

## PROGRAM PLAN SUMMARY

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### UNIVERSITY OF NORTHERN COLORADO WEST CAMPUS HOUSING PROJECT



12 DECEMBER 2005

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UNIVERSITY of  
NORTHERN COLORADO



AndersonMasonDale  
Architects

## **PROGRAM PLAN CONTRIBUTORS:**

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Cost Estimating

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Third Party Review



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The following pages are excerpts from the complete version of the CCHE Program Plan, dated 12 December 2005, for the University of Northern Colorado West Campus Housing Project. Please note that Attachments and other items referenced within the text may not be included within this Summary. Please consult the complete version of the Program Plan if additional information is desired.

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The University of Northern Colorado (UNC) has recently completed extensive renovation of their Central Campus student housing, and is now focused upon projects which will improve the West Campus housing environment. West Campus is viewed as an important primary entrance to the University, and is popular with students due to its open space and close proximity to parking, recreational sports and activities, a new dining facility, and the University Center.

Student profiles and living requirements have evolved significantly since the 1960's and 70's during which the current inventory of West Campus student housing was built. Harrison, McCowen, Turner, and Lawrenson Halls have seen little in facility enhancements over the years to allow them to adapt to current trends in student housing. The University, through its Department of Housing and Residence Life, and Department of Facilities Management, has identified a series of phased projects on West Campus aimed at upgrading the diversity and quality of its on-campus housing options in order to maximize enhancement of the student experience.

The following program plan describes a self-funded, capital construction project to provide a new West Campus housing facility to replace antiquated McCowen Hall, which was built in 1963. The proposed facility is a top priority of the University's plans for its West Campus. It is programmed to house 732 students in double-occupancy, suite-style units consistent with today's on-campus housing trends. In addition, the project will provide critical public program areas to support the mission of the Department of Housing and Residence Life to provide a living/learning environment with spaces which enhance student interaction and involvement. The increase of double-occupancy type housing units provided by this project is a key component of UNC's strategic goal to provide a higher percentage of on campus single-occupancy housing options for older students, while maintaining the total bed count on campus at its current level. While the new West Campus housing facility will increase the overall count of double-occupancy type beds, a later Phase I project plans for the conversion of cramped Turner Hall double-occupancy type units into more space-appropriate, single-occupancy type units. In total, the two projects will provide the University with only a slight overall increase in on-campus student beds, but a housing mix better suited to the needs and expectations of today's students. This is viewed by the University as a critical tool in the ongoing recruitment and retention of students.

The West Campus housing project is funded as a part of \$85,000,000 in Auxiliary Facilities System Revenue Refunding and Improvement Bonds issued by the Board of Trustees of the University of Northern Colorado in 2005. The project is allocated approximately \$63,200,000 of total bond revenues. The project has a projected completion in June 2009.

The contents of this program plan are the result of a comprehensive process which has involved the collection and development of information from many contributors and sources. A full listing of contributors and resources is included at the beginning of this document.

In August 2004, the University of Northern Colorado formed a Programming Committee consisting of architects, engineers, UNC Administrators and Facilities representatives to study issues of student housing quality and type pertaining to its West Campus. Work was concluded in February of 2005 with UNC's *West Campus Housing Study*, which serves as a significant resource on this subject. It includes information on existing building space inventories, detailed analysis of existing conditions of residential structures, as well as recommended solutions to meet the University's long term goals for housing on the West Campus. The contents of this document were discussed at a July 18, 2005 UNC Board of Trustees meeting at which housing options for West Campus were debated. The results of that meeting included a directive from the Board of Trustees Audit Committee that proceeds from the recent Auxiliary Facilities System Revenue Refunding and Improvement Bonds be used to maximize the construction of bed spaces in newly constructed residence hall facilities on the existing McCowen Hall site.

In September 2005, a program team consisting of Anderson Mason Dale and several consultants were employed to assist the University of Northern Colorado's Planning Committee with the development of a program plan for a new West Campus housing facility to replace McCowen Hall. As part of the process, an ongoing series of weekly meetings started in September of 2005, and has culminated in the preparation of this document.

This program plan will be reviewed by UNC's Board of Trustees in January 2006 and upon approval by the Board will be submitted to the Colorado Commission on Higher Education for review under its Capital Assets Program.

The University of Northern Colorado provides housing accommodations for more than 3,200 students (nearly 30% of all students), including undergraduate, graduate, and students with families.

On-campus student housing at the University of Northern Colorado occurs at both Central and West Campuses. Central Campus currently houses approximately 933 students in primarily small scale historical buildings. West Campus houses approximately 2,100 students divided among two large residence halls and two high rise complexes. The University Center, Michener Library, Butler-Hancock Gymnasium, and Ross, McKee, and Candelaria Halls are all within a five minute walk of West Campus housing. In addition, the newly constructed Holmes Dining Room serves all students residing on the West Campus.

The University's Department of Housing and Residence Life places importance on a first year experience which provides students a strong introduction to the academic and social culture of UNC. The new West Campus housing facility will house primarily first year students. The priority for these students is to create interaction with other students to form bonds and strong community ties. Adequate bedrooms are important, but equally important are shared amenities in each hall. For example washers and dryers on each floor are preferable to a large laundry room in the basement. "Creating connections" is the mantra for building student commitment to finishing their degrees.

UNC *Facilities Master Plan* guidelines indicate an objective to maintain on-campus housing inventory at approximately 30% of its student body; as capacity is approached, university policy is to provide freshman students priority. Although recent University enrollment data and housing counts (see Attachments to this section) indicate that the number of beds on campus is adequate, there is a strong desire identified in UNC's *West Campus Housing Study* to alter the type of bed spaces. While approximately 95% of current housing inventory is of double-occupancy type, UNC is following a national trend of increased requests for single occupancy rooms. In order to remain competitive in student enrollment and retention, the University has identified several housing needs on its West Campus, including:

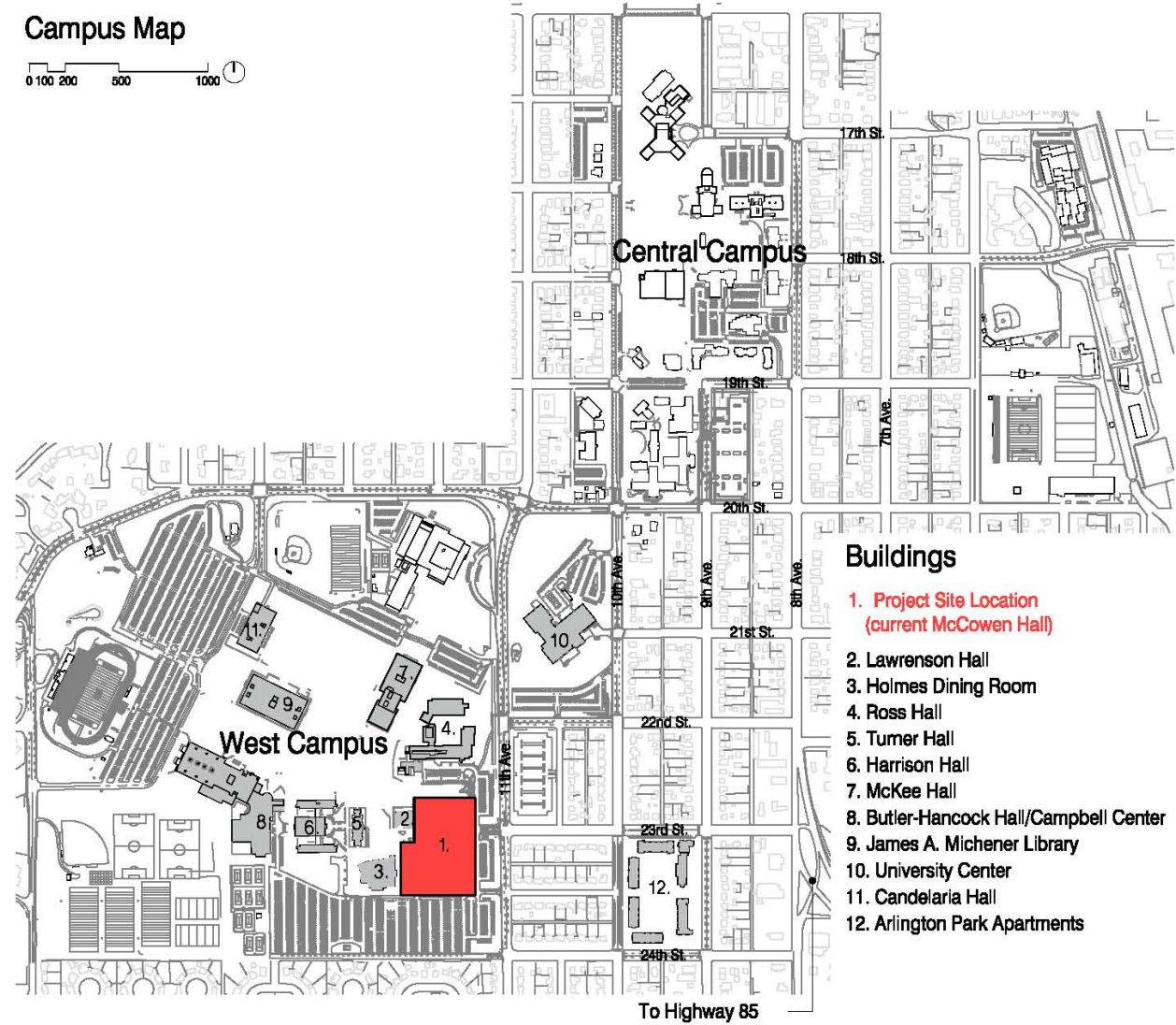
- a) Larger unit sizes based upon the needs of today's student population
- b) Greater variety of bed space by type
- c) Increased percentage of single occupancy units on campus
- d) Increased student support and interaction spaces within residence halls

The University has set goals specific to the project in order to meet certain criteria which make the project financially and organizationally viable:

- 1) A total of 216 residential units containing 732 beds
- 2) An 80% to 20% ratio of double-occupancy to single-occupancy unit types
- 3) Primarily double-bedroom, double-occupancy suite type unit configurations
- 4) Floors containing between 30-50 students, which is viewed as the ideal community size

A narrative describing existing West Campus housing facilities is included on the following page. In addition, refer to the following Attachments to this section for more detailed data on student enrollment trends and housing needs at the University of Northern Colorado:

- Attachment A - New Freshman Student Trends, 2000 – 2004
- Attachment B - Total Student Enrollment Trends, 2000 – 2004
- Attachment C - Student Housing Utilization, 2000 – 2005
- Attachment D - Housing and Residence Life Data, 2004
- Attachment E - West Campus Space Inventory, 2005



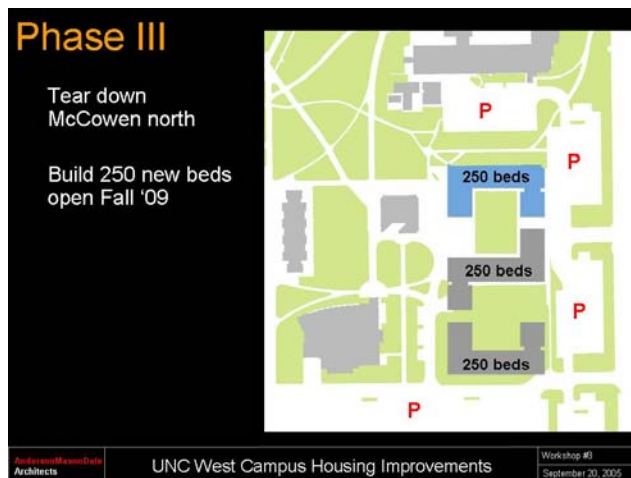
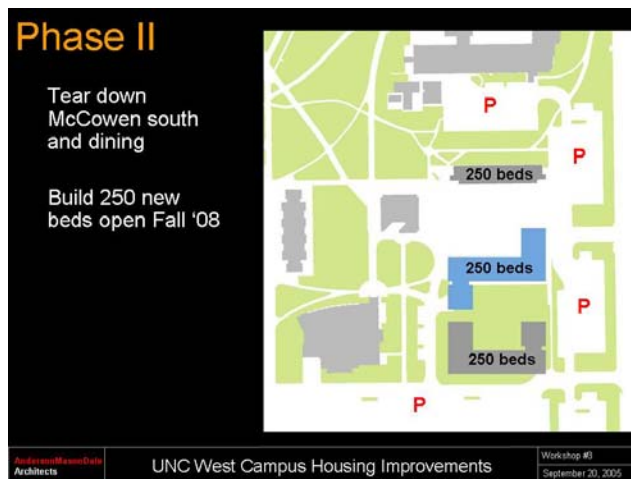
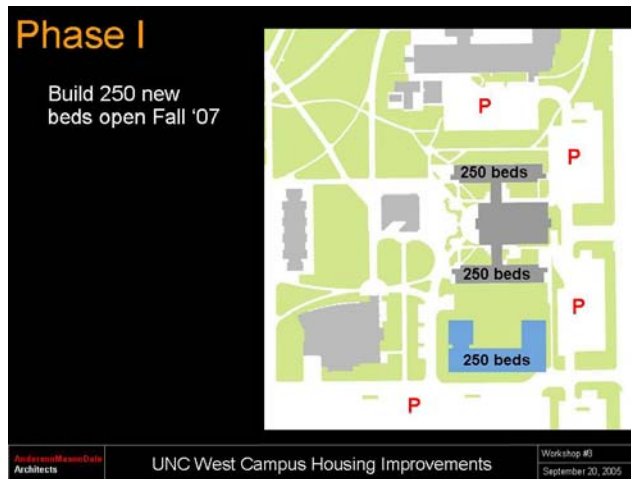
The information and images contained on the following pages were developed as part of the program plan process. Through a series of workshops, the planning team investigated different methods of phased project delivery and tested program area assumptions relative to site and budget. The primary goal of these studies was to confirm the ability of the program plan described in this document to provide for a range of solutions capable of meeting the University's needs and goals. Final project design solutions will be developed in consultation with UNC through a design-build competition process.

Attachment A to this section depicts two variations of phased demolition of McCowen Hall and construction of the new West Campus housing facility which were studied to test housing inventory and project cost assumptions. Proposed phasing strategies for the project are described in further detail in Section 4.01.02 – 1 Facility Improvements.

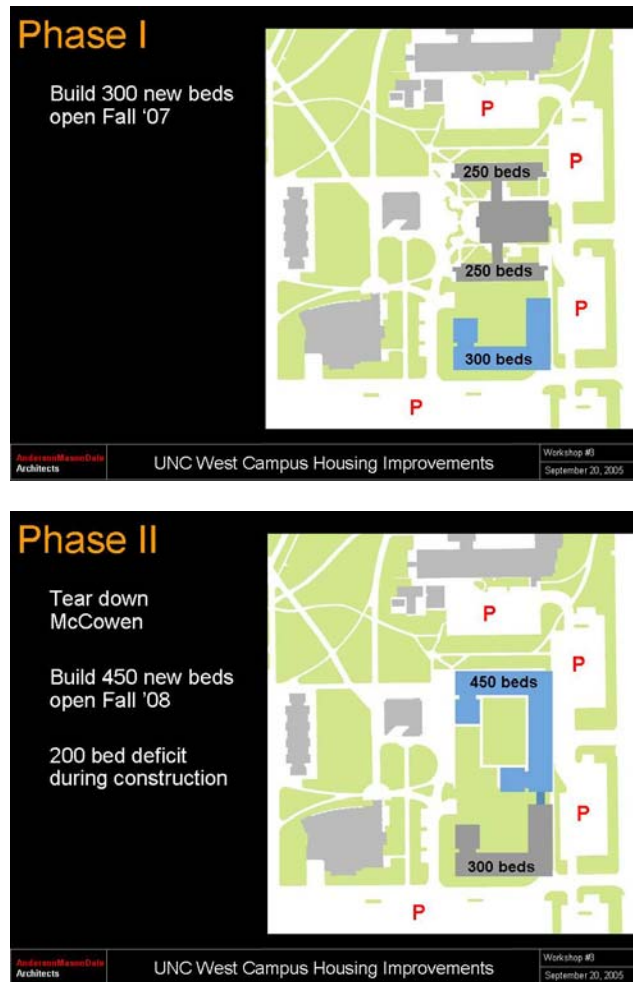
Attachment B to this section contains photos of massing models which were created to study the volumetric fit of a variety of building and outdoor space configurations. More detailed building configuration and massing information is included in Section 4.01.02 – 2 Diagrammatic Plans.



## Project Phasing Studies Option A – Three Phase



### Project Phasing Studies Option B – Two Phase



The illustrations that follow have been developed to show the significant adjacencies and the fit of the program areas to the existing site. These illustrations are intended to be used as bubble diagrams and should be viewed as preliminary studies. Definitive floor plans will be developed in consultation with UNC through a design-build competition process.



The images which follow were created using 3-D software and are intended to represent an approximate volumetric fit of the facility program to the site. The images depict notions about general building massing and configuration, as well as the shaping of usable outdoor open space. Final detailed architectural solutions will be developed in consultation with UNC through a design-build competition process.



**Aerial View from southwest**



**View from west**

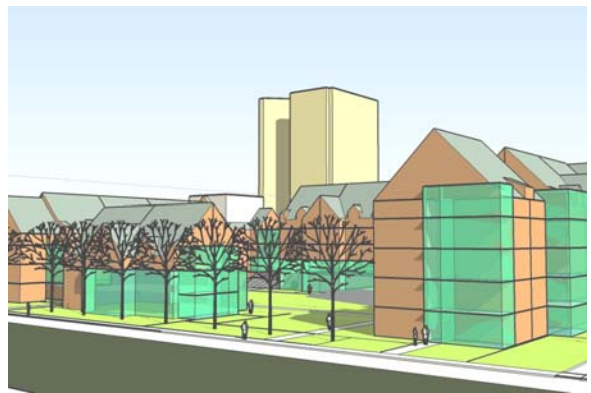




**Aerial View from northeast**



**View from courtyard looking northwest**



**View from southeast**

## PROGRAM PLAN SUMMARY

## SUMMARY OF SPACES

## Summary of Program Spaces

Program Area	Quantity	Beds in Singles	Total Beds in Singles	Beds in Doubles	Total Beds in Doubles	Total Beds	Unit ASF	Total ASF
<i>Dwelling Space</i>								
2-Double Bdrm Suites w/LR	118	0	0	4	472	472	734	86,612
2-Double Bdrm Suites w/LR (Accessible)	4	0	0	4	16	16	871	3,484
1-Double/2-Single Bdrm Suites w/ LR	50	2	100	2	100	200	760	38,000
Single Units (including RA's)	38	1	38	0	0	38	251	9,538
Single Units (Accessible)	2	1	2	0	0	2	340	680
Residence Hall Director- 2 BR Apt.	2	1	2			2	966	1,932
Asst. Director-1 BR Apt.	2	1	2			2	719	1,438
Total	216		144		588	732		
Allocation			20%		80%			
<i>Public and Administrative Space</i>								
Main Lounge	4						2000	8,000
Game Room	4						500	2,000
Floor Lounge	20						650	13,000
Study Lounge	20						200	4,000
Laundry Room	20						120	2,400
Kitchen	16						120	1,920
Vending Area	20						80	1,600
Recycling	20						75	1,500
Front Desk	2						300	600
Office (Directors & Asst. Dirs.)	4						120	480
Hall Council Office	2						120	240
Administrative Office	2						120	240
Reception/Admin. Assistants	1						300	300
Conference Room	1						250	250
Equipment Storage	2						400	800
Mail Room	2						100	200
<i>Building Service Space</i>								
Linen Storage	10						60	600
Service Equipment	2						300	600
Furniture Repair	1						225	225
Maintenance	2						300	600
Dolly Storage	1						225	225
FF&E Storage	1						625	625
Warranty Storage	1						400	400
Bed/Mattress Storage	1						400	400
Central Linen Storage	2						500	1,000
Linen Service Laundry (major)	1						600	600
Linen Service Laundry (minor)	1						200	200
Total Assignable Area								184,689
Building Efficiency Ratio								65.0%
Total Building Gross Area								284,137

## COMPONENT DETAIL REPORT

Estimated rates

COMPONENT		Page	Cost \$
CH	CAMPUS HOUSING	1	
	STANDARD FOUNDATIONS		1,494,922
	SLAB ON GRADE		373,731
	BASEMENT EXCAVATION		89,386
	BASEMENT WALLS		312,000
	FLOOR CONSTRUCTION		3,635,408
	ROOF CONSTRUCTION		1,825,055
	EXTERIOR WALLS		4,447,088
	EXTERIOR WINDOWS		1,746,760
	EXTERIOR DOORS		46,000
	ROOF COVERINGS		971,707
	PARTITIONS		1,973,970
	INTERIOR DOORS		1,455,500
	SPECIALITIES		404,623
	STAIR CONSTRUCTION		353,600
	WALL FINISHES		484,057
	FLOOR FINISHES		918,872
	CEILING FINISHES		1,148,408
	ELEVATORS		300,000
	PLUMBING FIXTURES		1,096,000
	DOMESTIC WATER DISTRIBUTION		876,800
	SANITARY WASTE		548,000
	RAIN WATER DRAINAGE		200,000
	HVAC SYSTEMS		5,588,772
	FIRE PROTECTION & SPRINKLER SYSTEM		575,570
	ELECTRICAL SERVICE & DISTRIBUTION		1,770,984
	LIGHTING & BRANCH WIRING		2,066,148
	COMMUNICATIONS & SECURITY SYSTEMS		1,180,656
	INSTITUTIONAL EQUIPMENT		72,800
	FIXED FURNISHINGS		457,950
	GENERAL CONDITIONS		2,549,034
	OVERHEAD AND PROFIT		1,274,517
	ESTIMATING CONTINGENCY		3,641,477
			43,879,793
SD	SITE DEVELOPMENT	10	
	SITE CLEARING		15,330
	SITE DEMOLITION & RELOCATION		620,600
	SITE EARTHWORKS		80,190
	HAZARDOUS WASTE REMEDIATION		75,000
	ROADWAYS		22,000
	SERVICE DRIVES		38,144
Page Total			44,731,057

UNC WEST CAMPUS HOUSING - PROGRAM ESTIMATE

Page S.2

COMPONENT DETAIL REPORT

Estimated rates

COMPONENT		Page	Cost \$
SITE DEVELOPMENT (Cont'd)			
	PEDESTRIAN PAVING		277,966
	SITE DEVELOPMENT		146,200
	LANDSCAPING		372,502
	SITE WATER SUPPLY & DISTRIBUTION		38,500
	SITE SANITARY SEWER SYSTEM		43,750
	SITE STORM SEWER SYSTEM		94,500
	EXISTING INFRASTRUCTURE UPGRADES		1,160,000
	SITE ELECTRICAL DISTRIBUTION		125,000
	SITE LIGHTING SYSTEMS		50,000
	GENERAL CONDITIONS		221,178
	OVERHEAD AND PROFIT		110,589
	ESTIMATING CONTINGENCY		315,968
			3,807,416
SC	SOFT COSTS	15	
	PROJECT SOFT COSTS		15,522,352
			15,522,352
Grand Total \$			63,209,561

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Printed 06 DEC 2005 12:38pm

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