# Two-Year Projection of Cash Need

**Colorado State University**  
**Wednesday, September 4, 2019**

**SUGGESTED MOTION:** Approve the new projects listed on the Colorado State University two-year projection of cash need.

## New Project List, Requires Approval

<table>
<thead>
<tr>
<th>Project Name</th>
<th>LEED Certification</th>
<th>Amount</th>
<th>Fund Source</th>
</tr>
</thead>
</table>
| **CU-CSU Medical School Branch Campus**  
2020-121                                               | Silver            | $10,000,000 | CF          |
| The project finishes 27,800 GSF of core and shelled space on the fourth floor of the Health and Medical Center to create classrooms, offices, and clinical spaces for use by a branch campus of the University of Colorado (CU) School of Medicine. Once fully operational, the space will accommodate up to 48 medical students per class.  
The university recently announced a partnership with the CU School of Medicine to create a branch medical campus, whereby the expertise of both universities will be relied upon to train medical students. These students will earn degrees from the CU School of Medicine.  
The source of cash funds for the project is Colorado State University Board of Governors reserves. |                   |             |             |
| **GeoExchange System**  
2020-119                                               |                   | $21,300,000 | CF          |
| The project installs a geoxchange system under the recreation fields south of Moby Gymnasium to service the Moby and Fum McGraw Buildings, allowing the university to retire an aging steam and condensate system. A geoexchange system uses a ground loop to transfer heat from indoors to underground during summer and to transfer heat from underground to indoors during the winter, relying on the constant temperature below the Earth's surface to raise or lower indoor temperatures as needed. The university received $2.2 million in controlled maintenance funding for FY 2018-19 to upgrade the HVAC system in Moby; the university says this funding will be leveraged to integrate the upgrades with the new geoxchange system.  
The source of cash funds for the project is bonded debt, to be repaid through energy savings and university funds. |                   |             |             |
| **Lory Student Center Revitalization and Addition**  
2020-120                                               |                   | $24,000,000 | CF          |
| The project renovates 110,000 GSF in the Lory Student Center, and constructs a 9,300-GSF addition to the center to accommodate the Adult Learner and Veterans Services program. Renovations will focus on mechanical, electrical, and plumbing system upgrades; code and accessibility improvements; and upgrades to finishes. The university says the building serves the entire student body, while the new addition will serve 7,000 adult learner and veteran students. Two previous cash-funded projects renovated the theater and added space to the Lory Center's food court and ballrooms.  
The source of cash funds for the project is Lory Student Center reserves, and bonded debt to be repaid by student fees and self-generated revenues. |                   |             |             |

*Date Authorized Until: TBD*

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Prepared by Legislative Council Staff
SUGGESTED MOTION: Approve the new projects listed on the Colorado State University two-year projection of cash need.

<table>
<thead>
<tr>
<th>Meridian Village Housing Development Phase I</th>
<th>Gold</th>
<th>$140,000,000</th>
<th>CF</th>
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<tbody>
<tr>
<td>2020-117</td>
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<td>The project constructs 280,000 GSF of new student housing on the site of a recently demolished office building, adjacent to existing student housing. The new student housing will accommodate about 1,100 beds, along with associated dining and infrastructure, and will be geared toward first- and second-year students. The university may construct additional housing in Meridian Village under a separate project if student demand for on-campus housing remains high. The source of cash funds for the project is bonded debt, to be repaid by housing and dining services revenue, and funding from students and the university for transit infrastructure enhancements.</td>
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<td>Date Authorized Until: TBD</td>
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<thead>
<tr>
<th>Mountain Campus Experiential Learning Center</th>
<th>Silver</th>
<th>$3,700,000</th>
<th>CF</th>
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</thead>
<tbody>
<tr>
<td>2020-118</td>
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<td>The project constructs a 9,000-GSF classroom, office, and laboratory facility on the university's Mountain Campus. The university says it has several options for the new facility in terms of scope and budget, but anticipates construction of 6,000 GSF of finished space and 3,000 GSF of unfinished basement walk-out space to be completed at a later date. The Mountain Campus covers 1,600 acres at an elevation of 9,000 feet in a mountain valley about 50 miles west of Fort Collins. The university explains that the campus serves the Warner College of Natural Resources, provides environmental education for thousands of elementary school children, and hosts continuing education seminars and conferences. The source of cash funds for the project is donations.</td>
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Subtotal: New Project List, Requires Approval $199,000,000

Grand Total, All Projects: $199,000,000
Colorado State University Two-year Cash List Q&A

CU-CSU Medical School Branch Campus

1. What sort of arrangement does CSU have with the CU School of Medicine for the space? Is it to be leased? If so, what will the lease revenues be used for?

*CU will not be leasing the space, we are providing it as our part of the partnership.*

Meridian Village Housing Development Phase I

1. The request says bonds for the project will be repaid with housing and dining services revenue, as well as "funding from students." Is the latter funding source from a student fee? If so, did the student body vote on the fee?

*The student fee portion has to do with funding a new bikeway on the edge of the project. This was approved and funded by the University's alternate transportation fee board (ATFAB) for $150K, and approved by ASCSU (Associated Students of Colorado State University).*

2. Did demolition begin on the project? If so, What funding source was used to initiate the project?

*Yes, Aylesworth Hall is gone. Housing and Dining paid for the demolition out of cash reserves; I assume they'll be repaid once the bonds are issued.*

Mountain Campus Experiential Learning Center

1. The request states that there are several options for the project's scope and budget. Does the $3.7 million requested cash funds spending authority represent the upper end of these options?

*Yes, it is basically what they have in total funding.*

2. Does the university plan to finish the 3,000 GSF of unfinished, "walk out" basement space noted in the request at a future time?

*The first plan is to list it as an alternate in the design-build RFP and hope to be able to fund it entirely. If that is not possible it may take a while for the department to find other funding, but they do intend to finish out the space.*

GeoExchange System

1. The request notes that some of the cash funding will come from energy savings. Will the university enter into an energy performance contract for the project?

*No, the energy savings will be used to pay back the bonds.*
Lory Student Center Revitalization and Adult Learner & Veteran Services Addition

1. Was the student fee referenced in the source of cash funds section of the request voted on by the student body?

_The fee to provide additional space for the Adult Learner and Veteran Services program was approved by the University Student Fee Review Board and ASCSU. The funds for the LSC renovation are from maintenance reserves._