

**CU Anschutz**  
2012 Master Plan Update  
Mandatory Pre-Bid Zoom Attendee List (11/17/2021)

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## University of Colorado Anschutz Medical Campus

### **2012 Facilities Master Plan Update Campus Overview**

November 17, 2021

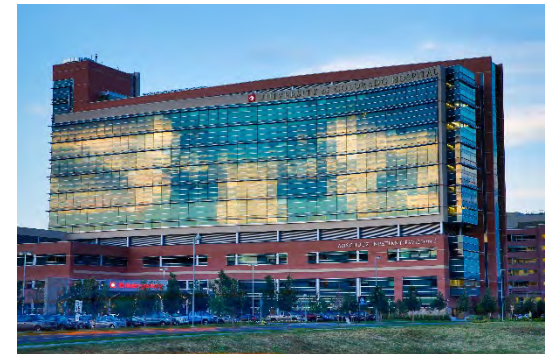
# Today:

- **Campus Facts, Figures & History**
- **2012 Master Plan**
- **Space Guidelines & Examples**
- **New Buildings**
  - Anschutz Health Sciences Building
  - Campus Safety and Preparedness Facility
- **Next Steps**
- **Useful Links**



# The University of Colorado Anschutz Medical Campus:

- One of four campuses in the University of Colorado System
- Home to six schools and colleges:
  - School of Dental Medicine
  - Graduate School
  - School of Medicine
  - College of Nursing
  - Skaggs School of Pharmacy
  - Colorado School of Public Health
- **1,515 Health Education Courses** (in 42 fields of study/degree programs)
- Home to two nationally ranked hospitals:
  - UCHealth University of Colorado Hospital (UCH)
  - Children's Hospital Colorado (CHCO)
- **Over \$600 million in research grants**





# CU Anschutz Timeline:

**1883:** School of Medicine opens in Old Main at CU Boulder.

**1920's:** CU's healthcare schools move to Denver.

**1975:** CU Medical Center becomes an autonomous CU campus.

**1979:** Campus renamed the University of Colorado Health Sciences Center (UCHSC).

**1998:** First parcels at the former Fitzsimons Army Medical Center (FAMC) are transferred to CU through the U.S. Dept. of Education.

**1999:** Planning for the new campus begins.

**2000:** UCH relocates to the new campus.

**2006:** Campus is renamed the University of Colorado Anschutz Medical Campus to reflect the largest donation to the University.

**2007:** CHCO relocates to the Anschutz Medical Campus.

**2009:** CU completes relocation from the former UCHSC site.



Old Main



Former UCHSC Site, 9<sup>th</sup> and Colorado Blvd.



Nighthorse Campbell Building

# Campus Acreage

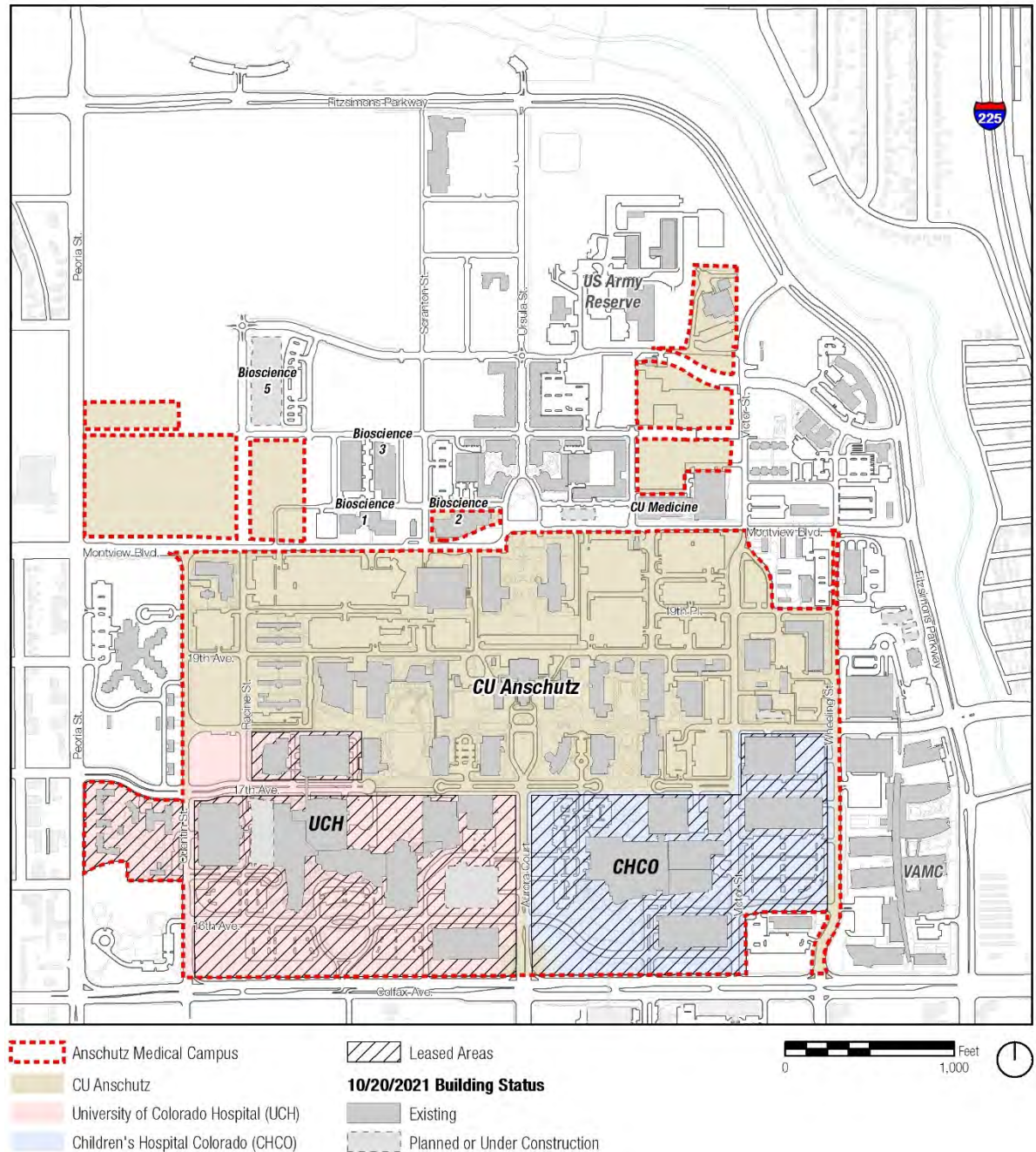
**578** Ac: Former FAMC Site

**260** Ac: Anschutz Medical Campus

**157** Ac: CU Anschutz

**101** Ac: Leased to UCH | CHCO

**2** Ac: UCH Purchased





# Transforming the Campus

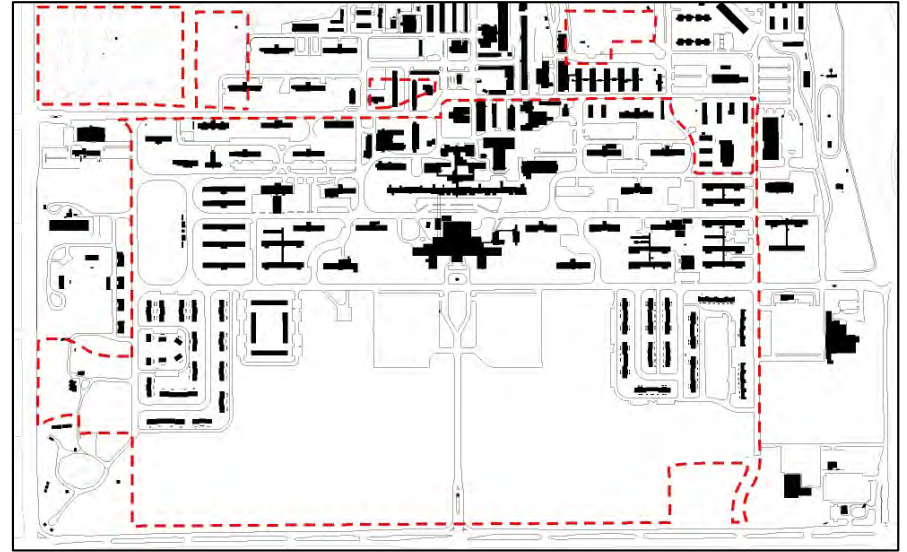
By 2012 – 28 years ahead of schedule – the State of Colorado and CU transformed the FAMC into a Nationally recognized academic health center.

As of 2019 the campus contained:

**\$4B** in new construction of state-of-the-art facilities.

**12.4M** GSF of CU Anschutz, UCH, and CHCO facilities

*in 1996....*



*In 2022....*



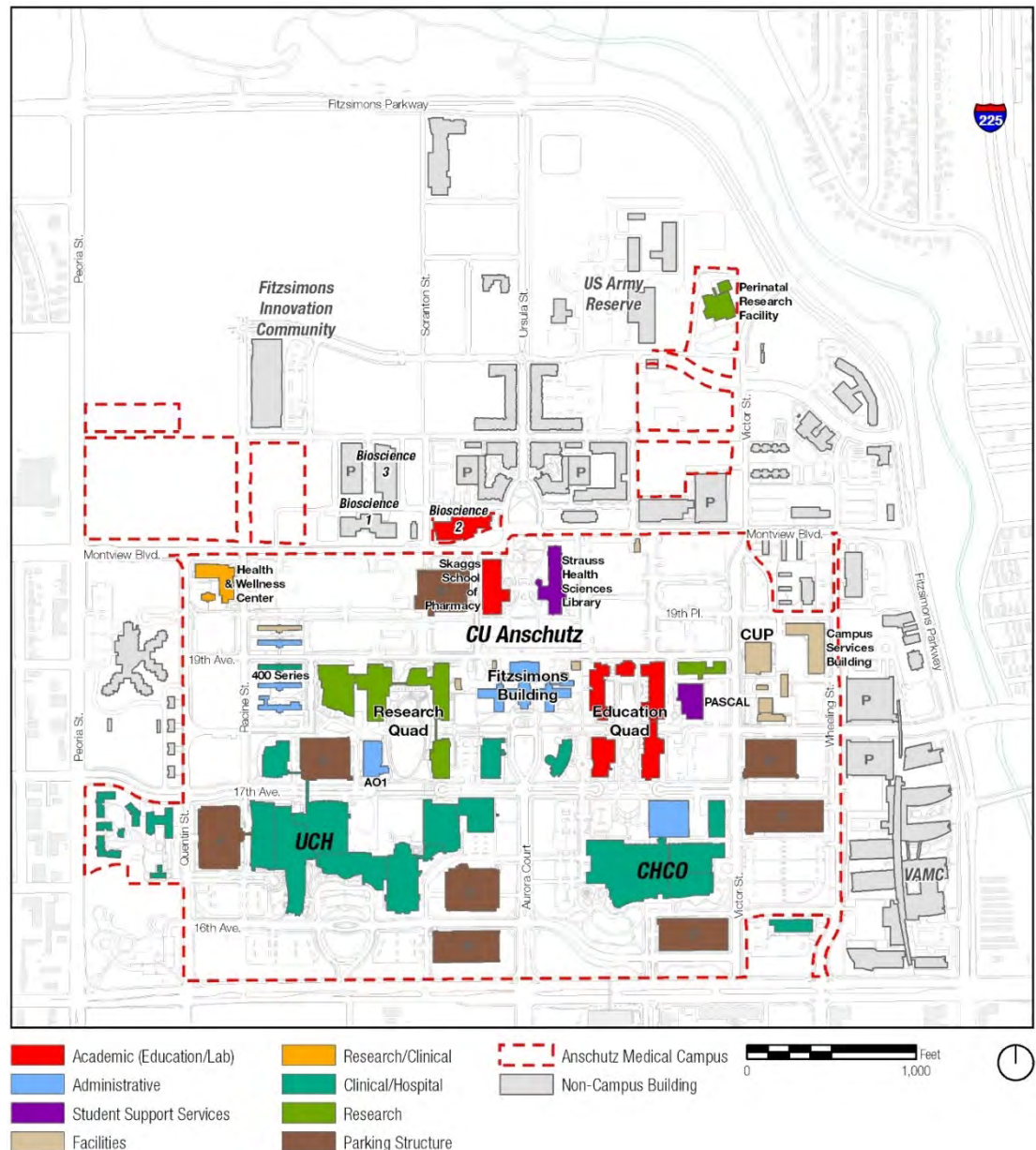
# Today's Campus

## Supports:

- Six schools and colleges
- Two Hospitals
- ~25K Employees, Faculty, Staff
- 2 Million+ Patient Visits (2018)

## General Organization:

- Parking/Support on campus edges
- Fitzsimons Building in center
- Education/Research Quads
- Artwalk as campus connector
- Hospitals on southern edge





# 2012 Facilities Master Plan

- All public universities in Colorado are required to complete Facilities Master Plans every 10 years.
- For CU campuses each plan is reviewed by the CU Design Review Board (DRB).
- CU Facilities Master Plans are then approved by the CU Board of Regents (BOR).
- CU Anschutz completed its last Facilities Master Plan in 2012.



 University of Colorado  
Anschutz Medical Campus

## Anschutz Medical Campus 2012 Facilities Master Plan

September 2013

prepared by:

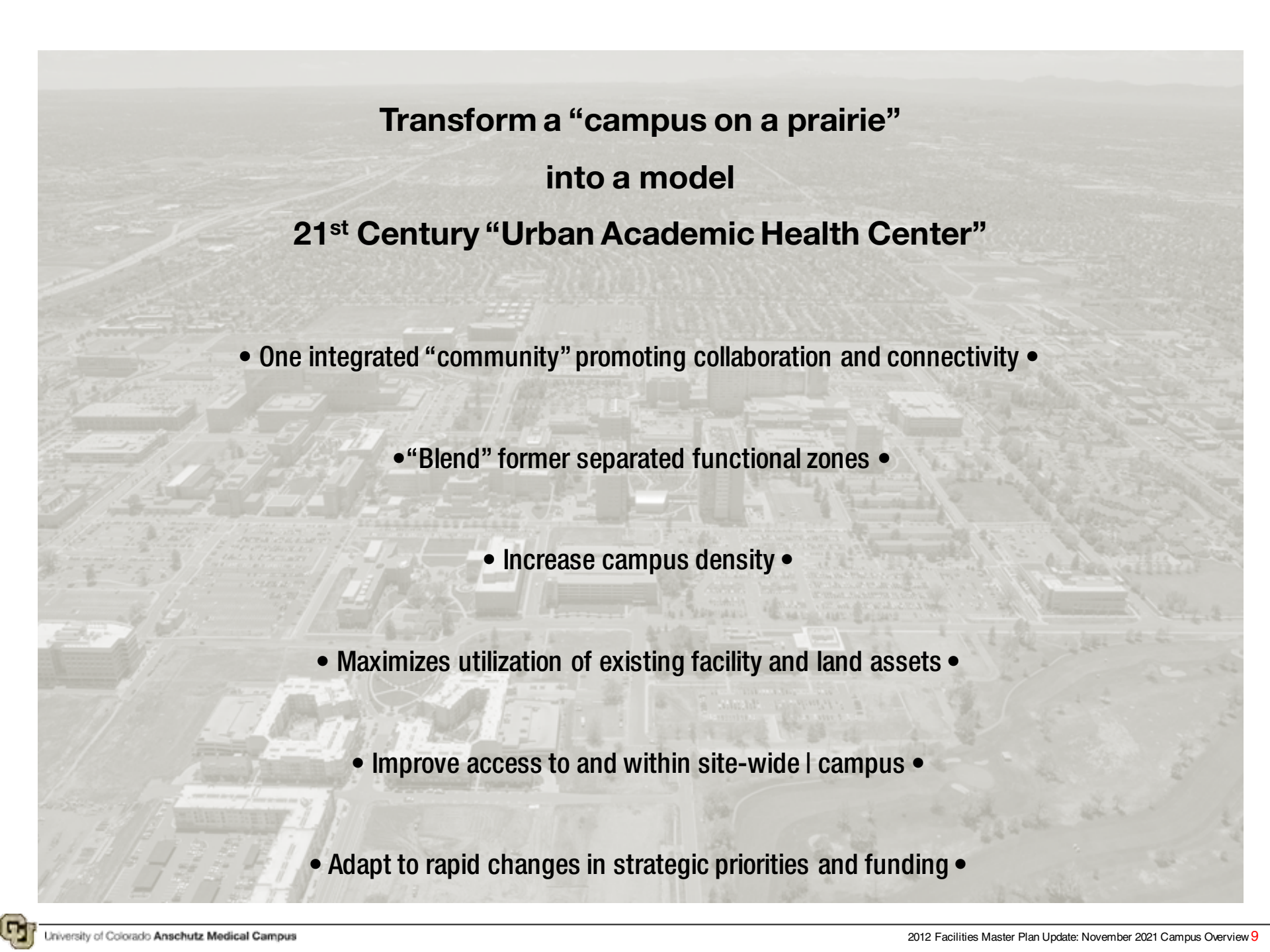
Office of Institutional Planning, University of Colorado Denver | Anschutz Medical Campus

with:

Anderson Mason Dale Architects  
Executive Forum  
Felsburg Holt & Ullevig

S.A. Miro, Inc.  
RMH Group, Inc.  
Walker Parking Consultants



An aerial photograph of the University of Colorado Anschutz Medical Campus, showing a dense cluster of modern academic and medical buildings, parking lots, and green spaces. The campus is situated in a valley with mountains visible in the background.

# **Transform a “campus on a prairie” into a model 21<sup>st</sup> Century “Urban Academic Health Center”**

- One integrated “community” promoting collaboration and connectivity •
- “Blend” former separated functional zones •
- Increase campus density •
- Maximizes utilization of existing facility and land assets •
- Improve access to and within site-wide | campus •
- Adapt to rapid changes in strategic priorities and funding •



## 2012 Facilities Master Plan

# Growth Assumptions\*

**+30%** Anschutz Medical Campus by 2022  
**21,224 → 27,598**

**24.4%** CU Anschutz  
**12,860 → 15,997**

**49.6%** University of Colorado Hospital  
**3,999 → 5,948**

**28.7%** Children's Hospital Colorado  
**4,365 → 5,618**

**1.4M** Outpatient visits in 2012 (**2.0M** in 2018)  
**41K** Inpatient Admissions

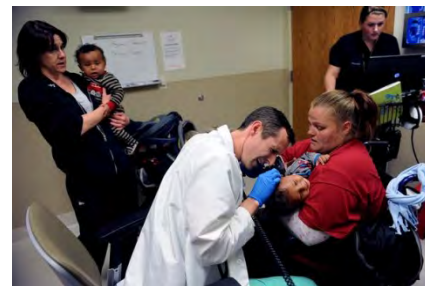
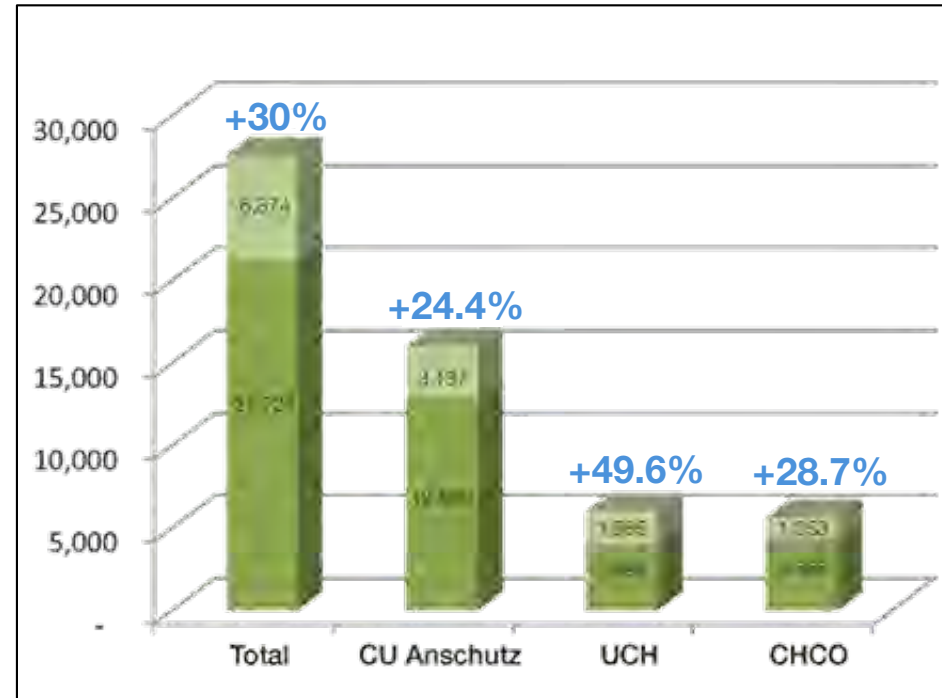
### CU Anschutz Growth Breakdown:

**21%** Faculty (+805)

**25%** Residents (+235)

**28.7%** Students (+1,314)

**21.5%** Staff (+765)



\*Figures are from the 2012 Plan and may differ from current numbers



## 2012 Facilities Master Plan

# Space Needs 2013 - 2022

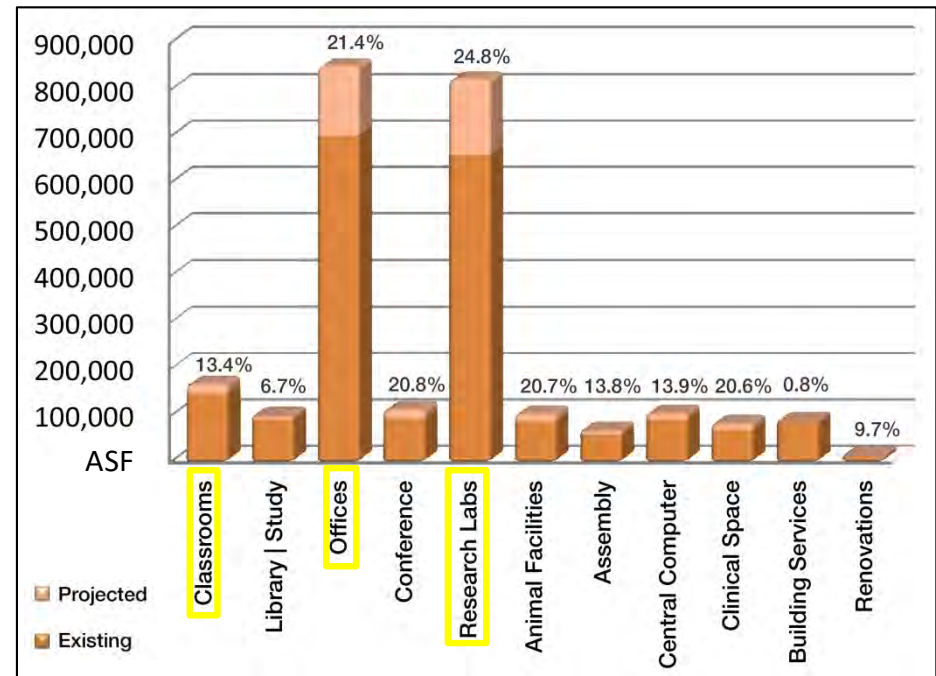
**32%** Anschutz Medical Campus (+ 3,343,988)  
10,408,658 GSF → 13,652,543 GSF

**+20%** CU Anschutz (+ 778,490)  
3,729,406 GSF → 4,407,806 GSF

**+64%** University of Colorado Hospital (+ 2,106,792)  
3,276,239 GSF → 5,383,031 GSF

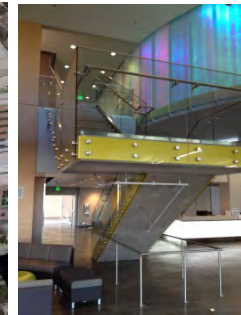
**+13.4%** Children's Hospital Colorado (+458,706)  
3,403,013 GSF → 3,861,706 GSF

Note: These projections did not include facilities under construction in 2012

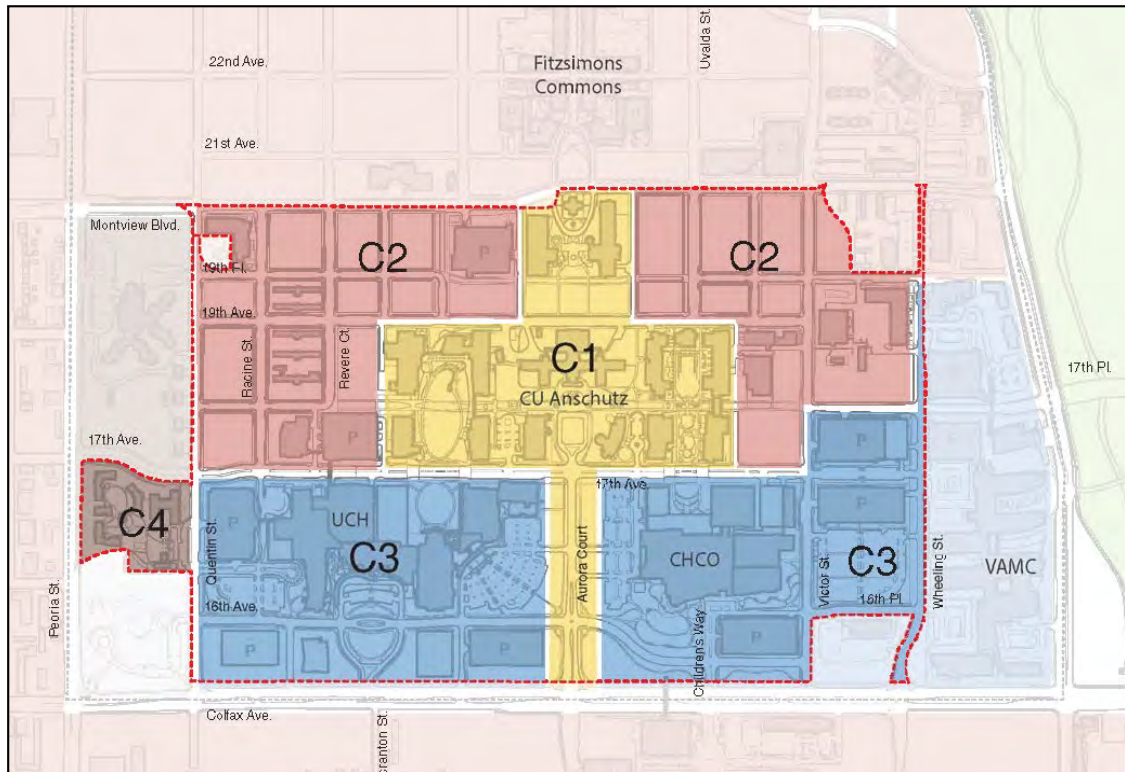


CU Anschutz Breakdown by Space Type

\*Figures are from the 2012 Plan and may differ from current numbers



# 2012 Facilities Master Plan Districts



## C1 | Academic Village

Most successful new campus environment with traditional quadrangles framing buildings.

**Lower Density | Campus Character**

## C3| Hospital

Large multiple inter-connected buildings bordered by large surface parking lots

**Higher Density | Super-Block Character**

## C2 | Urban Campus

Transition environment between core campus and FRA /City of Aurora

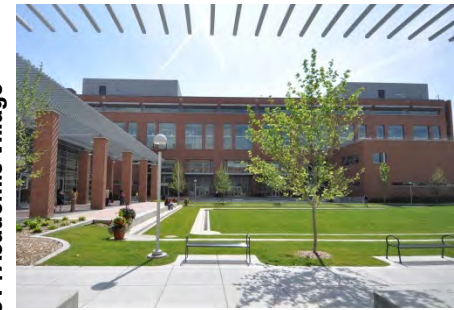
**Medium Density | Urban Character**

## C4 | Special

Special functions not usually associated with an urban campus environments

**Mixed Density | Varied Character**

C1 | Academic Village



C2 | Urban Campus



C3 | Hospital



C4 | Special

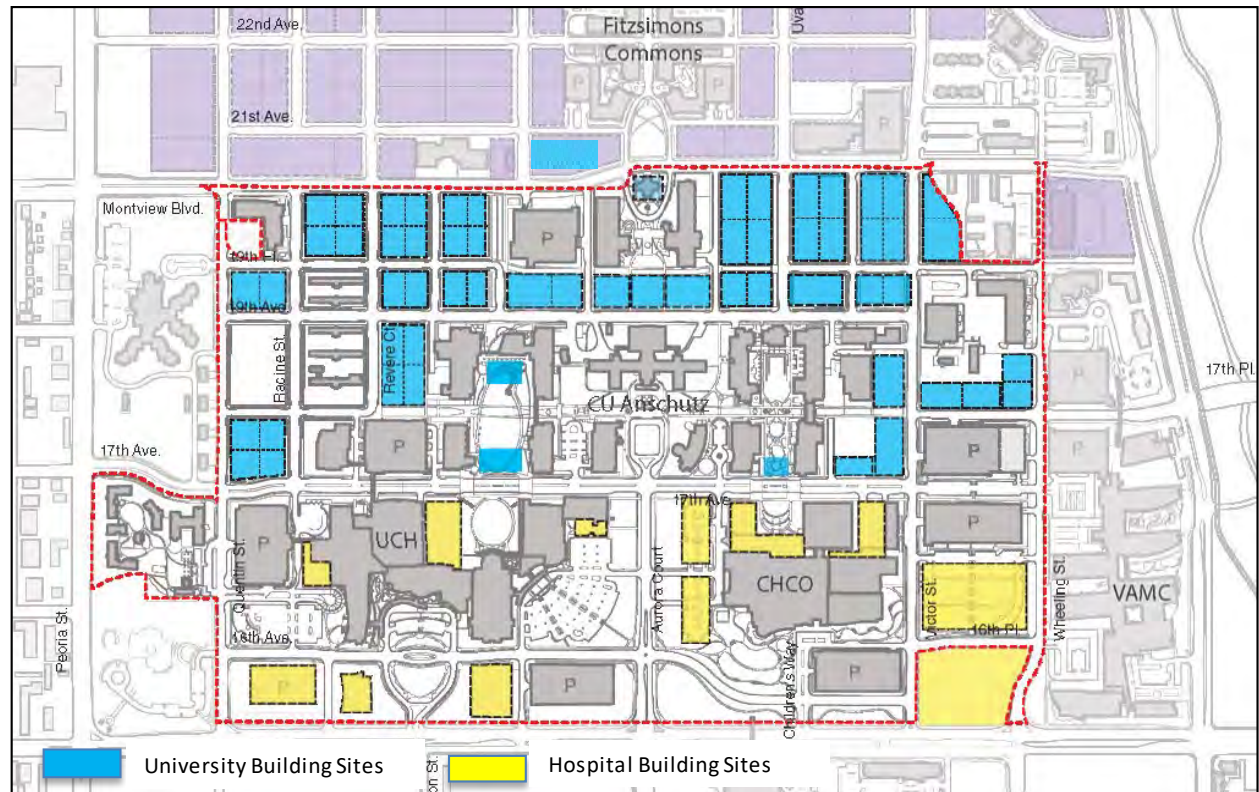
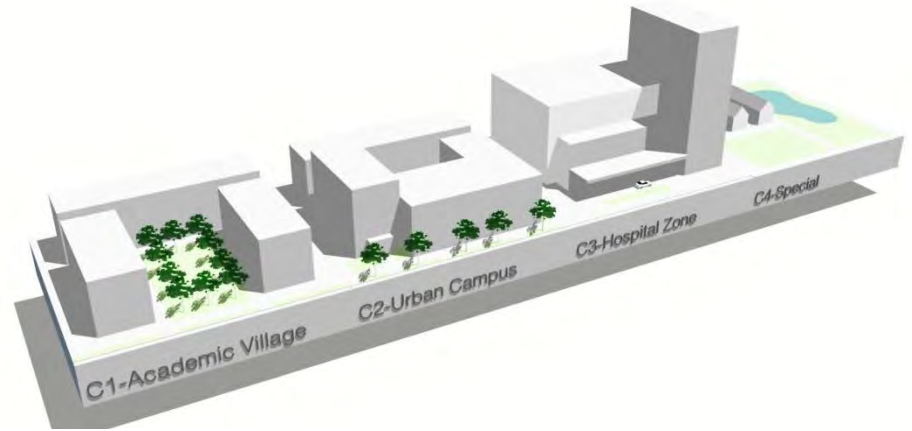




# Future Development Sites

Facility / Site Development Guided by:

- Program Need
- Available Funding
- Character District Specific Design + Development Guidelines





# Workplace Space Guidelines

- Apply to CU Anschutz facilities only (not applicable to UCH or CHCO).
- Only address office environments, separate procedures are used for laboratory spaces.
- Approved 10/07/2016.
- Help the University create flexible, efficient & collaborative environments.
- Limit the amount of private offices.
- Recommendations for spaces, not requirements.

CU ANSCHUTZ MEDICAL CAMPUS		
WORK SPACE GUIDELINES		
ROOM OCCUPANT by TYPE	RECOMMENDED SPACE TYPE	MAXIMUM RECOMMENDED NASF per PERSON*
POSITION		
<b>EXECUTIVE</b>		
Chancellor	Private Office	420
Provost, Vice Chancellors	Private Office	300
<b>ACADEMIC UNITS</b>		
Dean	Private Office	240
Associate or Assistant Dean	Private Office	150
Department Chairperson	Private Office	150
Faculty, Tenure Track, Research, Clinical Practice Series	Private Office	120
Unit Administrative Manager or Director	Shared Office or Private Office**	60-120
Faculty, Non-Tenure Track, (e.g. Lecturer III & IV)	Shared Office or Station*	60-90
Faculty, Visiting or Consulting	Shared Office or Station*	60
Faculty, Emeritus (Active)	Shared Office or Station*	60-90
Fellow, Lecturer I & II, Visiting Scholar	Shared Office or Station*	60
Technician, Associate, or Specialist (PRA)	Shared Office or Station*	60-90
Research Fellow	Shared Office or Station*	60
Staff, Professional (Full Time)	Shared Office or Station*	60-90
Staff, Professional (Part Time)	Shared Office or Station*	60
Staff, Administrative Support (Full Time)	Shared Office or Station*	60
Staff, Administrative Support (Part Time)	Shared Office or Station*	60
Graduate Student Instructor	Shared Office or Station*	30-60
Graduate Student Research Assistant	Shared Office or Station*	30-60
Temporary or Student Staff	Shared Office or Station*	30-60
<b>ADMINISTRATIVE UNITS</b>		
Associate or Assistant Vice Chancellor	Private Office	160-190
Director	Private Office	120
Associate or Assistant Directors	Shared Office or Private Office**	90-120
Managers	Shared Office or Station*	60-90
Staff, Professional (Full Time)	Shared Office or Station*	60-90
Staff, Professional (Part Time)	Shared Office or Station*	60
Staff, Administrative Support (Full Time)	Shared Office or Station*	60
Staff, Administrative Support (Part Time)	Shared Office or Station*	60
Temporary or Student Staff	Shared Office or Station*	30-60
** Space Type to be determined by Unit Leadership		

# Application of Guidelines

## CSB's 2016 Transformation:

- Houses Office of Institutional Planning OIP, Department of Facilities, and Office of Information Technology (OIT) personnel.
- Completed in 2 phases:
  - Phase 1, consolidation of OIP & Facilities personnel on Floor 2 to renovate floor 3.
  - Phase 2, Floor 2 moved to Floor 3 to renovate it for OIT/Facilities use.
- Now houses 120 FTEs (up from 85).
- OIT vacated 20,250 ASF on the west side of the Fitzsimons Building which was renovated for the Colorado School of Public Health.
- More open workspaces with solution rooms for small meetings/conference calls.
- Brightness with windows and better designed work areas (sit-stand desks!).

Campus Services Building - 2nd Floor



Campus Services Building - 3rd Floor



# Other Examples

## Renovations:

- Center for Health, Work and Environment (2015: Fitzsimons Building 3W)
- National Behavioral Health Innovations Center (2016: CU Medicine Building 2<sup>nd</sup> Floor)
- Office of Grants and Contracts (2016: Fitzsimons Building 1W)
- University Counsel, Graduate School & CU Innovations (2017: Fitzsimons Building 5W)
- Center for Public Health Practice, Center for Innovative Design and Analysis & Department of Biostatistics and Informatics (2018: Fitzsimons Building 4W)

## New Facilities:

Anschutz Health Sciences Building  
Campus Safety and Preparedness Facility



Fitzsimons 3E – Traditional Layout



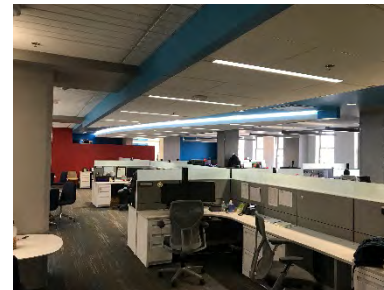
Fitzsimons 5E – Renovation



Fitzsimons 3W



Fitzsimons 3W



Fitzsimons 1W



Fitzsimons 5W



Fitzsimons 5E - CCPM



Fitzsimons 4W – Windows



# The Hub

## Spaces

- Traditional offices with telehealth capabilities
- Enclosed rooms with tables for 1-2 persons
- Enclosed rooms with soft seating
- Open seating with TVs
- Day-use lockers
- Nap pods

## Concierge & Amenities

- Onsite Operations Manager & IT Support
- Concierge: dry cleaning, postage, notary
- Complimentary coffee, drinks and snacks
- Treadmill and bike desks

## Technology

- EMS room scheduling
- Can reserve via app, concierge, or at room sign
- Room signs indicate availability



# Anschutz Health Sciences Building

## Program Highlights:

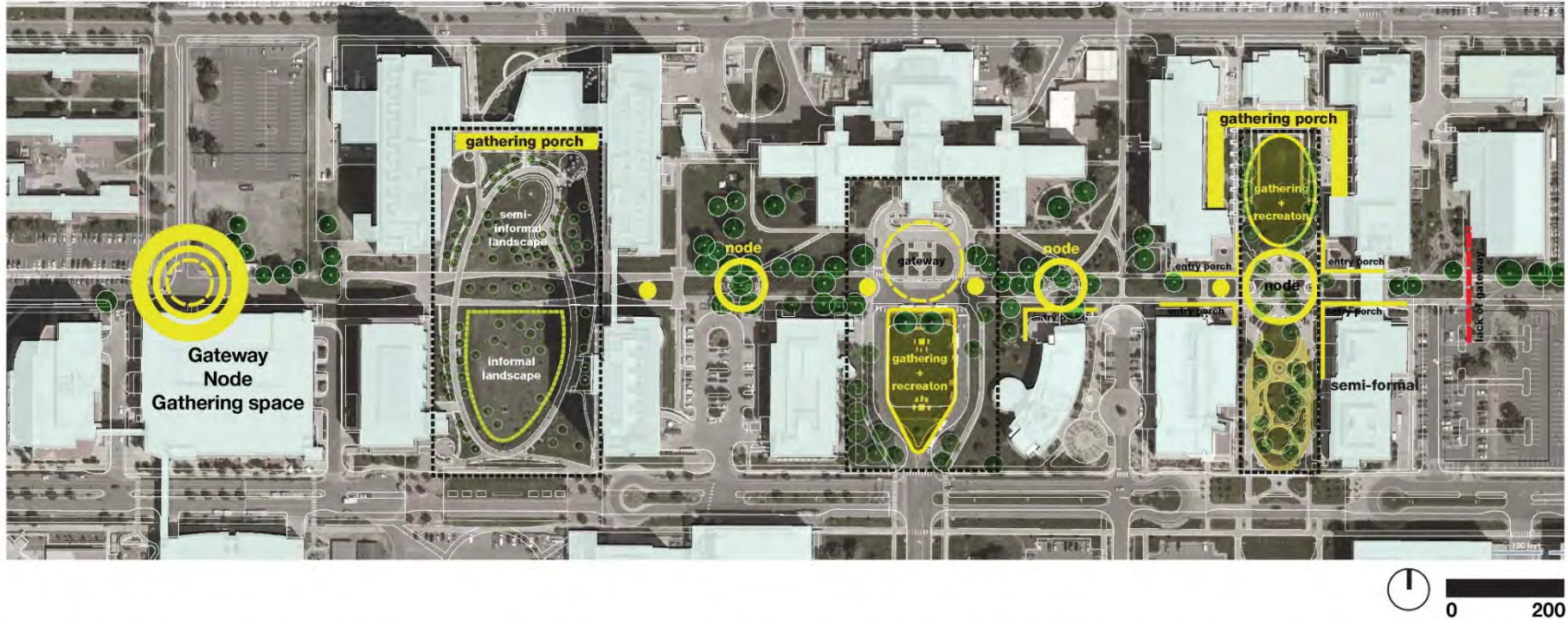
- Supported by an unprecedented \$120M financial commitment by Philip Anschutz and The Anschutz Foundation
- Will provide 390,000 square feet to the:
  - Colorado Clinical & Translational Sciences Institute (CCTSI)
  - CU School of Medicine, Department of Psychiatry
  - Colorado Center for Personalized Medicine (CCPM)
  - Center for Advancing Professional Excellence (CAPE)
- 7 Floors will house 1,964 students & professionals
- Groundbreaking was on January 30, 2019
- Completion by the end of 2021.





# Anschutz Health Sciences Building

## Art Walk and Quads Analysis



The heart of the campus is the Art Walk and the series of quads located along its length.

There is sculptural art located along its length at semi-regular intervals and helps define space. Art is more concentrated along the central and eastern areas of the art walk. The CCPM+ BH project will identify art locations/types within its campus precinct.

There are periodic nodes defined by pedestrian intersections. There are some porches (and main entries) located along the Art Walk but it is primarily defined by adjacent quad spaces with entries off the quads.

The campus landscape is defined by periodic groves of mature shade trees and turf. The Research Complex quad is an exception defined by informal walls and native landscaping.

Food trucks gather on Wednesday's from Spring through Fall along the Art Walk. Areas along the Art Walk with shade trees are popular places

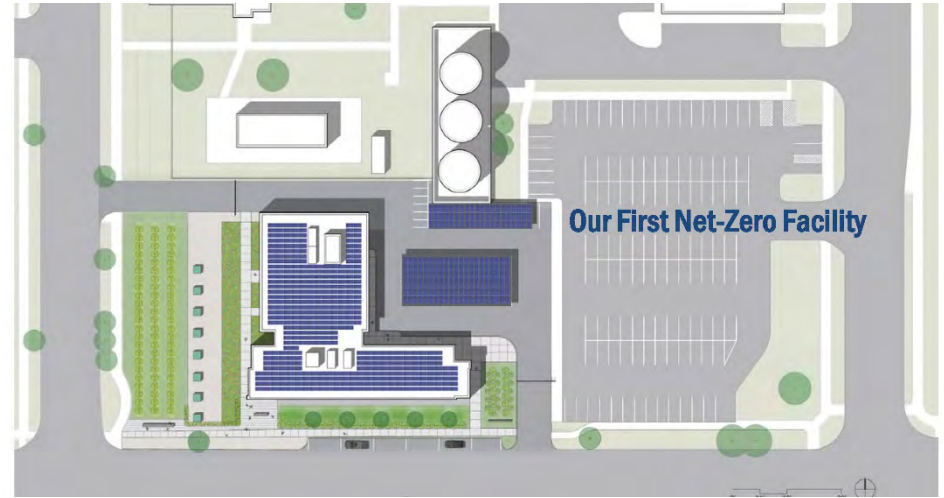
The CCPM+BH project will define the western gateway of the proposed main entry focused on the Art Walk, the outdoor gathering place for everyday leisure, learning and special events unique to the overall outdoor spaces that are found along the



# Campus Safety & Preparedness Facility

## Program Highlights:

- Repurposes and expands the existing Building 610
- Will support:
  - Police Operations
  - Electronic Security Division
  - Emergency Communication Center
  - Emergency Management Division
- Design-Build Project
- First Net-Zero Campus Facility
- Will Open Fall of 2022



# Master Plan Update: Next Steps

- 11/17/2021:** Mandatory Pre-Bid Zoom
- 11/24/2021:** Questions due in writing by 1PM to [Erik.Balsley@cuanschutz.edu](mailto:Erik.Balsley@cuanschutz.edu),  
[Mark.C.Guerrero@cuanschutz.edu](mailto:Mark.C.Guerrero@cuanschutz.edu)
- 12/3/2021:** Responses to questions posted on the Facilities RFQ page
- 12/10/2021:** RFQ Submissions Due by 1PM
- 1/7/2022:** Notification of Short List
- 1/14/2022:** Short List Interviews via Zoom
- 1/19/2022:** Selection of Most Qualified Respondent
- 2/13/2022:** Project Begins
- 9/30/2022:** DRAFT Master Plan
- 11/30/2022:** FINAL Master Plan



# **Master Plan Update: Useful Links**

## **2012 Facilities Master Plan**

<https://www.cuanschutz.edu/2012FacilitiesMasterPlan>

## **CU Anschutz Strategic Initiatives**

<https://www.cuanschutz.edu/offices/strategic-initiatives/strategic-initiatives>

## **University of Colorado 2021 – 2026 Strategic Plan**

<https://www.cu.edu/strategic-plan/>

## **Facilities Management RFQ Page – RFQ, Responses, Scoring**

<https://www.cuanschutz.edu/offices/facilities-management/construction-projects/RFQ>

## **Facilities Management Formstack – Submittal Portal**

[https://ucdenverdata.formstack.com/forms/rfp\\_rfq\\_submission](https://ucdenverdata.formstack.com/forms/rfp_rfq_submission)







## University of Colorado Anschutz Medical Campus

### 2012 Facilities Master Plan Update Campus Overview

November 17, 2021

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