



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2022-23 SUPPLEMENTAL CAPITAL CONSTRUCTION REQUEST

**Community College of Denver
Boulder Creek Building Remodel and
Addition**

**2018-028
Emergency Supplemental Request**

Motion

Recommend support for the supplemental request from the Community College of Denver for additional cash funds spending authority for the Boulder Creek Building Remodel and Addition project (\$7,500,000 CF), and to extend the time for completion of the project to December 30, 2026, contingent upon approval by the Colorado Commission on Higher Education and the Governor's Office of State Planning and Budgeting.

Supplemental Criterion

The request is due to unforeseen contingencies. The college explains that greater-than-expected construction costs and costs associated with enhanced technology have driven up overall project costs, requiring the college to increase cash funding to meet the project's scope.

Approval by OSPB and CCHE

The project has not been formally approved by the Office of State Planning and Budgeting, but the office says it is not concerned about the balancing impact of the request since it does not impact the General Fund, and the office recognizes the need behind the request but has not yet evaluated it under the emergency supplemental process. The project is pending before the Colorado Commission on Higher Education.

Prior Appropriation and Request Information

The appropriation to be amended was authorized in House Bill 22-1329.

**Table 1
Prior Appropriation and Request Information**

Fund Source	Prior Appropriations	Supplemental Request	Future Requests	Total Cost
CCF	\$34,307,726	\$0	\$0	\$34,307,726
CF	\$4,377,529	\$7,500,000	\$0	\$11,877,529
Total	\$38,685,255	\$7,500,000	\$0	\$46,185,255

Reason for Supplemental Request

Despite significant value engineering efforts, the Community College of Denver (CCD) has seen cost increases of 16 percent for construction and 68 percent for technology in the past six months for the Boulder Creek project. The construction cost increases are associated with increased contingencies for tariff impacts, inflation, and supply chain disruptions, while costs for technology have increased to keep up with evolving programming needs, including health simulation technologies and incorporating state-of-the-art equipment not accounted for during initial planning.

Additionally, the final-phase appropriation for FY 2022-23 will soon expire, requiring an extension of time. The three-phase project received funding for two phases for FY 2021-22, which compressed the overall spending timeline for the project as compared to funding the project over three fiscal years. The project is set to be completed in fall 2026 and no later than December 30, 2026.

Summary of Project

The project remodels the 63,700-GSF Boulder Creek Building and constructs an 18,405-GSF addition to the building to consolidate CCD’s healthcare programming in one location, including relocating the college’s Health Science Center, currently located on the Lowry Campus seven miles east of the Auraria Campus. Programs ranging from nursing to veterinary technology to computer tomography will move to the remodeled building, while programs in architecture, visual arts, and engineering currently hosted in the building will remain.

In addition to remodeling programmatic space within the building and constructing additional classrooms and faculty offices for the health science programs, the project makes improvements to the windows, electrical system, plumbing, fire alarms, and finishes. It also creates an outdoor plaza adjacent to the new addition to provide for better connectivity with campus walkways and the nearby light rail station.