



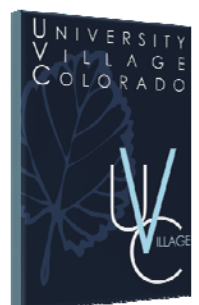
UCCS (University of Colorado, Colorado Springs) is directly across Nevada Avenue from the site and has a student population of 9,300 for 2010/2011, projected to grow to approximately 12,000 in the next three to five years and double in fifteen years. Additionally, there are approximately 1,694 faculty and employees currently on campus. The University currently owns approximately 500 acres starting at Nevada Avenue (see attached map of campus). Only 10 % of their land is currently developed but because of their significant growth over the past few years and expectation for that to

continue. They have aggressive development plans for the near future, which include:

- \$44 million dollar Arts and Humanities Center;
- 4,500 Seat Arena;
- \$12 million dollar recreation and fitness center (open);
- \$45 million dollar Science and Engineering building;
- \$21 million dollar first and second phase expansion of the Science and Engineering building prior to 2012;
- \$1 million dollar Science Building classroom expansion complete fall 2006;
- Expansion of tenured faculty positions;
- Expansion in critical course areas and addition of degrees offered;
- Expand from 900 beds on campus to 1,350 over the next few years;
- Expand and renovate the existing facilities to modernize and accommodate growth;
- Improved and expanded road infrastructure.

The University has been a leader in the redevelopment of the North Nevada Avenue and in bringing a commercial development to this corridor. They have had significant input into what type of development they would like to see as well as the type of businesses. They see University Shopping Center as a key part of their future growth.

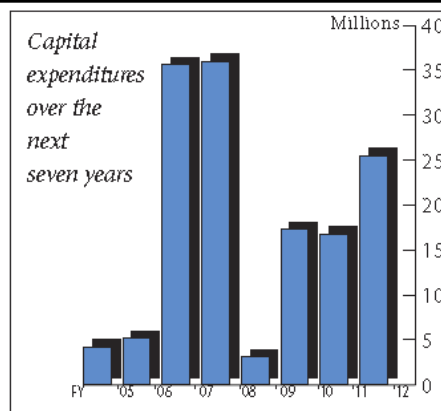
- UCCS is among the best public regional universities in the Western United States, according to the editors of U.S. News and World Report. In the 350-page 2012 college rankings edition, "America's Best Colleges," to be released Sept. 20, the magazine's editors ranked the overall quality of UCCS tenth in a three-way tie among public master's degree-granting Western universities. Among all public and private master's degree-granting universities, UCCS was ranked in the first tier and 39th overall.
- The CU Regents approved by an 8-0 vote plans for additional student housing at UCCS as well as a new academic health services building on North Nevada Avenue. Plans call for converting nine commons areas in the existing Summit Village to two-person rooms as well as constructing two towers with approximately 100 students living in each and expanding dining facilities. The conversion of the commons areas will be completed by fall 2012, Reynolds said. Construction will begin on the towers and dining expansion in spring 2012 and should be completed for the fall 2013 semester.



# Capital Construction

The UCCS Seven Year Growth plan includes an ambitious but critical capital development plan that will ensure the campus has the space necessary to educate a growing student population and provide research facilities for our expanding research enterprise.

The Key additions or improvements to the campus include:



- ◆ A complete renovation of Dwire Hall, home to the College of Business and Administration and selected programs within the College of Letters, Arts and Sciences has committed \$1,500,000 in state capital funds in FY 05-06 and CCHE has recommended an additional \$3,500,000 for FY 06-07 of the funding needed for this \$10 million renovation and upgrade. The remaining funds will come from gifts and campus tuition revenues dedicated for capital uses.



- ◆ The construction of the Science/Engineering Building, beginning in the summer of 2006 and completing construction in the summer of 2008. This \$38 million project is critical for expanding teaching laboratories, classrooms, and research facilities in the areas of Biology, Bioenergetics, Physics, Mechanical and Aerospace Engineering, and provides a permanent home for the Institute for Science and Space Studies (ISSS). This includes: the Network Information and Space Security Center (NISSC), the Center for Space Studies (CSS), and the Center for Science, Technology, Engineering and Math Education (CSTEME).

- ◆ The construction of a new student-approved \$12 million recreation and fitness center. The project would be paid by student fees and will be strategically located between the two housing villages in one of the most spectacular locations on the campus. Construction is expected to commence in early 2006 and the facility is expected to be operational by the Fall semester 2007.

- ◆ The campus is funding through internal sources of funds, the renovation of unfinished space in the existing science building. This two phase project, which will take place during the summers of 2005 and 2006, will add three classrooms to provide additional seats needed for a growing student population. Science and Engineering building is complete, the campus

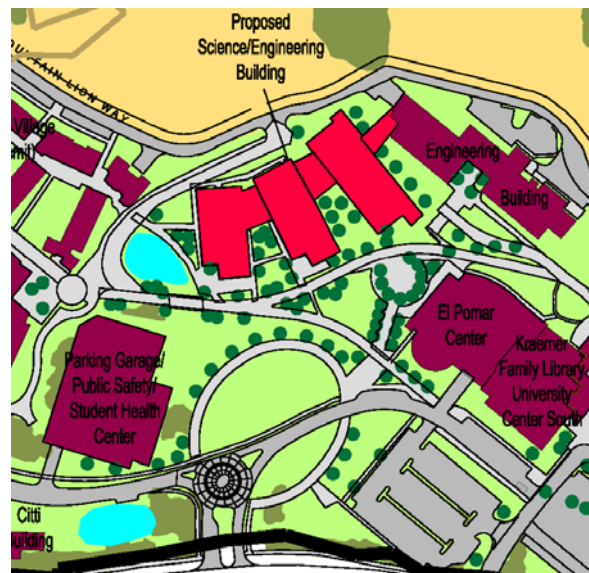


intends to embark on a \$15 million renovation and upgrade to the Science Building to make modifications to support the growing needs of the Chemistry program and other science programs that will not be relocating to the Science and Engineering Building.

- ◆ The Heller Center for Arts and Humanities will be a project that will be 100% funded from gifts and donations over the Planning horizon. The total project cost is estimated at \$4.4 million. Recently, the campus received a donation of 1,600 acres of prime Montana ranch land that is being sold to benefit the Heller Center.



- ◆ The seven year plan also contemplates a buildout in two phases of the third wing of the Science and Engineering building. The last “footprint” in the El Pomar plaza will include a third wing and the campus believes that “shell-ing” this section of the building while building the first phase will benefit the campus in the long run. The plan calls for an \$11,000,000 addition to the first phase, and after a two year time period, a \$10,000,000 finish of the space to occupy this space with faculty, classrooms and lecture halls.



- ◆ The seven year plan also includes the addition of 450 new beds in on-campus student housing. The plan calls for 150 new dormitory style beds to be constructed near the existing dormitories in Summit Village. In year seven of the plan, an additional 300 apartments would be added to the Alpine Village area, home to 304 existing apartment-style beds. These two projects are estimated to cost \$35 million and would be repaid with student rents assessed to those living in these facilities. This expansion would add 50% to the current capacity of 900 beds on the campus.



- ◆ The seven year plan includes a \$1.3 million expenditure in FY 2005-06 for an Energy performance contract that will be repaid through utility savings realized through equipment upgrades on the campus. This project will have a repayment horizon of 18 years and may be managed by the private sector, in cooperation with the Governor's Office of Energy Conservation, under contract with UCCS.
- ◆ One project that will be necessary due to the construction of the new city frontage road to University Hall is the relocation of the Fine Arts metal building on the east edge

of the main campus. This project, estimated at \$300,000, will move this building to an area near Four Diamonds Sports Complex along Nevada to ensure the proper alignment for the new city street.

- ◆ Campus infrastructure, including road construction, will be necessary as the campus grows in the future. This plan calls for \$500,000 in years 4 through 7 to maintain and improve campus infrastructure at UCCS.

