities, and the lack of flexibility to move them around.

The last type of furnishing occurs in the café area (1100E), and consists of round and square tables, both with moveable chairs. This type of furniture is very appropriate for this setting, but is older and worn.
III. Project Description

a. Project History

The Office of Institutional Planning (OIP) was approached in April 2013 by The Student Fee Review Committee (SFRC) to investigate the appropriation of one time funds to make improvements to the atrium of the North Classroom Building. The SFRC is a committee of the CU Denver Student Government Association. During three separate meetings of the SFRC, the committee members relayed to the OIP their goals for the renovation, which are discussed in more detail in Section III.c. Opportunities. This document was prepared to articulate some of the concepts and opportunities that can be explored in the North Classroom atrium and to set the stage for a more formal design and visioning effort.
b. Project Area

The total North Classroom Atrium Renovation study area includes the first and second levels of the atrium on the Lawrence Way side of the North Classroom. To provide more options for the allocation of funding, the study area has been broken down into four distinct project areas. The atrium area on the Speer Boulevard side is not included in the project area as it is part of the Academic Building 1 backfill project. Additional details on the Academic Building 1 backfill and other North Classroom projects are included in Section III.g.

Area 1- Main Atrium

Area 1 is by far the largest project area. It encompasses the ground level atrium from the 1000 hallway to the 1800 hallway, including four of the five gathering areas (A, B, C, D) along the Lawrence Way side of the building. The total for this area is 10,354 square feet.

Area 2- Café and Coffee

Area 2 is 2,965 square feet and includes the café seating area (also known as 1100E) and the small coffee operation (room 1802).
**Area 3- Study Rooms**

Area 3 includes the three study rooms located on the second floor (2202, 2402, 2602). These study rooms overlook the ground floor atrium. The three rooms collectively total 459 square feet.

**Area 4- 2nd Level Walkway**

Area 4 includes the 2nd floor walkway that overlooks the ground floor atrium. Area 4 totals 2,865 square feet.
c. Opportunities

The following opportunities could be explored as part of a North Classroom atrium renovation.

i. Branding

With the introduction of campus neighborhoods in 2007, the North Classroom has taken on an even greater role in the advancement of the university brand. Even with the opening of the new Academic Building 1, students from CU Denver will continue to spend lots of time in North Classroom due to the volume of classrooms that are in the building. It also lies in the center of the neighborhood, and many students pass through in route to points both north and south. The interest in the North Classroom is evident in the number of capital projects the university currently lists in the 10 year capital construction request that occur in and round the building. These are discussed further in Section 111.g.

The North Classroom atrium renovation should explore ways to improve university branding in the building through materials, signage, colors and others. One way to achieve this might be to accentuate the 1100 hallway as a "main street", with characteristics (including branding elements) similar to what you might see on an active urban street. Project areas affected: 1, 2, 3, 4.
ii. Wayfinding

The atrium exists on a functional level to move many students, faculty, and staff up and down and through the building. These visitors and residents need to know who and what is in the building and where they are. On a more visceral level, the layout and feel of the space should also communicate what types of activities are occurring in certain areas and highlight opportunities to join the flow of fast moving traffic in the main corridor or exit the corridor for a quieter and more private experience. Improvements should be explored that improve both of these elements of wayfinding in the building. Specific opportunities include use of the overhead walkways, the large amounts of open wall space, and differences in flooring and lighting that provide cues to people in the building. Project areas affected: 1, 2.

iii. Seating Areas

Perhaps the greatest opportunity that the atrium renovation presents is to better utilize the large open areas that exist in the north classroom atrium. What is general lacking on the campus in adequate supply and totally lacking in the North Classroom are areas that allow students to meet or study in groups or individually. These areas should include flexible and comfortable seating, and have ample room to spread out devices and work materials. One concept that might be explored is to treat each seating area as a different "neighborhood", with different characteristics. Some might be more private, or quiet, and other might be more social and fun. The five seating areas (1100 A-E) all differ in physical characteristics and size, and therefore might lend themselves naturally toward one of the two extremes, or somewhere in between. Project areas affected: 1, 2.
iv. Private Study Rooms (2nd Floor)

The study rooms on the second floor offer a great opportunity to create group study rooms that are removed from the pace and noise of the first floor atrium below. At present, the rooms are open to the hallway and open to the atrium below. They are furnished with a random collection of furniture which includes the carpeted blocks. Closing these rooms off to the hallway, and upgrading the technology, paint, flooring and furnishings would create wonderful opportunities for group learning. The project team could also explore placing a window or other moveable partition in the opening to the atrium to give users the option of closing off the space from the atrium below or opening it up. 

Project areas affected: 3.

v. Vendor/Café Area

The contract for the current vendor in the café area expires in 2014. As the end of the contract approaches, the University of Colorado Denver is considering assuming the management of that space. The current condition of the seating area is a deterrent to vendors who might consider renting the space and to the university, who would assume the financial risk if a vendor cannot make adequate income. An investment in flooring, furnishings and other light finishes (paint) would really improve the look of the area and encourage university involvement and attract a better vendor. The small coffee area (room 1802) is currently occupied by a vendor. However, if CU Denver assumes the operation of the larger café space, it is conceivable that a coffee and beverage service...
could be provided for in this larger café space. In this scenario, CU Denver might consider shutting down the coffee operation in room 1802. Another option might be to have a mobile coffee operation elsewhere in the building (coffee cart). Either way, if room 1802 becomes available, the atrium renovation project should consider other uses for this space. A food prep area or copy/print center might be some options to explore. Project areas affected: 2.

v. Support Areas

In initial meetings with the SFRC, committee members expressed a desire to have areas that supported the needs of students spending time on campus before, after, and in between classes. These areas include copy and print stations, and areas where food might be warmed up. The coffee area would be a good fit for these types of uses, but the areas that surround the ground floor stairwells should also be explored for these needs. Project areas affected: 1, 2.
**d. Concept Summary**

The North Classroom atrium is the most visible public space on campus and presents many opportunities for future students. It lies in the center of the CU Denver Neighborhood, and serves as both a gateway and welcome center for students entering campus. Currently, the atrium includes outdated furnishings, kiosks and signage, and nondescript paint colors, lighting and carpet. It does not express the identity of the University of Colorado Denver, it does not provide opportunities for group or individual study, and it does not include proper amenities for students on campus for today and into the future. As the University of Colorado Denver’s presence develops further in downtown Denver, it is important that the North Classroom atrium represent the current and future tech-savvy, innovative student body.

As discussed previously in this document, there are several opportunities for atrium enhancement. The atrium as “Main Street” (within the larger CU Denver neighborhood) can respond to all branding, wayfinding, seating, study, vendor and support area aspirations. As seen below, Hallway 1100 serves as a public “Main Street,” with adjacent A-D spaces as private mini-neighborhoods. Hallway 1100 will include wayfinding, branding, lighting and paint that will communicate the vibrant identity of the University of Colorado Denver.

Each of the mini-neighborhoods (A-D) provide flexible group or individual study space. These areas can be comfortably used by students with laptops and students on campus for the day. As seen below, new carpet, furnishings, power/data and acoustic treatments will be added to each space, and nondescript kiosks will be removed. Furnishings will be flexible and conducive to group or individual study, yet will frame and define the unique identity of each space. Spaces A-C will be more private.
in nature, while D will serve as the “Great Lawn,” a more active and social space for students waiting outside lecture hall 1130, and adjacent to the café area. Furnishings, carpet, paint and signage will be different in area D, reflecting its unique character.

The café space will get updated furnishings, paint, floor treatments and lighting to attract future vendors. It will be more inviting for students remaining on campus for the day, and those wanting to work on laptops, similar to an internet café.

The current coffee space, room 1802, will likely be remodeled to provide a copy/print and food prep space to students studying in spaces A-E. This will serve a portion of the student body remaining on campus for the day, providing amenities of a “home away from home.” It will include new paint, flooring, and lighting. Coffee services will either be transferred to a future café vendor, or to a coffee cart within the atrium space.

Similar to the first level, the second level walkway serves as an active public thoroughfare. Benches will be added to public corridor space for students wanting to study or sit between classes. New wayfinding will be implemented to express the identity of the space, and to communicate area uses.

Finally, study areas on the second level will be outfitted to include new furnishings conducive to small group or individual study. Carpet and paint will be replaced to update each space. Sliding windows will be added to provide flexibility, both for students seeking quiet and for those seeking connection to activities in the atrium.
e. Assumptions

Project Design/Management

This concept study assumes that the North Classroom Atrium Renovation will be designed and managed as a stand-alone project and not joined with any of the other projects taking place in the North Classroom.
f. Case Studies

i. King Center

The King Center Atrium is a good, local example of a main street element being woven into the primary public space of a building. The feeling that is conveyed is that of walking down a street, where periodically you are given the opportunity to stop and sit. While walking through your attention is drawn to signage that extends from the wall and to works of art that are also hung on the wall. They serve to make it a more lively space. The treatment of signage, in particular, is one element that could be brought into the North Classroom atrium project.

ii. Auraria Library

The Auraria Library is a great example of what carpet, paint and furnishings can do to transform a tired space. This is particularly apparent in the café area, where the improvements are largely complete. It is a popular space for gathering and group study.

iii. Academic Building 1

Academic Building 1 is included here mainly because the furnishings are one of the defining elements of the building, and it might be worthwhile to use some of the same furnishings for the North Classroom atrium. This will provide some consistency between buildings, and acknowledge that they are both part of the CU

Signage in the King Center.

Group study areas in the Auraria Library.

New furnishings in the Auraria Library

Cafe furnishings in Academic Building 1.
g. Related Projects

The North Classroom Atrium Renovation is one of several projects contemplated for the North Classroom building and immediate surroundings. These projects are in various stages of planning and not all are funded, but their consideration reflects both the importance of the North Classroom building to the University of Colorado Denver and the lack of funding available for capital investment in the building since it opened in 1987. A narrative description is provided for each project below, and their project scope areas are illustrated graphically on page 25.

Academic Building 1 Backfill

The Academic Building 1 project includes the construction of a new, 153,000 GSF building at Larimer Street and Speer Boulevard, as well as interior renovations to space being vacated by departments moving into the new building. Some of those interior renovations are occurring in the North Classroom. A total of 29,900 gross square feet will be renovated in North Classroom as part of the Academic Building 1 backfill. The scope includes office renovations for the College of Liberal Arts and Sciences and the College of Engineering and Applied Sciences as well as the creation of new classrooms on the first floor. This project is funded. Construction will begin in fall of 2014.

North Classroom Renovation

The North Classroom Renovation is a cash-funded, $10,928,636 interior renovation project. The project involves renovation of three areas in the building that have changed little if at all since 1987; the main building atrium that runs along Lawrence Way, 34 of the general assignment classrooms on the first, second and third floors, and departmental spaces for the College of Liberal Arts and Sciences (CLAS). Early costs estimates calculated that the cost of the atrium renovation would be approximately $1.1 million. Of that amount, $500,000 has been apportioned to the student funded atrium renovation and $600,000 to the cash funded North Classroom Renovation.

North Classroom Capital Renewal

CU Denver has submitted a capital renewal project for North Classroom for funding in FY 2014-15. The capital renewal process allows a state entity to package a number of controlled maintenance projects within a single building into one, larger request for funding. Given
the age of the North Classroom, and the small amount that has been invested in preventative maintenance since the building opened in 1987, the needs are substantial. The items of greatest concern are the roof, building skin, electrical and HVAC systems. In addition to improving the comfort and experience of those who use the building, these projects will greatly improve the efficiency of the building and lower operating costs. The project budget is $7,846,650. This project has not yet been funded.

**Engineering and Physical Sciences Wing**

The Engineering and Physical Sciences Wing project has two components: a new, 60,000 GSF building for the College of Engineering and Applied Sciences (CEAS) adjacent to North Classroom and renovations to 39,500 GSF of space being vacated by CEAS in North Classroom. Total project budget is $35,442,930. CU Denver plans to seek capital construction funding of approximately $9 million for FY 2016-17 for the project, and would provide cash funding for the remainder.
h. Next Steps

There are several approaches that could be taken with the North Classroom Atrium Renovation.

**Fund a Full Design Effort and Projects**

This option would involve procuring the services of a design firm to work with CU Denver students to prepare a comprehensive vision for the North Classroom Atrium. The design effort could be carried all the way into construction documents, or could stop at a more schematic level. Either way, whatever funds remain after the conclusion of the design effort could be put toward the realization of elements of the vision. The primary advantage of this approach is that it ensures that any improvements done in the near term or in the future would adhere to the same vision and design principles.

**Fund Discrete Projects**

This option involves identifying distinct projects to fund without undertaking an overall visioning exercise. These projects might include:

- Furnishings throughout or for some distinct area (café, one of more of the carpeted area).
- Renovation of the study areas on the second floor.
- Replacing carpet in distinct areas.
- Replacing/Improving signage.
- Multiple layers of improvements in a targeted area (carpet, paint, signage, furnishings in the café area only).

The main benefit of this approach is that it limits design/management fees to the projects that are immediately funded.


**i. Cost Estimates**

The estimated cost to hire a design firm to work with the Student Fee Reserve Committee on an overall vision and design for the North Classroom atrium is **$99,858**.

Estimates for other projects have been provided below. These could be undertaken after a visioning and design effort or as standalone projects.

- New Furnishings for the Entire Atrium **$332,860**
- Replacing the Carpet Inlays and Removing Old Kiosks **$103,540**
- Enclosing/Renovating 2nd Floor Study Rooms **$31,500/ per room ( $94,500 total)**
- New Paint and Signage for Entire Atrium **$133,144**
- Renovation of Existing Coffee Vendor Area **$83,020**
- Full Renovation (Furnishings/AV/Paint/Carpet/Power/ Lighting) of one of First Floor “Neighborhoods” **$78,202 (Area A was used for the Estimate)**

**j. Schedule**

The estimated project schedule is shown below. The actual completion date will be dictated by the date when the funding commitment is received. This schedule should apply for either scenario discussed in Section II.h. Next Steps.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Duration</th>
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<tbody>
<tr>
<td>Design</td>
<td>3-4 Months</td>
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<tr>
<td>Bidding</td>
<td>1-2 Months</td>
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<tr>
<td>Construction</td>
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IV. Appendix
North Classroom Building Renovation

PROGRAM PLAN | AUGUST 15, 2013

University of Colorado Denver
Office of Institutional Planning
I. Executive Summary

The North Classroom building opened in 1987, and in many ways signaled a new era for the University of Colorado Denver (CU Denver) on the Auraria Campus. The building was intended to be the main base of operations for the Denver Campus, replacing the Tramway Building at 14th and Arapahoe in that capacity.

Nearly 30 years after the building opened, the University of Colorado Denver remains the predominant user of the North Classroom building, and the experience of many CU Denver students, faculty and staff is still influenced by their impressions of North Classroom building. Of the 166,269 assignable square feet in the building, 149,475 are allocated to or controlled by the University of Colorado Denver.

At 257,500 gross square feet, the North Classroom building is the third largest building on the Auraria Campus. When its 42 general assignment classrooms are full, the collective classroom capacity of the building totals 2,550 students.

The North Classroom Building Renovation includes the renovation of three areas in the building that have changed little if at all since 1987; the main building atrium that runs along Lawrence Way, 34 of the general assignment classrooms on the first, second and third floors, and departmental spaces for the College of Liberal Arts and Sciences (CLAS).

The building atrium renovation is driven by both aesthetic and functional needs. Finishes in the atrium that are dated and are beginning to show their age will be updated. At the same time, space will be reconfigured to provide areas more conducive for gathering and informal group study.

The general assignment classrooms that are included in the project all require improvements in five areas - technology, furnishings, lighting, ADA accommodations, and aesthetic improvements such as paint and flooring. Other areas that will be explored for improvement in these classrooms include room layouts, seating density, and introducing natural light into classrooms.

The scope of the CLAS renovations was developed using two criteria; spaces that had not been renovated since the building opened in 1987, and spaces not already slated for renovation in one of the other projects planned for North Classroom. Other renovations are planned for North Classroom as part of the Academic Building 1 project (currently underway), the FY 16-17 Engineering and Physical Science Project, and the FY 14-15 Capital Renewal request.

The North Classroom building project is a cash funded project, and has a total budget of $10,928,636.

The atrium and CLAS renovations will follow a two year schedule from the time funding is committed to completion and move-in. The classroom portion of the renovation is anticipated to take an additional 18 months so that classrooms may be taken offline in small groups and during the summer semesters and winter breaks.
A. AGENCY BASIC DATA:

Controlled Maintenance Request

X Capital Renewal Building/Infrastructure Request

HPCP required in Capital Renewal Request (Y/N)

(on CC-A specify HPCP compliance)

1) Agency University of Colorado Denver
2) Department Higher Education
3) Agency ID No. 001-15
4) Agency Priority # 1
5) Project Title North Classroom Capital Renewal

B. FACILITY PROFILE

1) Facility Type Site (Utilities underground)
   or Site (Improvements above ground)
   X or Building Name(s) North Classroom
   Risk Mgmt. Bldg(s) ID#

2) Facility Location Auraria Higher Education Center
3) Facility Area/Age GSF 259,211 ASF 154,668 Date Built 1988
4) Facility Functional Use/Occupancy Classrooms/Academic Offices/Labs/Instructional Space
5) Facility Construction (Type) Cast-in-Place Concrete Frame with exterior brick veneer and metal studs, Building Type II-A with automatic sprinkler system.
6) Facility Physical Condition and Facility Condition Index (FCI) Number

   Actual FCI = 84* AHEC  Targeted FCI = 85* AHEC  Date of Last Audit 2007

   Structurally sound but with basic building systems have deteriorated and are in need of repair/upgrade for code compliance. System upgrades are needed especially the roof but also for air handling systems, electrical systems, exterior window glazing and seals, common areas, restrooms, lighting systems. The 25 year-old building has been well maintained but many systems and finishes have exceeded their useful life. Note the last FCI Audit was completed in 2007, and the building has deteriorated rapidly over the past 6 years due to heavy use and environmental conditions. Based upon recent observations and visual inspection of the building by the campus Architect and the Facilities Projects group, the current FCI is estimated to be substantially lower.

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)
   7 a.m. – 10:00 p.m.; 6 days a week, 12 months a year, serving 2,550 students/hr at full capacity.

8) Facility - Current Replacement Value $ 54,761,228

9) Master Plan Status - Check one or more of the following:
   a) Facility 'useful' life is less than five (5) years.
   b) X Facility 'useful' life is more than five (5) years.
   c) Master Plan is obsolete; Last Date Approved (by OSPB/CDHE)
   d) Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.)

10) Facility Audit Survey:
    a) Facility Audit Survey concluded and submitted to SBP - Date
    b) Status of the Infrastructure Assessment % Completed
    c) Facility Audit Survey Cycle n/a (last audit conducted in 2007)

11) List all the controlled maintenance, capital construction, and emergency projects completed within
the last five years or ongoing projects that can be associated with either this CM building or infrastructure request.

<table>
<thead>
<tr>
<th>Project No.</th>
<th>Project Title</th>
<th>Completion date or status</th>
</tr>
</thead>
<tbody>
<tr>
<td>M06032</td>
<td>Life Safety Mechanical and Electrical Repairs, Ph 1 of 1 (Campus)</td>
<td>Completed 2007</td>
</tr>
<tr>
<td>M07045</td>
<td>Campus Elevator Repairs, Ph 1 of 1 (2 passenger elevators)</td>
<td>Completed 2009</td>
</tr>
<tr>
<td></td>
<td>Science Building Backfill (Upgrade of NC Freight Elevator and NC Fire Alarm System)</td>
<td>Completed 2011 and 2012</td>
</tr>
</tbody>
</table>

C. INTEGRATED PROGRAM PLAN DATA

NOTE: For a Capital Renewal Building/Infrastructure Request, refer to the instructions for the additional information required to support the request.

1) Narrative Description of CM Problem (Initial problem and solution by phase):

A) It is anticipated that within the next Fiscal Year that the responsibility of operating and maintaining the North Classroom Building on the Auraria campus will be transferred from the Auraria Higher Education Center (AHEC) to the University of Colorado Denver. The 2007 facility audit for this building demonstrated deficiencies in all major building systems. The deferred maintenance items related to major building systems have reached a critical juncture. These items include the roof, building electrical, the HVAC system and building envelope.

- The roof is 25 years old and failing.
- On a recent walk-thru it was observed that filters in the 25-year old AHUs are clogged with dirt and some filters are missing. The unit serving the 5 story portion cannot maintain static pressure and has difficulty in maintaining temperature in summer and winter. Pneumatic controls are beginning to fail and will require replacing since they can no longer be repaired. Failure of any of the mechanical systems will severely impact the ability to support the classroom functions of this building.
- Interior lighting is poor and highly inefficient. Suspended and hard lid ceilings sagging and separating in several areas of the public corridors.
- Other than the toilet fixtures having been replaced with 1.6 gpm fixtures in 2003 the restrooms have not been updated to since first built. Some partitions are rusting and the epoxy floors are worn.

This capital renewal project will address the operational issues that impact the full use/functionality of this facility. The Capital Renewal Request does not exceed 25% of the value of the building but appropriate strategies will be used as applicable.

B) See breakdown under Item #5 – Detailed Cost Estimate

C) See attached floor and roof plans indicating extent of general interior upgrades to public areas, roof area and location of mechanical penthouses.

D) See attached Facilities Audit performed by AHEC in 2007

E) See attached list of University of Colorado Denver capital construction priorities - FY 2015 Prioritized State Capital Construction Budget Request and FY 2015 - FY 2019 Five-Year Capital Construction Plan submitted to the Board of Regents

F) By using a CM/GC approach for this project we will be able to confirm our cost estimates and effectively manage the design and construction process. A second component of this project is a Cash Funded project scope to address programmatic and functionality of the building for its users. If this Capital Renewal is funded, the Cash Funded construction portion of the project would be done simultaneously with the Capital Renewal to gain economy of scale in the construction and to help
minimize the amount of disruption time to the building occupants.

2) Total Project Cost Estimate (From Cost Breakdown) $7,846,650

3) Consequences (cost effects, program impacts, facility impacts, etc.) of not funding and justifying this specific project request:

The current and future delivery of academic programs will be severely affected if this project is not funded. This is the most heavily utilized building on the Auraria campus. Many core undergraduate courses are offered in this building. If not funded, the number of maintenance calls will increase, causing additional operating expense. The building systems will deteriorate even further and the student experience in the building will worsen. The number of leaks on the roof will increase, requiring costly patches that are only short term fixes. Due to the increasing deterioration of the HVAC system and the porous building envelope, the operational efficiency of the building will continue to decrease.

4) Mandatory - Include Facility Audit documentation from most recent audit. Include site maps for any infrastructure project request.

5) Optional - Include photographs and any other supporting documents.

6) Explanation of how this project will improve the building(s) facility condition index or improve a specific infrastructure system.

All recommended work when completed will improve the FCI number for this building. While updating the various building systems will extend the life of this building for use by University of Colorado Denver, one of the additional benefits of this Capital Renewal Project will be the replacement equipment building systems will operate at increased efficiency rates compared to the original building systems that were installed in 1988.

Note: This is a companion project to the cash funded project that will be submitted to the Legislative Capital Development Committee this fall on the Two-year List of Cash Needs. Upon the completion of the university-funded Academic Building 1, this project will renovate spaces vacated by programs relocating to the new building and ease overcrowding in undergraduate programs relocating to from other Auraria buildings. This Capital Renewal project and the Cash Funded project are planned to be constructed together to achieve construction cost savings and minimize disruption in this heavily utilized building.
**D. DETAILED COST ESTIMATE** (detail by phase, one page per phase, include all phases)

1) Approved By: Todd Akey
2) Phase: Phase 1 of 1
3) Method and Date of Estimate: "means" square foot and historical campus project data

4) Professional Services

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Surveys, Investigations, and Reports:</td>
<td>$17,000</td>
</tr>
<tr>
<td>Arch/Eng/Basic Services:</td>
<td>$747,800</td>
</tr>
<tr>
<td>Code Review/Inspection:</td>
<td>$15,000</td>
</tr>
<tr>
<td>Other (Explain): Advertising</td>
<td>$2,000</td>
</tr>
<tr>
<td><strong>Total of Professional Services:</strong></td>
<td><strong>$781,800</strong></td>
</tr>
</tbody>
</table>

5) Construction Improvement (by Construction Specification Institute (CSI) Division format)

<table>
<thead>
<tr>
<th>WORK ITEM</th>
<th>UNIT</th>
<th>UNIT COST</th>
<th>EXTENDED COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Infrastructure</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Utility Services:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>b) Site Improvements:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structure/Systems/Components</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Div. 07 - Roof Replacement (97,466 sf)</td>
<td>sf</td>
<td>$12.54</td>
<td>1,222,000</td>
</tr>
<tr>
<td>Div. 07 - Exterior Sealants (4,278 lf based on building perimeter at grade and vertical control joints)</td>
<td>lf</td>
<td>$3.51</td>
<td>15,000</td>
</tr>
<tr>
<td>Div. 08 - Exterior Glazing/Doors based on 20% of existing</td>
<td>lf</td>
<td>$19.47</td>
<td>400,000</td>
</tr>
<tr>
<td>Div. 09 – Finishes (paint, flooring, ceiling replacement/repairs - 60,723 sf of public areas including stairwells, restrooms, corridors – excludes atrium space)</td>
<td>sf</td>
<td>$33.37</td>
<td>2,040,212</td>
</tr>
<tr>
<td>Div. 23 – AHUs, Controls, Repair and Cleaning of Air Distribution System (based on 259,211 gsf)</td>
<td>sf</td>
<td>$4.44</td>
<td>1,151,442</td>
</tr>
<tr>
<td>Div. 26 – Interior Lighting/transformer/panel upgrades (based on 259,211 gsf)</td>
<td>sf</td>
<td>$2.31</td>
<td>600,000</td>
</tr>
<tr>
<td>Div. 27 – Communications (based on 60,723 sf public areas excludes atrium space)</td>
<td>sf</td>
<td>$0.96</td>
<td>58,000</td>
</tr>
<tr>
<td>Other (explain):</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Contractor’s General Conditions:**
- % of Constr: 10%
- 629,080

**Contractor’s Overhead & Profit:**
- % of Constr: 3%
- 188,724

**Total of Construction Improvement Costs:**
- $6,290,795

5a) Total square feet/lineal feet of Construction Improvement area: 259,211 gsf

5b) Overall cost per square foot/lineal foot of construction Improvement: $24.27/gsf
OFFICE OF THE STATE ARCHITECT  
CONTROLLED MAINTENANCE PROJECT REQUEST FY 2014/2015  
STATE BUILDINGS PROGRAMS

6) Miscellaneous (explain)

<table>
<thead>
<tr>
<th>Description</th>
<th>sf</th>
<th>Price</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Relocation/staging coordination (based on 60,723 sf of public areas)</td>
<td></td>
<td>$1.00</td>
<td>$60,723</td>
</tr>
</tbody>
</table>

Total of Miscellaneous Costs: $60,723

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)

$713,332

8) Total Cost of the Project (single phase) or Total for this specific Phase of all professional services (4), construction improvements (5), miscellaneous costs (6), and project contingency (7)

$7,846,650

Note: Agency formatted cost estimates may accompany this page.

E. PROPOSED PHASING

PRIOR PHASING

<table>
<thead>
<tr>
<th>Proj. M#</th>
<th>Fiscal Year</th>
<th>Phase or Phases of Work</th>
<th>Dollar Amount (Actual Appropriation)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FY 2010/2011</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FY 2011/2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FY 2012/2013</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FY 2013/2014</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Subtotal) $0

CURRENT PHASE REQUESTED

<table>
<thead>
<tr>
<th>Proj. M#</th>
<th>Fiscal Year</th>
<th>Phase of Work</th>
<th>Dollar Amount (Per Detailed Budget)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FY 2014/2015</td>
<td>Phase 1 of 1</td>
<td>$7,846,650</td>
</tr>
</tbody>
</table>

FUTURE PHASING

<table>
<thead>
<tr>
<th>Proj. M#</th>
<th>Fiscal Year</th>
<th>Phase or Phases of Work</th>
<th>Dollar Amount (Per Detailed Budget)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>FY 2015/2016</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FY 2016/2017</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>FY 2017/2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>FY 2018/2019</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(Subtotal) $0

TOTAL PROJECT DOLLAR AMOUNT

(All Prior, Future Phases subtotals and Current Dollar amount) $7,846,650

SBP CM-3, updated 5-2013
F. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):

<table>
<thead>
<tr>
<th>PHASE</th>
<th>FROM</th>
<th>TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Pre-Design (Insert Dates)</td>
<td>July 2014</td>
<td>September 2014</td>
</tr>
<tr>
<td>2. Design (Insert Dates)</td>
<td>October 2014</td>
<td>March 2015</td>
</tr>
<tr>
<td>4. Project Close-out/Final Completion</td>
<td>April 2016</td>
<td>June 2016</td>
</tr>
</tbody>
</table>

- NOTE: This Capital Renewal project and the Cash Funded project are planned to be constructed together to achieve construction cost savings and minimize disruption in this heavily utilized building.
INTERIORS PRESENTATION

UNIVERSITY OF COLORADO DENVER

ACADEMIC BUILDING 1

University of Colorado Denver
JUNE 2013

AndersonMasonDale
Architects
<table>
<thead>
<tr>
<th>A</th>
<th>Interior Renderings / Plans / Furniture</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Lynx Center</td>
</tr>
<tr>
<td></td>
<td>Cafe</td>
</tr>
<tr>
<td></td>
<td>Visitor Center</td>
</tr>
<tr>
<td></td>
<td>Speer Gallery</td>
</tr>
<tr>
<td></td>
<td>Computer Commons</td>
</tr>
<tr>
<td></td>
<td>Learning Lab</td>
</tr>
<tr>
<td></td>
<td>12th Street Stair</td>
</tr>
<tr>
<td></td>
<td>12th Street Tube</td>
</tr>
<tr>
<td></td>
<td>5th Floor Open Office</td>
</tr>
</tbody>
</table>

| B | Site Parking                           |
interiors
Furniture Plan: Visitor Center
Furniture Plan: Computer Commons
Furniture Plan: 12th Street Tube
Furniture Plan: 5th Floor Open Office
Existing
- College of Engin. & Applied Science (CEAS)
- General - Classrooms
- General - Computer Lab
- Other

Proposed
- College of Liberal Arts & Sciences (CLAS)
- College of Engineering & Applied Science (CEAS)
- General - Classrooms

AB1 Project Area
- Proposed Atrium Remodel - Primary
- Proposed Atrium Remodel - Secondary
- Proposed Student Rec Fund Improvements - Furnishings, Flooring, Paint, Signage, Some Additional Power/Data, 2 Small Food Prep Stations (No Water)
- To be determined by vendor.
DESIGN CONCEPT

A CITY WITHIN A CITY

using the language of urban design to apply organizational order to interior space
ATRIUM OPPORTUNITIES
Communication Nodes – Level 2 view
ATRIUM OPPORTUNITIES
Communication Nodes – Level 1 view
ATRIUM OPPORTUNITIES
Group Study

THE NORTH CLASSROOM
SCHEMATIC DESIGN PRESENTATION
12.15.2015
LEARNING SPACES
Operable partitions
LEARNING SPACES
Learning Livingroom
LEARNING SPACES
In-between spaces