

CU Denver Master Plan

Auraria Board of Directors

May 24, 2017



CU Denver Master Plan Drivers

Academics and Research

- Enrollment Growth
 - Undergraduate/Graduate, On/Off Campus
 - Faculty and Staff
- Future Curricula
 - Differential College/School Growth
- Research Growth
- Higher Space Utilization Expectations

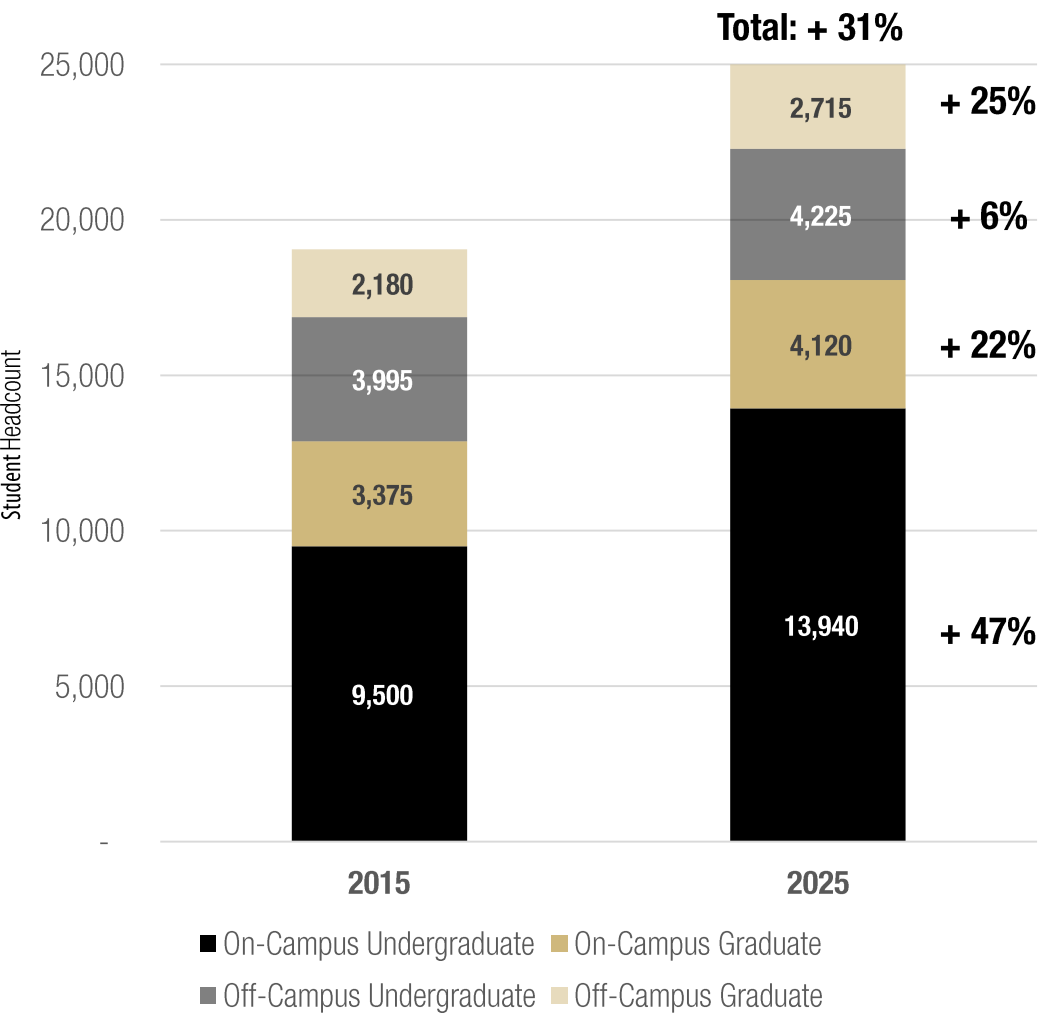
Student Life

- Transition to More Residential Space
- Residential Amenities
 - Tivoli Student Union / Dining
 - Recreation
 - Student Organizations

Connection to the City

- Density and Connectivity
- Campus Capacity
- Urban Land Value
- Speer Boulevard and Cherry Creek
- Community Partnerships
- Placemaking and CU Identity

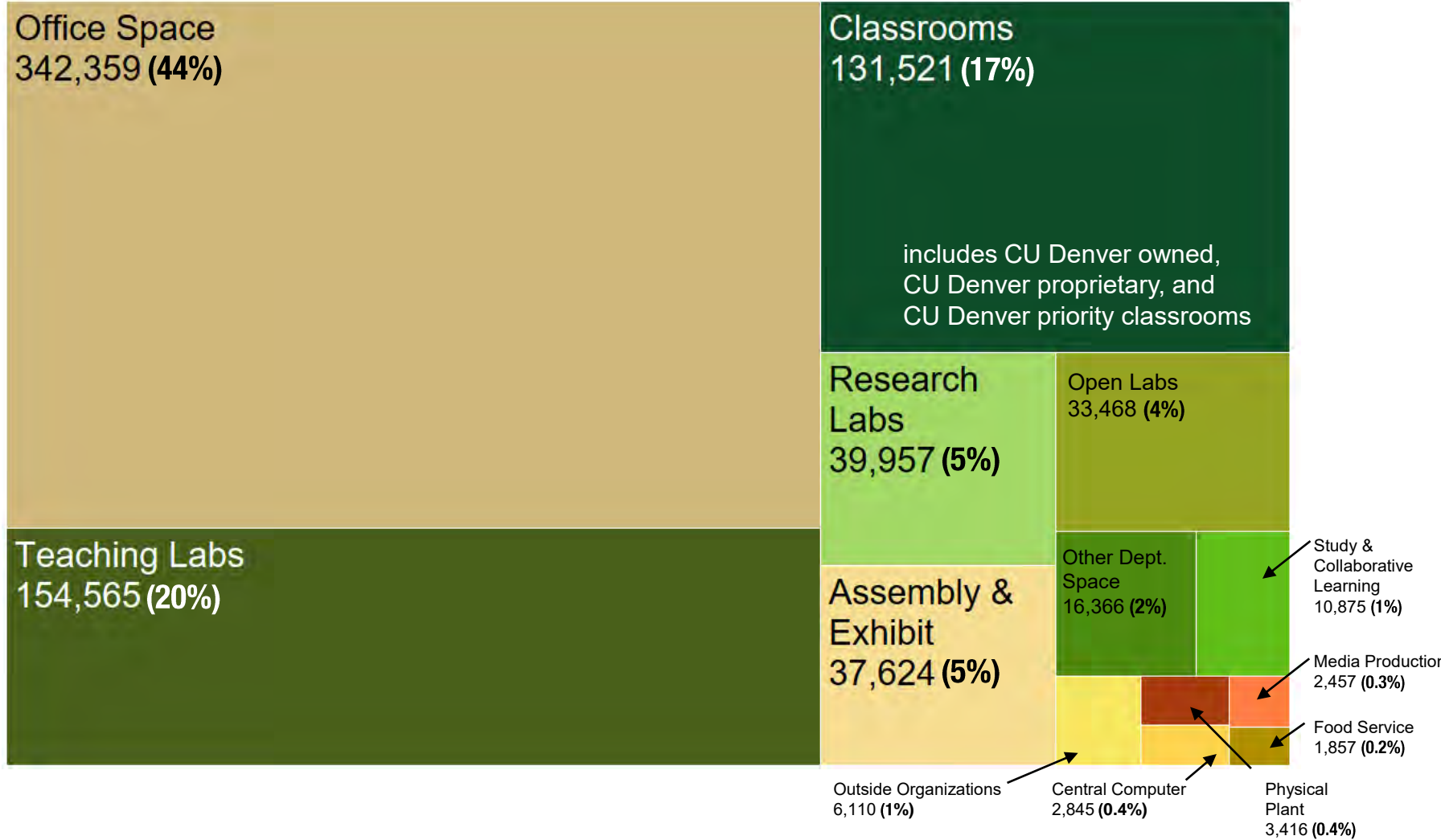
Enrollment Targets for 2025



- 25,000 Total Headcount Students
 - 18,000 On Campus
 - 7,000 Off Campus
- 70% Undergraduate, 30% Graduate
- All colleges and schools anticipated to grow
- Expect higher volume of growth
 - Business School
 - College of Engineering and Applied Sciences
 - College of Liberal Arts and Sciences

Existing Space Use by Space Category

Assignable Square Feet

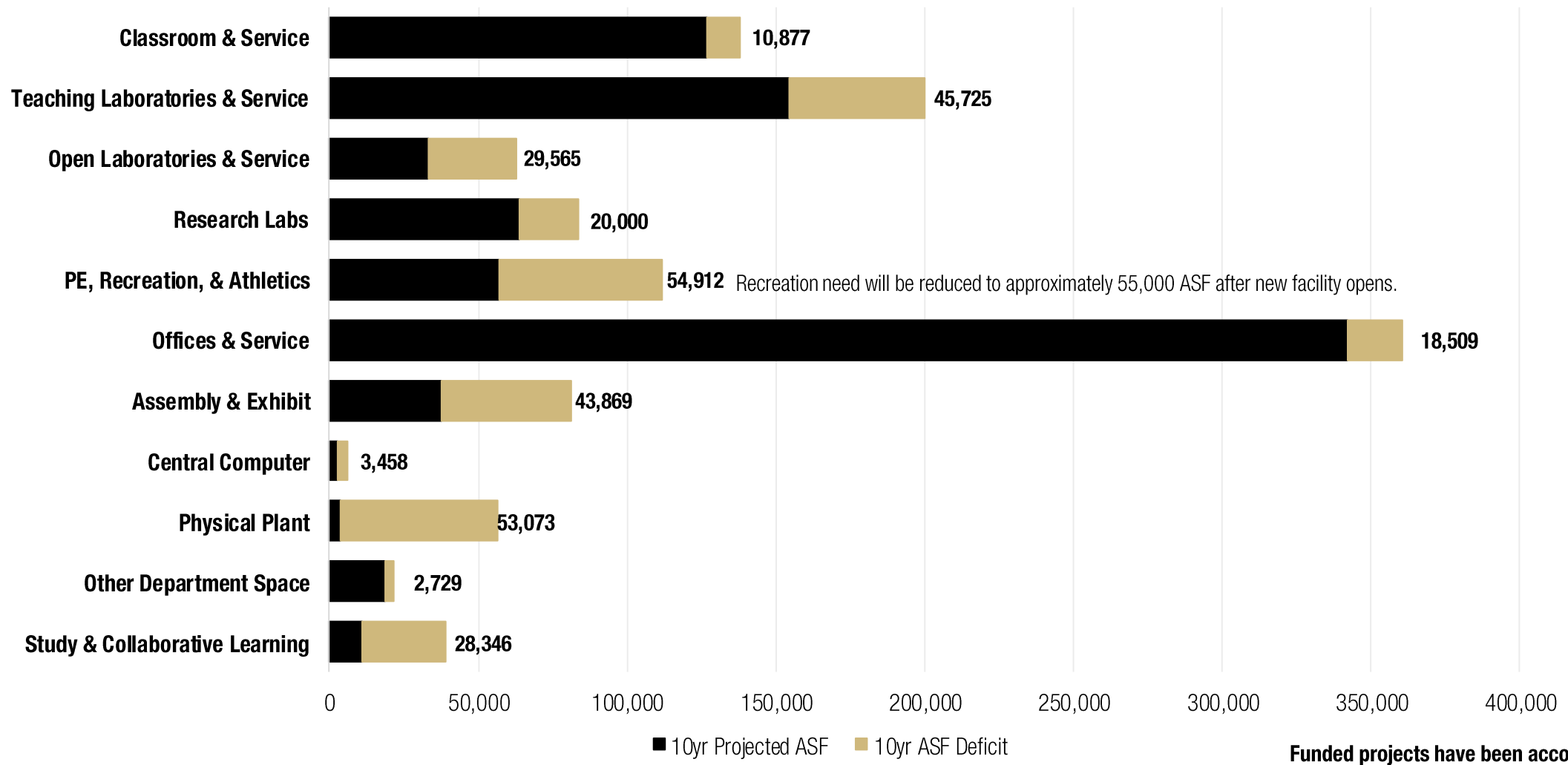


Total CU Denver – 783,420 ASF

Assignable Square Feet (ASF) describes the amount of space between wall surfaces. ASF does not include corridors, restrooms, other building support spaces, and structural elements like walls and columns. It does include circulation space in open office environments.

Future Space Needs by Space Category

Assignable Square Feet (With Deficit Shown)



Funded projects have been accounted for in the calculations.

Student Housing Demand Analysis

First-Time Student Demand (2025)

- Demand for a new first-time student housing facility
- 415 beds in semi-suite units (assumptions based on enrollment projections)
- Long-term opportunity to create a recruitment asset for first-year students, especially those outside the metro area

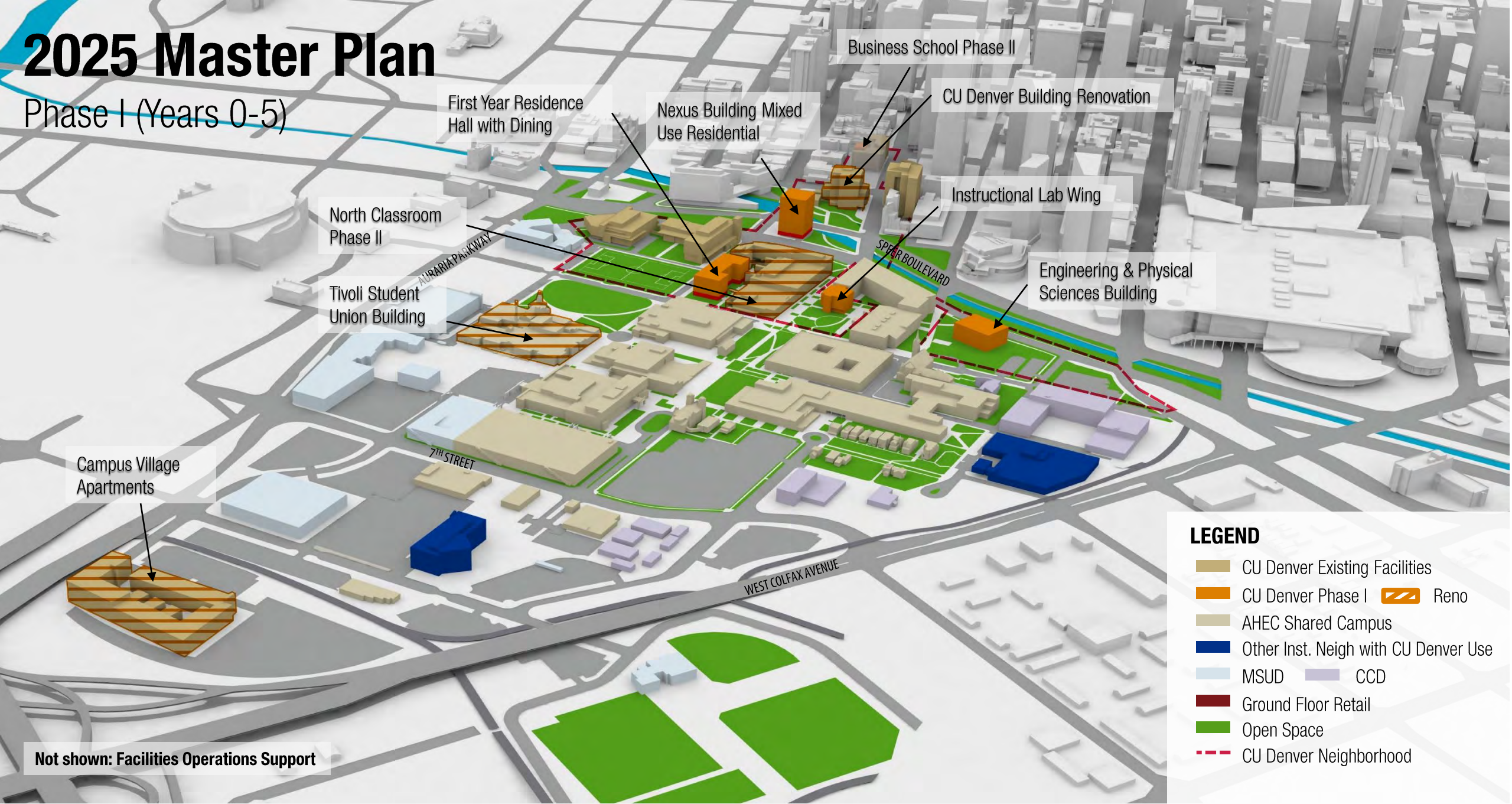


Upper Division & Graduate Demand (2025)

- House upper division & graduate students in Campus Village Apartments
- Demand for a new upper division & graduate apartment facility
- Additional demand (~560 beds) beyond the 570 beds occupied within CVA by CU Denver

2025 Master Plan

Phase I (Years 0-5)



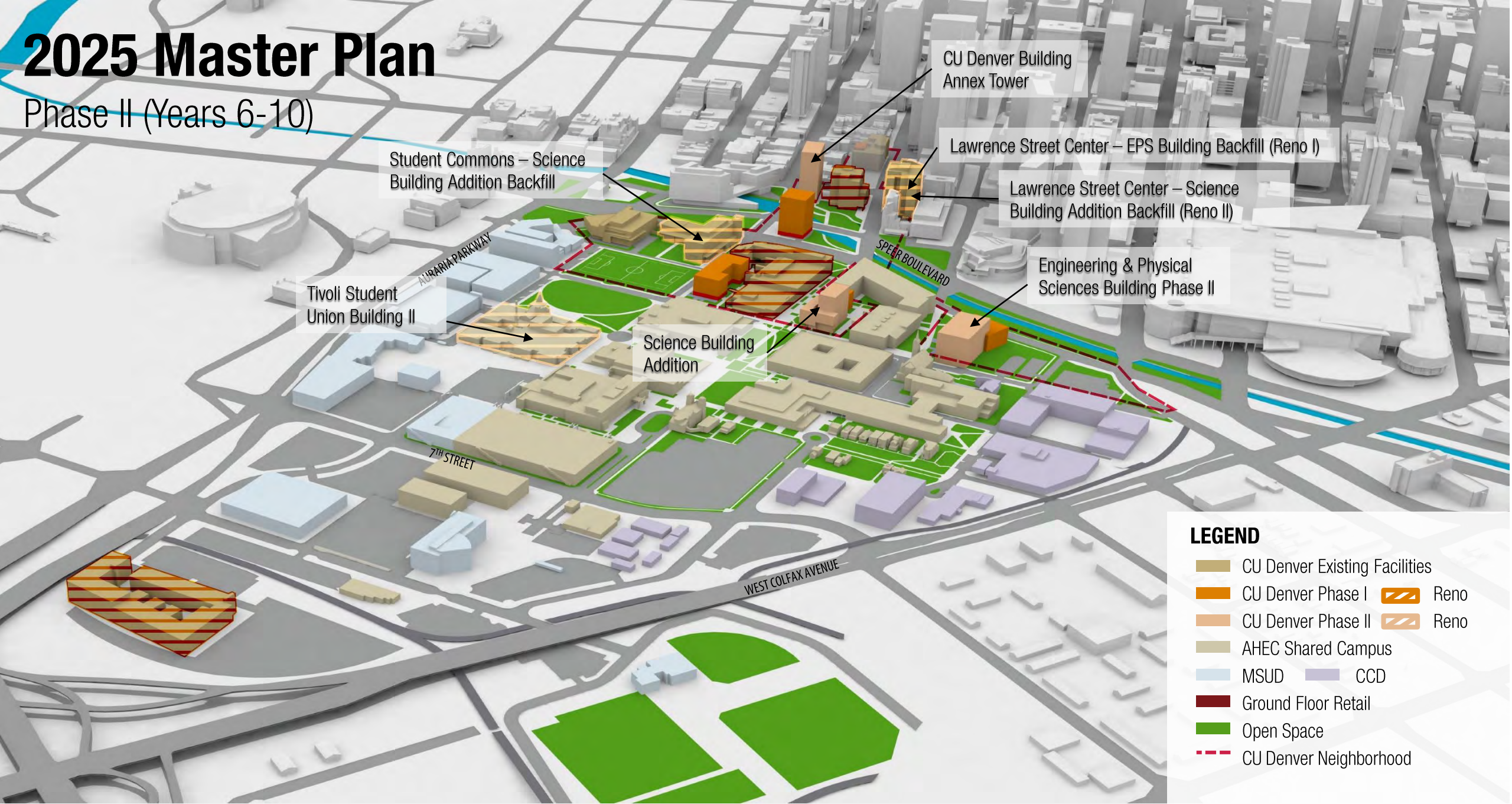
LEGEND

- CU Denver Existing Facilities
- CU Denver Phase I Reno
- AHEC Shared Campus
- Other Inst. Neigh with CU Denver Use
- MSUD CCD
- Ground Floor Retail
- Open Space
- CU Denver Neighborhood

Not shown: Facilities Operations Support

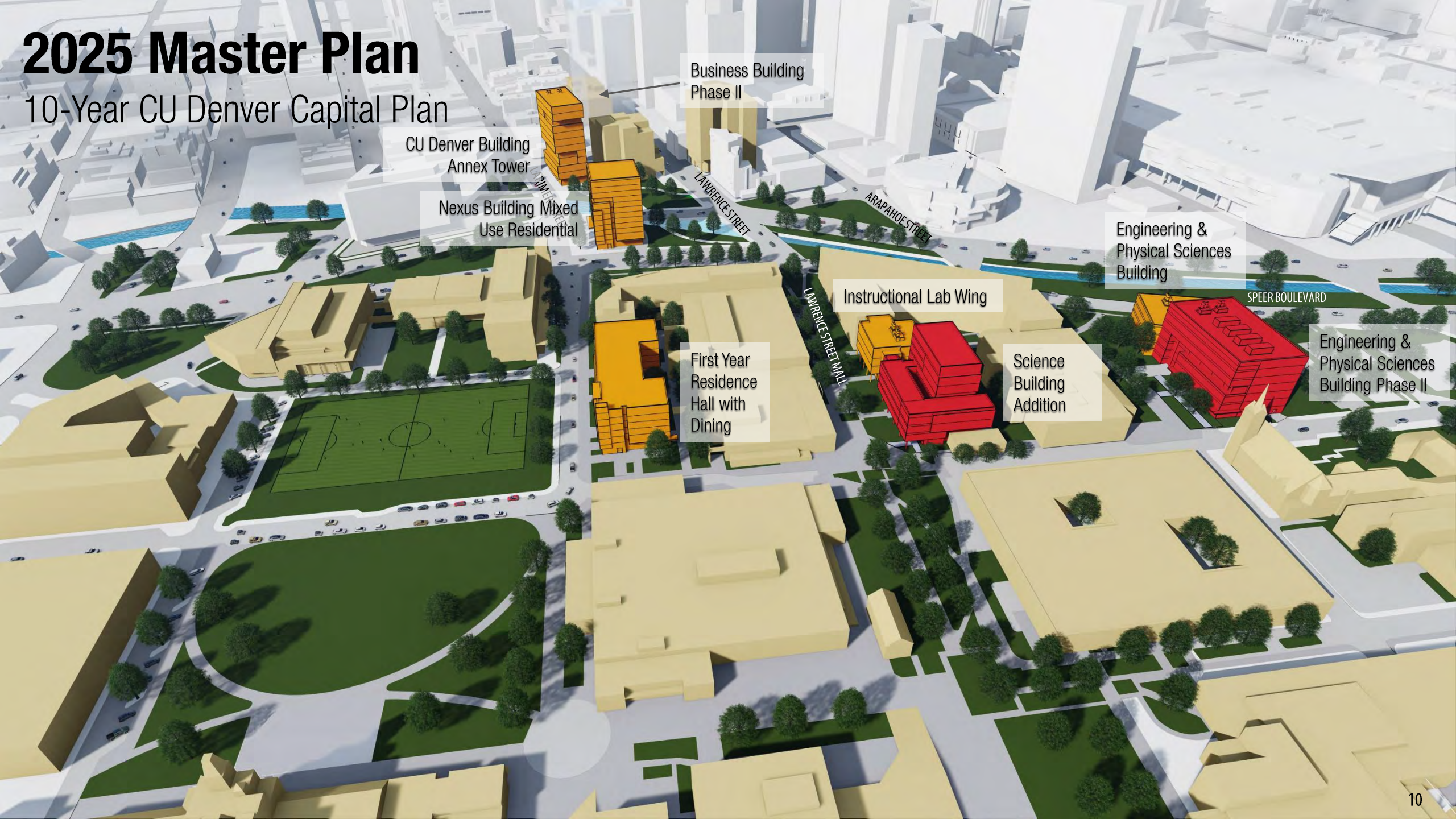
2025 Master Plan

Phase II (Years 6-10)



2025 Master Plan

10-Year CU Denver Capital Plan



CU Denver Building
Annex Tower

Nexus Building Mixed
Use Residential

Business Building
Phase II

Engineering &
Physical Sciences
Building

Instructional Lab Wing

First Year
Residence
Hall with
Dining

Science
Building
Addition

Engineering &
Physical Sciences
Building Phase II

2025 Master Plan

Capital Plan

New Facilities		GSF	Start Year	Phase I Costs (0-5 Years)	Phase II Costs (6-10 Years)
A1	Engineering & Physical Sciences Building Renovation	98,368	2018-2019	\$ 66,621,963	
A2	Business School Phase II	12,531	2019-2020	\$ 9,166,314	
A3	First Year Residence Hall with Dining	146,064	2020-2021	\$ 74,567,516	
A4	Nexus Building (Upper Division Residence Hall)	183,032	2020-2021	\$ 109,013,505	
A5	Pre-Health Instructional Lab Wing	37,600	2020-2021	\$ 24,433,661	
A6	Engineering & Physical Sciences Building Phase II	129,276	2023-2024		\$ 101,866,416
A7	CU Denver Building Annex Tower	121,000	2024-2025		\$ 102,952,627
A8	Science Building Addition	136,335	2026-2027		\$ 124,362,119
Total New Facilities				\$ 283,802,959	\$ 329,181,162

Renovations of Existing Spaces		GSF	Start Year	Phase I Costs (0-5 Years)	Phase II Costs (6-10 Years)
B1	Tivoli Student Union Building**	15,184	2019-2020	\$ 4,760,675	
B2	CU Denver Building Renovation	131,249	2020-2021	\$ 51,376,935	
B3	Lawrence Street Center - EPSB Backfill (Reno I)	11,909	2021-2022	\$ 2,340,748	
B4	Lawrence Street Center - Science Building Addition Backfill (Reno II)	11,986	2026-2027		\$ 3,006,605
B5	Student Commons - Science Building Addition Backfill	36,126	2026-2027		\$ 14,417,211
B6	Tivoli Student Union Building II	8,000	2027-2028		\$ 2,394,475
Total Renovations of Existing Spaces				\$ 58,478,358	\$ 19,818,292

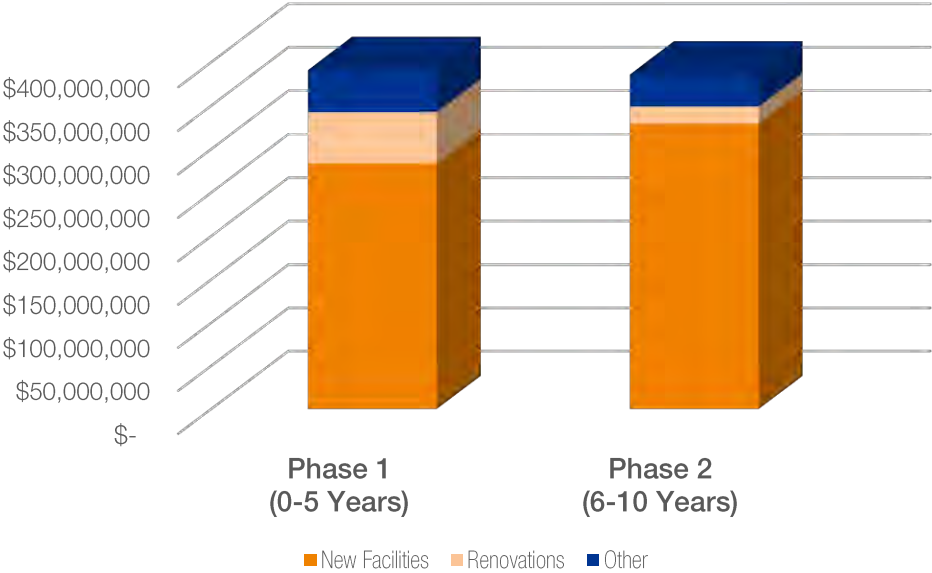
Other Expenses		GSF	Start Year	Phase I Costs (0-5 Years)	Phase II Costs (6-10 Years)
C1	Additional Facility Operating Expenses			\$ 32,104,397	\$ 36,751,050
C2	Facility Controlled Maintenance (Lawrence Street Center & CU Denver Building)			\$ 6,067,867	
C3	Campus Village Apartments			\$ 9,100,000	
C4	Infrastructure Upgrades			\$ 1,263,205	
Total Other				\$ 48,535,469	\$ 36,751,050

Grand Total				\$ 390,816,786	\$ 385,750,504
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* Project costs are escalated to year of construction.

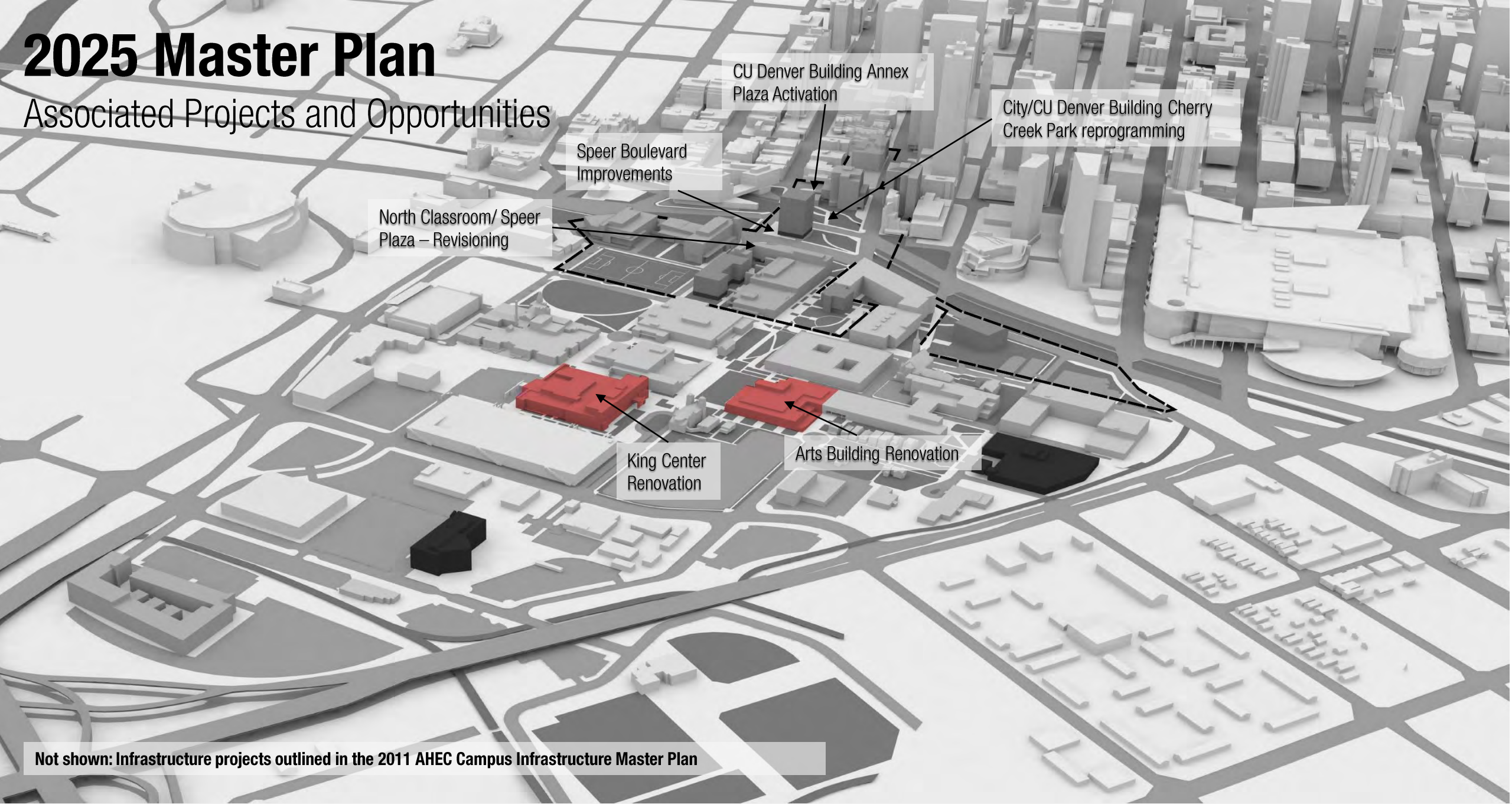
** Does not include lease costs, anticipated to be \$310,729.30 / year in 2017-2018 and escalating 1% annually over the life of the 10-year lease.

CU Denver Master Plan
Capital Plan



2025 Master Plan

Associated Projects and Opportunities



North Classroom/ Speer Plaza – Revisioning

Speer Boulevard Improvements

CU Denver Building Annex Plaza Activation

City/CU Denver Building Cherry Creek Park reprogramming

King Center Renovation

Arts Building Renovation

Not shown: Infrastructure projects outlined in the 2011 AHEC Campus Infrastructure Master Plan

2025 Master Plan

Future Buildout

