

**TOPIC: COLORADO STATE UNIVERSITY- PUEBLO  
AND UNIVERSITY OF NORTHERN COLORADO  
FACILITIES MASTER PLAN AMENDMENTS**

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**I. SUMMARY**

In order to accommodate changing campus needs, institutions will periodically submit amendments to Commission approved Facilities Master Plans and Long-Range Plans. This budget cycle, the Department received two such master plan amendments; one for Colorado State University Pueblo and one for the University of Northern Colorado. Both amendments are minor adjustments to accommodate Governing Board approved program plans that raised Department staff questions related to conformance with Commission approved facilities master plans. Also, both amendments sufficiently adjust current Master Plans to accommodate adjusted campus needs without the need for a major reassessment of existing conditions and trends.

The Colorado State University Pueblo Amendment to the Facilities Master Plan adjusts the most recently approved CSUP Facilities Master Plan and Addendum approved in March 2001. The amendment allows for the inclusion of a Student Recreation Center which was not included in the 2001 Facilities Master Plan and Addendum. In the original master plan, several outdoor facility projects are included to enhance physical education, recreation and intercollegiate athletics. The master plan also includes the renovation of the existing Health, Physical Education and Recreations (HPER) Building. This project is currently underway and is listed as the #1 Department of Higher Education priority for state funded and continuation projects. The project needs an additional \$887,900 Capital Construction Funds Exempt (CCFE) for FY07-08 to be completed. Although the University has made excellent progress in working towards the completion of this project, additional recreational needs and priorities have emerged. The CSU Governing Board approved the Master Plan Amendment shown as [Attachment A](#) on August 25, 2006 to accommodate the proposed addition of the Student Recreation Center and subsequently approved the program plan for the Student Recreation Center on December 6, 2006.

The University of Northern Colorado Amendment to the Facilities Master Plan adjusts the most recently approved UNC Facilities Master Plan which was approved by the Commission on April 1, 2004. The adjustment affects two projects, Bishop Lehr Hall and Michener Library, which have been submitted and prioritized by the Department of Higher Education for fiscal year 2007-2008. Michener Library Lower Level Remodel was prioritized by the Commission as a level two project at number 20 overall and the Bishop Lehr Hall Demolition was prioritized by the Commission as a level three project at number 24 overall. The UNC Board of Trustees approved the Master Plan Amendment shown as [Attachment B](#) on March 9, 2007.

**II. BACKGROUND**

The Commission is required by C.R.S. 23-1-106(3) to review and approve master planning and program planning for all capital construction projects of institutions of higher education. Additionally, C.R.S. 23-1-106(4) requires that the Commission ensure conformity of facilities master planning with approved educational master plans and facility program plans with approved facilities master plans.

Given this statutory authority, ensuring conformance with facility master plans is a major component of the Department of Higher Education program plan review process. If conformance is not apparent, institutions are required to submit amendments to their current master plans to accommodate alternate development strategies.

According to Department of Higher Education Policies Section III Part D, Commission approved facilities master plans should be re-examined every ten years. Given the changing nature of development needs and fiscal constraints, institutions can submit amendments to their master plans in the interim to incorporate new development strategies and changing needs without undertaking the task of creating a new master plan. Section III Part D of DHE policy states:

*A long-range plan must be developed as a flexible framework for campus growth that recognizes the dynamic nature of higher education. As enrollments grow or decline and/or as academic programs change or become more comprehensive to serve new student needs, campus facility needs inevitably will change. A facility master plan must be capable of meeting these changing circumstances. To ensure that a Long-Range plan remains valid, an institution must do one of the following before the ten-year life of the plan expires:*

- *Create a new Long-Range Plan;*
- *Send a letter to CCHE stating that all assumptions contained in the master plan are still valid and that all facilities' needs outlined in it are still needed but have not yet been completed;*  
*or*
- *Amend the master plan to bring it up to date.*

*Thus, at least every ten years the long-range plan for each campus must be re-examined or updated in order to keep it current.*

The current CSU-Pueblo facilities master plan was approved by the Commission in March of 2001 and the current UNC facilities master plan was approved by the Commission in April of 2004. Both of these master plans were approved by the Commission within the 10-year time frame as outlined by policy and the amendments as submitted are appropriate given Department of Higher Education policy.

### **III. STAFF ANALYSIS**

*Colorado State University, Pueblo*

In 2003 the University President formed a task force of administrators, faculty and students to assess the institution's student life facility needs and in December of 2003 the taskforce identified a new student recreation center to be a priority. This recommendation began a discussion which led to the approval of a \$10 per credit hour mandatory student facility fee by the Associated Student Government and the CSU Governing Board. The fee was implemented in spring 2005 and since that time, student leaders and the Student Facility Fee Advisory Committee have confirmed construction of a student recreation center as a priority for revenues generated by this fee.

The Student Recreation Center will be an addition to the HPER facility which also houses recreational uses. The center and HPER will share certain amenities including the swimming pool, climbing wall, multi-use space, and racquetball courts. In addition, the new Student Recreation Center will provide a cardiovascular and strength & conditioning areas, an aerobics dance room, space for the Experiential Learning Center (ELC) programs, meeting areas, a three-court gymnasium with an elevated running track, locker rooms, and multi-purpose areas in an approximately 43,000 GSF facility. The project will cost approximately \$10 million Cash Funds Exempt (CFE).

*University of Northern Colorado*

The 2003 UNC Facilities Master Plan identifies Bishop Lehr Hall as a possible renovation project in order to house a student support service center. In 1999, UNC submitted a program plan to DHE to renovate Bishop Lehr Hall which would have created student support service space. Although the plan was approved by DHE, the change in the State's fiscal climate early in this decade resulted in decreased state funds and the project has remained unfunded to the present date. Although the renovation of Bishop Lehr was still seen as a need when formulating the 2003 Master Plan, the lack of funding for the project has led to the further deterioration of the facility and the need for UNC to demolish the building. The proposed demolition of Bishop Lehr Hall will demolish 120,000 gross square feet at a cost of \$1,161,875 CCFE. The project is the number two priority for the University as listed on their five-year capital improvements plan.

Despite the shortfall in funding responsible for the inability of UNC to renovate Bishop Lehr Hall, UNC is still in need of student support service space. UNC has identified the lower level of the existing Michener Library as the best possible solution to meeting student service needs in the current fiscal climate. DHE has approved the program plan for the renovation of approximately 40,500 gross square feet in the Library to create a student support services including career services, a teaching and learning enhancement center, a human enrichment center and a scholars program. The proposed renovation is the number one priority for the University listed on their five-year capital improvements plan and has an estimated cost of \$9,402,358 CCFE.

While the amendment does not suggest another land use for the area currently occupied by Bishop Lehr, the demolition of the facility has become a priority for the University in order to save costs associated with maintaining and securing the vacant facility. Given the immediate need to demolish the facility and the long term need to plan for a future land use at the site, UNC will reassess the best use for the site as development opportunities and constraints make themselves clear.

**IV. STAFF RECOMMENDATION**

**Staff recommends the Commission approves the Facilities Master Plan Amendments for Colorado State University Pueblo and the University of Northern Colorado as shown on [Attachment A](#) and [Attachment B](#).**

**V. STATUTORY AUTHORITY**

C.R.S. 23-1-106

(3) The commission shall review and approve master planning and program planning for all capital construction projects of institutions of higher education on state-owned or state-controlled land, regardless of the source of funds, and no capital construction shall commence except in accordance with an approved master plan, program plan, and physical plan.

(4) The commission shall ensure conformity of facilities master planning with approved educational master plans and facility program plans with approved facilities master plans.

**ATTACHMENTS**

**[Attachment A](#): Colorado State University, Pueblo, Amendment to Facilities Master Plan  
[Attachment B](#): University of Northern Colorado, Amendment to Facilities Master Plan**