

pioneering  
institutional  
collaboration

# The Auraria Campus

Denver, Colorado

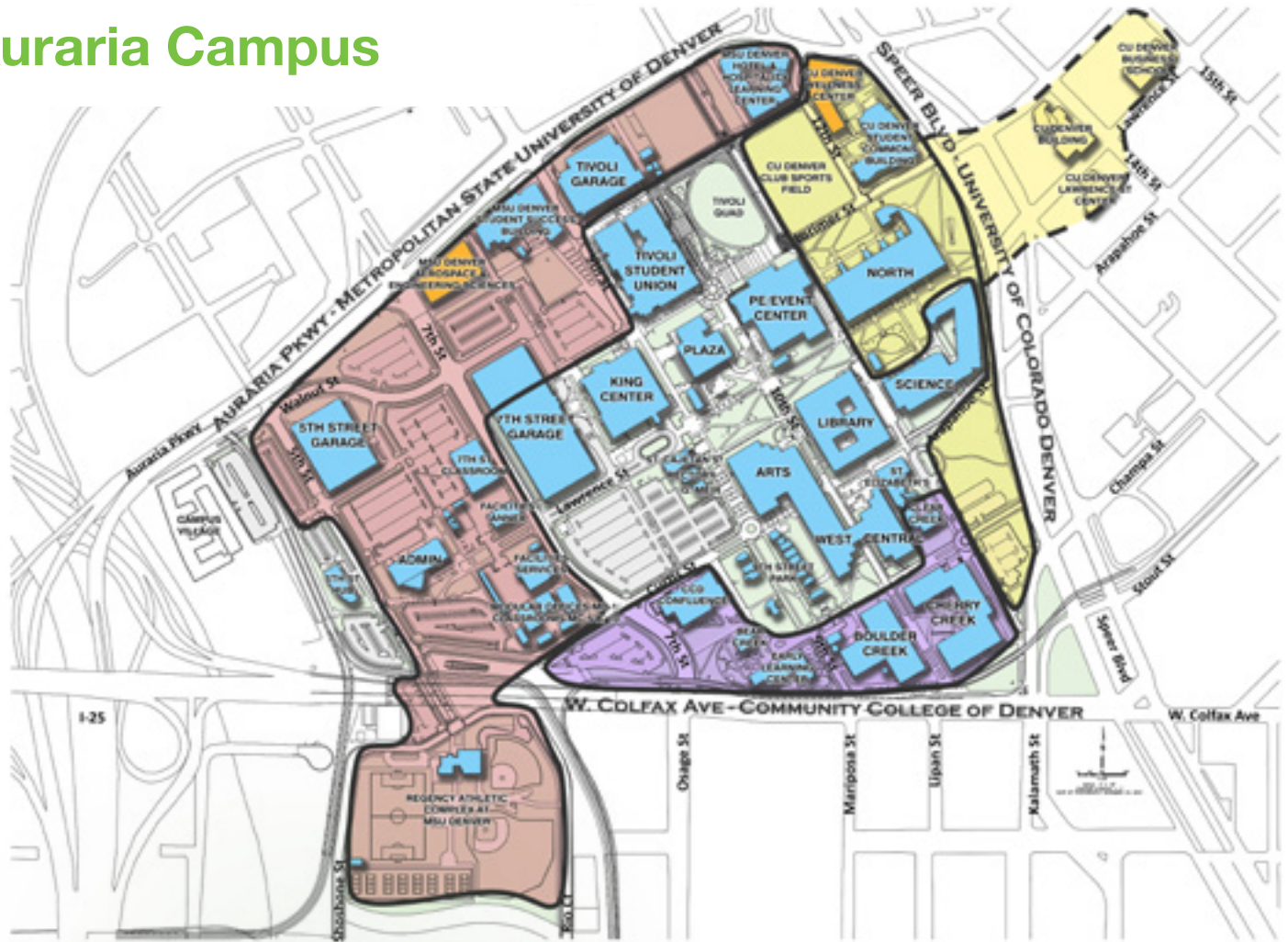


AURARIA  
HIGHER EDUCATION  
CENTER™

Annual Report

2014-2015

# Auraria Campus



The Auraria Campus, located on 150 acres in vibrant downtown Denver, represents a distinctive higher education community shared by three unique academic public institutions.

**Community College of Denver (CCD)**  
**Metropolitan State University of Denver (MSU Denver)**  
**University of Colorado Denver (CU Denver)**

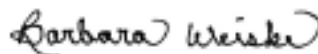
The collective campus population is nearly **42,000 students** and **5,000 faculty and staff**. This innovative environment utilizes more than **4 million square feet** of building space, with additional plans for growth and renovations over the next two years, which will add more than **225,000 square feet** and inject more than **\$140 million** into the Denver economy through construction.

## Development | Growth | Connection

Under the guidance of the 2012 Campus Master Plan, the Auraria Board of Directors identifies an annual set of goals to benefit the Auraria Campus as a whole, and to support the institutions in achieving their objectives. The goals for 2014–2015 targeted continued efforts to strengthen connections to Denver, as well as foster campus growth and development. Once again, thanks to the collaborative and innovative leadership of the institutions and the campus, all goals were achieved.

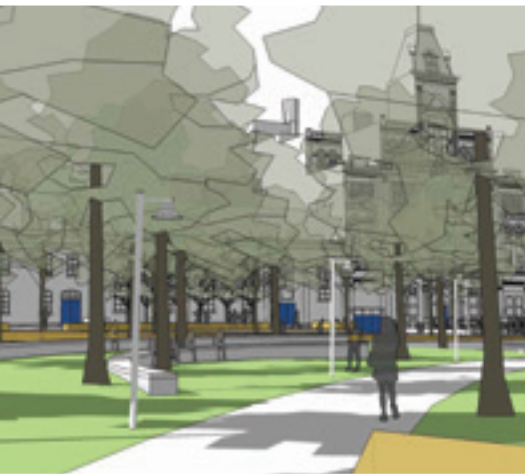
The successful development of the Tivoli Park/Quadrangle is of utmost significance. Placemaking within a campus is paramount for defining the community, and the Tivoli Quad will bring together essential campus-life elements for all three institutions. A park-like venue in the tradition of a campus quad, the site will be a dynamic amenity where the institutions can host events, students can socialize, classes can gather, and student performances can be featured. The project has become a reality as a result of a generous grant from the Auraria Foundation, combined with the dedication of the students who passed a collective fee to complete this special gathering place.

The shared commitment to achieve remains key to the success of the Auraria Campus, a vibrant community that continues to evolve and grow in significance. The collective campus leadership is clearly ***pioneering institutional collaboration***.



Chief Executive Officer  
Auraria Higher Education Center

Planning & Development



## Goal

### Tivoli Quadrangle Project

Plan and develop the Tivoli Park/Quadrangle project to create a campus community asset for a variety of engaging activities.

## Results

The Tivoli Park/Quadrangle Project has launched into what will be a paramount achievement for the Auraria Campus. Base funding was acquired through a generous grant from the Auraria Foundation (**\$3.55 million**). The students recognized this collaborative opportunity to create an inviting community amenity, and collectively passed a tri-institutional student fee to fund the remaining primary portion of the nearly **\$8 million** project. Already under construction, the Tivoli Park/Quadrangle is scheduled to open mid-spring 2016.

### Tivoli Park/Quadrangle Features

- Peaceful spaces with seating and trees throughout
- Beautiful landscaping elements for aesthetic value and shade
- Patio with tables and seating off the Tivoli Turnhalle
- Two-way bike lane on 11th Street connecting the north and south sides of campus
- Tranquil water feature with seating for study and relaxation
- Amphitheater for concerts and events
- Recognition displays for areas of historic value
- Road modifications to offer easier access in and out of the area

# Goal

## Library Renovation and Enhancement

Renovate and enhance the tri-institutional library facility to meet the present and future educational needs of the diverse Auraria Campus population.

## Results

Successfully funded by State of Colorado capital development funds **(\$27 million)**, the Auraria Library is undergoing a significant restoration and renovation, which includes a new entryway from the main academic corridor of the campus. The Library is targeting additional donors **(\$6 million)** for further development of programs. These collective funds are helping the Auraria Library evolve into a dynamic learning environment for the future.

### Student Experience Upgrades

- Entrance renovation and construction
- Staircase improvements to minimize noise in quiet areas
- Collaborative, high-tech classrooms
- Nine new study group alcoves
- New furniture
- Network bandwidth and wireless access improvements
- Expansion and renovation of café/community area

### Energy Efficiency Upgrades

- Improved lighting system
- Improved heating, ventilation, and air conditioning system
- Updated windows



Renderings by Studiotrope Design Collective



Photo by Marc Dahlio, Music at MSU Denver



## Goal

### **Kenneth King Academic & Performing Arts Center/ Arts Building Program Plans**

Oversee a collaborative process to develop a program plan for the Kenneth King Academic & Performing Arts Center, as well as the Arts Building, focused on visual and media arts.

## Results

The complex process of planning for two separate shared facilities was funded by the three institutions and the Auraria Foundation. This tri-institutional effort involved months of planning, compromise, and vision. The result is a comprehensive program plan for each facility that meets the needs of the three institutions. The King Academic & Performing Arts Center plan has been submitted to the State of Colorado to be included in the capital funding request as the top shared priority for the institutions.

# Goal

## Tivoli Multiplex Development

Conference Center | Tivoli Theaters | Commercial Tap Room & Brewery | Beer Industry Training Center

Oversee the formal development of the Tivoli Multiplex, including the support of institutional advancement and program implementation associated with various elements of the project.

# Results

The Tivoli Multiplex project is under development on all fronts, and is quickly yielding successful results.

## Highlights

- The **Tivoli Tap Room** opened in August 2015 to a cheering crowd, and innovative collaborations with campus institutions are already underway. The Department of Hospitality, Learning, and Events at **MSU Denver** is coordinating the curriculum for its new programs in Brewing Industry Operations. **CCD** has added a Beer Industry Welding certification program to their curriculum. The commercial lease with the operator will deliver revenues to the Student Facilities Bond Fund.
- Construction for **Tivoli Brewery** is nearing completion, and full operation of this commercial establishment is anticipated mid-fall 2015. The overall **\$7 million** in improvements has already offset nearly **\$2 million** in anticipated building improvement needs.
- **MSU Denver's Beer Industry Training Center** is in the planning stages, and funding opportunities are being identified for this dynamic complement to the Tivoli Tap Room.
- The **CU Denver** College of Arts and Media **Tivoli Theater renovation** is also in the works, and will feature media learning labs combined with traditional film theaters. Injecting nearly **\$2 million** in improvements, this cutting-edge training facility is anticipated to open in 2016.
- The **Conference Center** concept has been reviewed for market viability and logistical prospects. As the analysis of the layout and physical requirements are considered, the facility is undergoing critical infrastructure improvements to provide for the efficient use of the space as a scaled-down, revenue-generating center.







## Goal

### **St. Cajetan's Center**

Develop a strategic plan for defining the long-term potential usage of St. Cajetan's Center, clarifying its role as a resource for the Auraria Campus.

## Results

St. Cajetan's Center, utilized as a conference and event site, is a historic gem for the campus and community. A building assessment funded by a grant from History Colorado, and a subsequent building audit, assisted in the development of a phased plan for the repairs and renovations of this important campus landmark. An additional grant from History Colorado, combined with matching funds from the campus, will fund the first phase of a critical window replacement project.



Inter-Campus Growth



Photo by MSU Denver Athletics



## Goal

### Institutional Initiatives

Continue to support the institutions in achieving their neighborhood planning and development objectives.

## Results

Throughout the year, support has been provided to the institutions in their endeavors to realize the potential of their individual neighborhoods.

### Highlights

- **CU Denver** Club Sports Field (development)
- **CU Denver** Student Commons Building (development & opening)
- **MSU Denver** Regency Athletic Complex (development & opening)
- **MSU Denver** Aerospace and Engineering Sciences Building (planning)
- **CCD** Program Renovations (development)

## Goal

### **Innovative Use Solutions and Neighborhood Community Programs**

Lead the planning and coordination of potential institutional space exchanges to ensure that facilities and programs best support the individual neighborhood plans, including a focus on shared neighborhood assets.

## Results

Space exchanges to benefit the development of the institutional neighborhoods and the shared core have become an ongoing tri-institutional endeavor to support the vision of the Campus Master Plan. Programs associated with the success of the neighborhoods have also been implemented, including the introduction of Neighborhood Community Officers and other campus safety programs.





## Goal

### Alternative Revenue Opportunities

Continue to explore alternative revenue opportunities to support the operations of the campus.

## Results

Several initiatives have been explored and/or implemented, including:

- The upgrade of an existing billboard to digital format, allowing for potential tenfold revenue increase over the current agreement.
- The Auraria Campus Bookstore was rebranded as Tivoli Station, highlighting the offering of a variety of products beyond course materials. The new merchandising approach is designed to restore revenues in-store and online.
- A new franchise agreement with Starbucks has resulted in the opening of one of their largest locations. This acquisition not only provides a significant revenue stream, but also adds to the student experience by incorporating lounge and study space with the appeal of Starbucks' food and beverage options.
- The initiation of process transformation through a Lean Six Sigma program has streamlined procedures, reduced staff time, and automated a variety of processes.
- A grant from Denver Media in the amount of **\$453,000** for the Media Center has covered studio upgrades, enabling the Media Center to be a content provider for public access channels for Comcast and CenturyLink.



Connecting Auraria with Denver

## Goals

- Continue to foster physical, programmatic, and social connections between the Auraria Campus, downtown Denver, and other adjoining campus neighborhoods.
- Serve as the community leader on the Colfax Avenue and Lipan Street Connect Auraria project.
- Define other potential opportunities designed to enhance connectivity and safety.

# Results

Connecting the Auraria Campus with Denver remains a primary focus, generating ongoing accomplishments.

## Highlights

- Cultivation of relationships continues with a variety of partners, including the Denver Center for the Performing Arts, Larimer Square, Denver Parks & Recreation, the LoDo District, and the Downtown Denver Partnership. Shared initiatives have produced collaborative approaches for linking the two sides of Speer Boulevard.
- In partnership with Denver Public Works, the Auraria Campus has been successful in securing funds for the permanent improvements noted in the Connect Auraria Study for the Colfax Avenue and Lipan Street intersection. Construction of this milestone project will commence in spring 2016 to develop a safer and more pedestrian-friendly intersection.
- Through the same partnership with Denver Public Works, a pilot project was approved, funded, and will be completed this fall 2015 for crossing improvements on Larimer Street and Lawrence Street where they intersect with Speer Boulevard. The project will create a safer and more pedestrian-friendly environment in this heavily utilized connection between the Auraria Campus and downtown Denver.







# AHEC is...

The Auraria Campus is a dynamic academic environment shared by three separate and distinct institutions of higher learning:

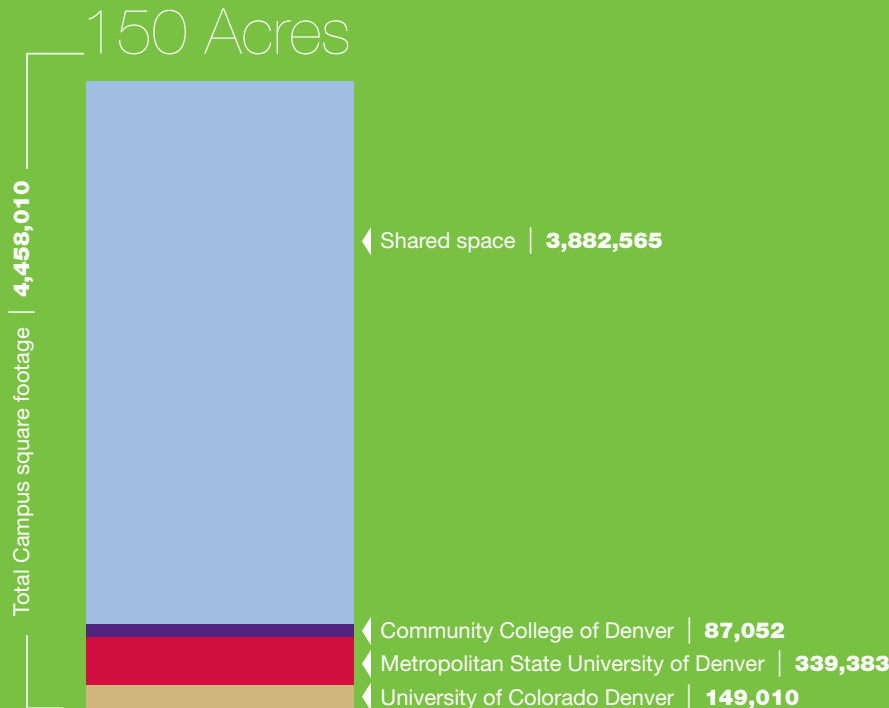
- Community College of Denver
- Metropolitan State University of Denver
- University of Colorado Denver

AHEC is a separate state entity whose role is to provide and manage shared services, facilities, and property to support these prominent institutions in achieving their goals.

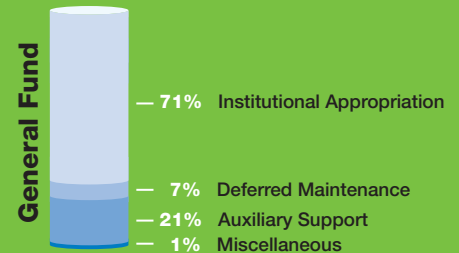
The collective student population is nearly **42,000** with an additional **5,000** faculty and staff.

AHEC employs approximately **340** permanent staff and **475** student staff to provide the following services:

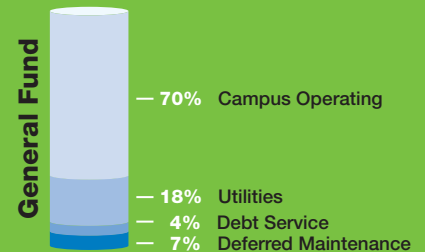
- Acquisition and Property Management
- Classroom Scheduling and Media Support
- Commercial Lease and Contract Negotiation/Management
- Conference and Event Services
- Early Learning Center
- Internal Support Services
  - Business Operations
  - Financial Management
  - Human Resources
  - Information Technology and Telecommunications
  - Integrated Marketing and Communications



## Revenues

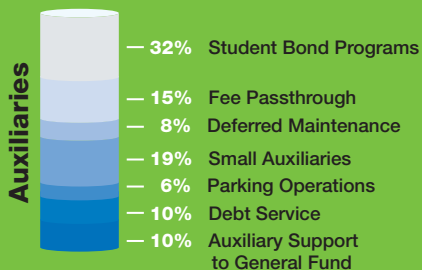
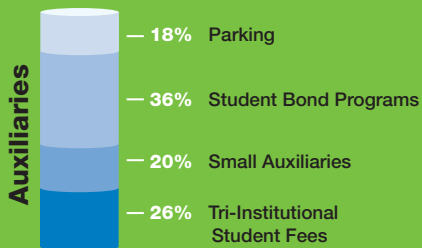


## Expenses



## By the Numbers

- Maintenance and Operations
- Parking and Transportation Services
- Performing Arts Center Management
- Planning and Development
- Police and Security
- Procurement Services
- Sustainable Campus Program
- Tivoli Student Union and related student bond programs



- Construction Project Management completed **3** capital construction projects worth approximately **\$93 million** and **199** small projects worth **\$3.5 million**
- Parking & Transportation Services parked **1,681,119** vehicles in the year, and earned over \$650,000 from sports and special event parking
- The Sustainable Campus Program saved over **600,000** gallons of water through water-efficient plumbing upgrades, which is enough water to supply **15,000** average showers
- The Access Control Shop encoded **90,000** ID cards
- The Auraria Campus Police Department responded to **7,684** service calls and made **352** arrests
- Every full-time custodian cleaned roughly **40,000** square feet nightly (approximately **20** times the size of an average family dwelling)
- The King Center Box Office sold **17,585** tickets with gross sales of **\$95,533** (**31%** from online sales)
- Facilities Services used **790** gallons of floor finish to seal **1,185,000** square feet of flooring on campus
- The Grounds Crew utilized **330** yards of mulch and **17.2 million** gallons of well water for campus irrigation
- The Paint Shop applied **400** gallons of paint throughout campus
- Structural Trades installed **1,100** ceiling tiles
- Tivoli Station (formerly the Auraria Campus Bookstore) saved over **115,000** kWh through energy-efficient lighting upgrades, which is enough energy to power **8** homes for one year
- The Starbucks tenant improvement project cost **\$715,000** and was completed in **5** weeks (most Starbucks projects of this size are completed in **16** weeks)

*Continued on next page*

## By the Numbers (continued)

- The King Center hosted **311** events by the performing arts programs of the three academic institutions, and booked more than **6,000** events overall, totaling **32,000** hours
- The campus generated **1,013** tons of trash, **306** tons of recycling, and **59** tons of compost
- Environmental Health and Safety inspected **1,730** fire extinguishers every month
- Tivoli Station (formerly the Auraria Campus Bookstore) conducted **387,963** transactions
- The Early Learning Center received a **4**-star high-quality rating from Colorado Shines, and their **100** staff completed **1,845** hours of professional training
- The Media Center responded to **2,627** classroom support calls
- The campus provided over **1,600** bicycle parking spots to encourage car-free commuting
- The Early Learning Center provided **300** children with free vision, hearing, and speech screenings
- The Electrical Shop recycled over **2** miles of fluorescent bulbs if laid end-to-end
- The King Center placed pianos in various venues more than **400** times







Photo by CCD Creative Services



# 2014-2015

## Auraria Board of Directors

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CEO, CRL Associates, Inc.

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**Dawn Bookhardt**

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Interim Chancellor, University of Colorado Denver

**Eric Hamilton**

Faculty Advisory Committee to the Auraria Board Representative

**Stacie Amaya**

Student Advisory Committee to the Auraria Board Representative

The Auraria Higher Education Center, created by State Statute, is governed by the Auraria Board of Directors. This distinctive board represents interests from the State of Colorado, each institution, and each institution's governing organizations.



COMMUNITY  
COLLEGE OF  
DENVER



METROPOLITAN  
STATE UNIVERSITY™  
OF DENVER



University of Colorado  
Denver

**Auraria Higher Education Center**

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