

Program Plan  
for the  
Health & Wellness Center

University of Colorado Denver

February 4, 2009

# **Program Plan for the Health & Wellness Center**

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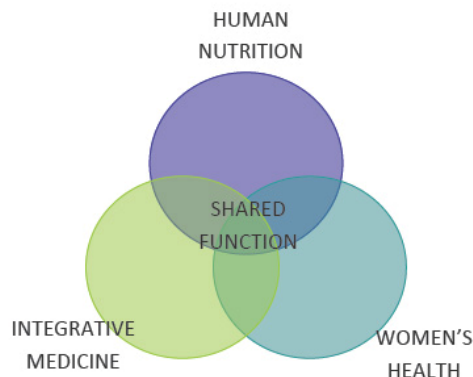
# **PROGRAM PLAN FOR THE HEALTH & WELLNESS CENTER**

## **Introduction**

With the goal of making metro Denver one of the country's healthiest communities, the new University of Colorado Denver Health and Wellness Center at the Anschutz Medical Campus represents a leading edge model for lifelong wellness and preventative treatment.

This facility will provide the functional and programmatic elements to serve existing Center(s) for Human Nutrition, Integrative Medicine, and Women's Health Research becoming a crucible for a synergistic relationship between these disciplines. Complimenting these disciplines will be outreach and educational space, a demonstration kitchen, a healthy foods café/bistro, a fitness center including a therapeutic pool, and a healthy foods grocery market. The facility will be a beacon for fitness serving the campus community and will serve the region as a "one stop shop" for fitness, health, research, and lifestyle management.

Conceptually, the goal is not just a co-location of these programs within one building, but also a facility that provides the functions that all of the programs may share.



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Opportunities are provided by the shared services creating an environment that allows for natural collaboration. This facility will become a destination for health and wellness through these programs and through new approaches that result from the synergies of these programs within this facility.

Additionally, this facility will generate, through partnering with the new Executive Health program and its growing reputation as a regional and national destination for lifestyle change, the need for overnight stays as part of its program and include the provision of residential “tranquility rooms” for short term stays.

### **I. Overview**

#### **a. Executive Summary**

##### **Vision and Mission**

The University of Colorado Denver (UC Denver) Health and Wellness Center (HWC) will make the Anschutz Medical Campus (AMC) a beacon for health promotion and disease prevention throughout Colorado, with a reputation extending nationally and internationally. Through its programs, the center will empower individuals to achieve healthier lives and to create healthier communities through sustainable life-long changes in diet, physical activity, and personal health management. Unlike more conventional approaches to health promotion and disease prevention, the HWC will offer science-based programs that are developed primarily from the vast breadth of knowledge of UC Denver researchers and clinicians. A second, and equally important differentiating feature in the proposed HWC model, is the incorporation of Integrative Medicine throughout each of the center’s programmatic elements. In keeping with its mission, the HWC will have a strong external focus that influences healthy living beyond the AMC and in family and community settings throughout metro Denver and Colorado.

The HWC will facilitate an integrated approach to health and wellness by bringing together, in a single comprehensive facility, a number of existing disparate programs of UC Denver and the University of Colorado Hospital (UCH) including the Center for Human Nutrition, the Center for Integrative Medicine, and the Center for Women’s Health Research. The co-location of these core programs and the resulting synergies that will develop among the faculty will truly differentiate the programmatic service lines including weight management, nutrition and diet, integrative medicine and physical activity. In addition to the core programs, the facility will also house a number of critical ancillary services designed to promote healthy lifestyles such as a demonstration kitchen for healthy cooking, educational rooms to support seminars and classes geared toward healthy living, and quiet open spaces that allow for meditation and reflection. Given the nature and purpose of the center’s programs, the building will be designed in a Colorado style and will be warm and welcoming to guests and employees.

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The consolidation of programs within a world-class facility will enable UC Denver scientists to become even more competitive for external research funding. Furthermore, the HWC will enable UC Denver to become successful within the multi-billion dollar health and wellness industry that is currently dominated by a handful of top academic institutions such as Cooper Clinic in Dallas, Duke University, and the Mayo Clinic. While the market leaders in this industry share common attributes including high brand awareness, marketing savvy, consumer acceptance, and a loyal, affluent participant base, the HWC will have a number of differentiating attributes which include:

- Innovative lifestyle modification combined with integrative medicine programs
- Incorporating elements of the HWC in partnership with the Executive Health Program
- Programs that primarily serve the AMC population and its patients
- Community-based programs that bring health and wellness to the people of Colorado and neighboring states
- Women's health programs designed to provide tools for women to become change agents for their own health and wellness as well as that of their families
- A vision of making metro Denver the healthiest community in the country

### **Location and Facility Cost**

The HWC will be located on the AMC, South of Montview Boulevard between Quentin and Racine Streets and just north of a green quadrangle known as the Parade Grounds. This location will be proximate to the west AMC entrance on Montview Boulevard. It is also easily accessible from the University of Colorado Hospital to the south, UC Denver research faculty to the southeast, Colorado Bioscience and Technology Park to the north, and to the AMC community in general. The AMC campus is conveniently close to highway exchanges from I-70 and I-225. The RTD light rail will pass by the facility and have a stop nearby. Parking is located immediately east, and possibly south, of the facility.

### **Facility Overview**

The proposed HWC facility will be a 4 story structure of 94,848 gross square feet (gsf). Facility highlights include:

- Fitness Center
- Therapeutic Pool
- Clinical Trials Center, including the Center for Integrative Medicine, Center for Human Nutrition, Center for Women's Health Research
- Bistro and Research Test Kitchen
- Market and Demonstration Kitchen
- Conference and Meeting Rooms
- Tranquility Rooms

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### **Facility Cost**

Based on detailed projections and considerable recent experience in constructing facilities at the AMC, completion of a four-story 94,848 square foot building will have a project cost of \$37,720,827. The construction cost portion including site costs is estimated to be \$28,162,807.

### **Governance and Management**

The HWC will be developed and maintained as a distinct administrative unit within the UC Denver School of Medicine (SOM). HWC programs will also be a clinical operating unit of the UCH, the HWC will be licensed and accredited through UCH and will be subject to the rules and regulations set forth under the affiliation agreement between the Regents of the University of Colorado and the University of Colorado Hospital Authority. Integrative Medicine will maintain its current separate reporting structure through the President/CEO of UCH. Services provided through the Integrative Medicine program will be closely coordinated with other services provided throughout the HWC to maintain quality and to ensure the seamless provision of care.

The HWC will establish an Executive Committee comprised of the SOM Dean, the HWC Executive Director, the SOM Senior Associate Dean for Administration and Finance, the UC Denver Vice Chancellor for Administration and Finance, and the UCH Vice President for Ambulatory Care. The Executive Committee will be responsible for reviewing annual HWC capital and operating budgets, working in coordination with the Executive Director to establish short- and long-term strategic initiatives for the HWC, and providing operational oversight as needed. In addition to the Executive Committee, the HWC will establish a strong and participatory advisory board, composed of a diverse group of business and civic leaders, who will advise the HWC Director and other members of the leadership team on matters such as strategic direction and development.

A single coordinated team, led by the HWC Director for Business Affairs, will be responsible for all aspects of the center's business and administrative affairs. This structure will enable the center to run efficiently with a relatively small staff. At the same time, this structure will enable the center to be extremely competitive in the health and wellness field while focusing on revenue development to achieve self-sufficiency and to support future growth.

### **Source of Funds**

The HWC is a \$37,720,827 cash funded project. A lead gift of \$15 million has been announced. The remaining \$22,720,827 required capital will be financed by additional gifts of \$5 million and a 25 year auxiliary revenue bond in the amount of \$17,720,827 funded from revenues generated by the fitness facility housed in the building.

### **Schedule**

The schedule for this project is for design work to commence immediately upon approval of the Long Bill. The design phase is envisioned to take 12 months. Construction will last 18 months. The facility will open in January 2012.

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### **b. Description of Academic Program Being Affected**

SOM Departments that will make up the HWC do not offer or teach specific academic courses at UC Denver although some of the faculty in these departments may be teaching academic courses through other academic appointments. Hopefully, beneficial results of the research programs conducted by the HWC will be included in appropriate academic courses as they are realized.

The carefully planned Health and Wellness Center will integrate existing research, clinical, educational, and outreach programs and combine them with new integrative medicine and traditional approaches to nutrition, physical activity and weight management. The result will be a leading-edge interdisciplinary research and science-based clinical center serving as a new model of health promotion and disease prevention. The outcomes will create healthier individuals and healthier communities. Descriptions of the existing programs that will be the foundation of this new center are found below:

#### **1. The Center for Human Nutrition**

The University of Colorado Denver Center for Human Nutrition (CHN) is recognized as one of the top nutrition centers in the world. It is one of seven NIH-funded Clinical Nutrition Research Centers (CNRUs) in the U.S. There are over 70 funded researchers within the Center for Human Nutrition who conduct basic and clinical research in diet, physical activity, weight management, and disease prevention. The CHN supports research, clinical program, education and training, and community outreach activities.

The University of Colorado has an exceptional environment for nutrition/obesity research including: 1) well-funded senior scientists with strong mentoring skills; 2) an atmosphere that encourages collaboration, with research programs funded by multiple grants from multiple investigators and supporting junior and senior investigators; 3) a stream of talented junior investigators attracted and supported through institutional training grants, facilitated by CNRU pilot project funding, and mentored successfully in their career advancement; 4) scientific core laboratories with specialized equipment and sophisticated, cost-effective techniques that are not possible in individual laboratories; 5) an enrichment program that brings people together and encourages interactions around nutrition/obesity issues. However, the environment created by the CNRU is more than the sum of these parts and includes a research and outreach continuum that extends from the individual's nutritional problem to the research laboratory and back to fulfillment of the individual's need(s). In this environment, nutrition/obesity researchers are limited only by their ideas and energy, not by the environment.

#### **CHN Research**

There are over 70 investigators in the research base of the CHN. These investigators generate over \$30 million annually in research funding and publish approximately 200 scientific papers each year. Researchers are engaged in basic, clinical and translational research in nutrition, physical activity, weight management and disease prevention. Research is conducted with children, adults, and seniors. The CHN creates an atmosphere that encourages interaction and

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collaboration so that young investigators can collaborate and learn from more experienced investigators.

### **CHN Clinical Programs**

The Center for Human Nutrition is recognized as a leading center for translation of research into clinical practice. Some of the existing science-based clinical programs offered to the public include:

- *Colorado Weigh* – a comprehensive weight management program
- *CHN Clinical trial program* – developing new programs and products to improve health
- *Optimum Nutrition* – CHN staff help people achieve healthier diets
- *Optimum physical activity* – CHN staff help people achieve increased physical fitness

### **CHN Community Outreach**

CHN investigators are also leaders in taking science-based programs into the community. The following are examples of community programs developed with leadership of CHN faculty:

- *America On the Move®* (AOM) is a national initiative to prevent weight gain. Nationally, AOM has approximately 1,200,000 members. AOM programs are in schools, worksites, and communities across the state. Several communities in Colorado that have received funding to promote healthy eating and active living have implemented AOM.
- *Metro Denver Health & Wellness Commission* (MDHWC) is a program to make Metro Denver the healthiest community in the country.
- *Healthy Communities* is a program through which CHN collaborates with several Colorado communities to improve the health of the population.
- *LiveWell Colorado* is a program funded by Kaiser Permanente to help improve the health of communities across Colorado. CHN investigators play key roles in this project. Kaiser provided LiveWell with a \$16 million grant in December 2007.
- *Active Living by Design* is funded by the Robert Wood Johnson Foundation. CHN investigators are funded to promote active living in the Greater Stapleton area through programs, policy and environmental change efforts.
- *Healthy Eating by Design* is another program funded by the Robert Wood Johnson Foundation. CHN investigators are funded to promote healthy eating to low-income children and their families. CHN is working with an elementary school where 90% of the students are receiving free and reduced cost lunch and 95% are African American to accomplish this objective.
- *The Colorado Physical Activity and Nutrition Program* (COPAN) is funded by the Colorado Department of Public Health and Environment. The Center for Human Nutrition received funding from the State of Colorado (through the tobacco settlement funds) to promote *America On the Move®* in two Colorado communities – Broomfield and Aurora and to work with MCPN (a Community Health Center system) to utilize the AOM Healthcare Provider Toolkit.
- *Fit 4 Colorado* is a media program provided by CBS Channel 4 to promote healthy lifestyles using the small changes approach developed at CHN. CHN is an active partner



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of Fit 4 Colorado. Fit4 Colorado messages are included as public service announcement as part of other programming (e.g. news).

- *Healthy Women-Healthy Babies Roundtable* is committed to improving birth outcomes in Colorado. The goal is to have all healthcare providers who care for reproductive age women to know how to screen for and apply evidence-based interventions for pregnancy risk factors prior to a potential conception, thereby reducing poor birth outcomes. CHN investigators play leadership roles in this activity.

### **CHN Education and Training**

CHN investigators are actively involved in education and training activities. Some examples include:

- Medical and graduate student education:  
CHN investigators regularly participate in providing lectures and training to medical and graduate students.
- Education of health care professionals:  
The Colorado CHN is the coordinating center for the Centers for Obesity Research and Education (CORE). CORE's mission is to provide timely, relevant education and training about obesity and its management to Primary Care Physicians and other Health Care Professionals. CORE delivers this expertise as an educational and informational resource in the field of obesity, nationally and in the individual communities we serve. The overall CORE mission includes raising the public awareness about the problem of obesity and the risk of excess weight, and highlighting options for prevention and management of obesity. CORE reaches health care professionals through 1) local, regional and national interactive workshops, 2) two annual national state-of-the-art meetings; 3) the journal *Obesity Management*.
- Education of the public:  
During the past 4 years there were 1) over 300 local and national newspaper articles involving CHN investigators on topics related to nutrition, physical activity and obesity and 2) over 100 television news programs in which CHN investigators have promoted information on weight loss and obesity. Additionally, CHN researchers have appeared on local and national programs including CNN, Dateline, Today Show, Good Morning America, and Fox News and on numerous radio news programs on such topics as eating healthy, physical activity and weight management. CHN investigators provide over 25 public lectures each year to the public.

## **2. The Center for Integrative Medicine**

The Center for Integrative Medicine (TCFIM) was established in November 2001 with a mission and vision to transform health care delivery by integrating proven complementary and alternative medicine (CAM) services into conventional care through: (1) compassionate, patient-centered care; (2) innovative educational initiatives; (3) and robust research. In six years, TCFIM has recorded more than 23,000 patient encounters (average annual growth of 35%), participated in NIH NCCAM sponsored and other clinical trials, and provided CAM electives, lectures, and clinical experiences for UC Denver medical students, residents, and students from the other

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health professional programs. TCFIM is nationally recognized by the Consortium of Academic Health Centers for Integrative Medicine (CAHCIM) as one of the top clinical academic integrative medicine programs in the country.

The top 5 diagnoses for TCFIM patients are: pain (back, neck, multiple sites); lower back dysfunction; anxiety and depression; and side effects related to cancer treatment. TCFIM has 13 CAM practitioners specializing in: health and wellness assessments; Traditional Chinese Medicine (i.e., acupuncture, Chinese herbal formulae, etc.); massage therapy; nutritional counseling; chiropractic; behavioral counseling; biofeedback; spiritual counseling; and pharmaceutical/herbal supplement counseling. TCFIM has fashioned special programs for CeDAR, the University of Colorado Cancer Center, the Executive Health Program, Family and Internal Medicine, Midwifery, inpatient hospital services, and Employee Health. Two distinct gifts, one from a local family and the other from the Pink Ribbon Foundation, afford TCFIM the privilege of providing services free-of-charge to patients diagnosed with cancer.

TCFIM provides electives for Phase I medical students and residents. Faculty also provides lectures to medical students during several rotations and Residents and students rotate regularly through TCFIM learning about different CAM modalities from TCFIM's practitioners, many of whom are instructors at their respective professional schools. TCFIM's practitioners present often to faculty at Grand Rounds and to students at the Schools of Medicine, Pharmacy, Nursing, and Dentistry.

TCFIM's has been actively engaged in research and recently completed a \$1.2 million dollar study funded by NIH/NCCAM to determine whether massage therapy is effective in reducing pain, distress, and improving quality of life among cancer patients at life's end. TCIM faculty have published research and contributed clinical reviews to major medical journals and texts.

### **3. The Center for Women's Health Research**

This center has funding from private philanthropy as well as from the National Institutes of Health. The center is committed to a three-part mission that includes:

- Conducting rigorous basic, clinical, and translational women's health research;
- Training young scientists and physician-scientists to work in the underserved field of women's health research; and
- Serving as an authoritative educational resource to professional and lay communities for the benefit of women everywhere, their families, and communities.

In October 2007, the center received a \$2.5 million dollar grant called "Building Interdisciplinary Research Careers in Women's Health." This grant will support the salaries of four junior faculty members (two MDs and two PhDs) for up to five years.

### **c. Relationship to the Facilities Master Plan**

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This program plan for the proposed Health and Wellness Center is consistent with the current institutional master plan and mission of the University of Colorado Denver. Specific UC Denver institutional planning, policies, and facility program plans that relate to this project include:

### **1. Institutional Master Plan Supplements (Years 1999, 2000, 2001, and 2002)**

The University of Colorado Board of Regents approved the annual supplements to the 1998 Institutional Master Plan in September 1999, August 2000, December 2001, and November 2002. The Colorado Commission on Higher Education approved the Year 2002 Supplements in February 2003. The Health and Wellness Center project is consistent with the UC Denver's mission as outlined in these Master Plan Supplements.

### **2. Institutional Master Plan (September 1998)**

The institutional master plan for the University of Colorado Denver, approved by the University of Colorado Board of Regents in October 1998, involves the development of a new campus at the Anschutz Medical Campus in Aurora to be developed as a replacement to the 9th Avenue campus in Denver. The Anschutz Medical Campus development involves the construction of approximately five million square feet of new program space and associated infrastructure for the UC Denver and University Hospital. The HWC project is consistent with the missions of the UC Denver.

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### **II. Justification**

#### **a. Existing Conditions**

##### **i. Current Program Enrollment**

The current Center for Human Nutrition is a center organizationally within the University of Colorado Denver School of Medicine. While some of its faculty members are involved in teaching, the Center itself does not teach any formal courses. Enrollment data for the School of Medicine is found below in the section entitled “Enrollment Projections by Program or Department.”

##### **ii. Assessment of Space Functionality**

The space currently occupied by the programs that will be relocating to the proposed Health and Wellness Center have a number of deficiencies in terms of their functionality. These deficiencies are described briefly as follows:

*Programs not currently integrated – disparate locations:* These departments are currently located on the Anschutz Medical Campus in Building 500 and in the University of Colorado Hospital Leprino Building and 6 miles off campus in the North Pavilion. It is difficult for these departments to functionally collaborate on research when located in so many locations.

*Remote North Pavilion location after 9<sup>th</sup> Avenue campus closure:* Not only are departments in separate buildings, but also the core of the programs of the Center is located near the closed former 9<sup>th</sup> Avenue campus and not near the new Anschutz Medical Campus.

*Missing facility elements:* The departments involved in the Health and Wellness Center do not now have a fitness center, a therapeutic pool, a demonstration kitchen, café/bistro, retail market, or tranquility suites.

*Growth of faculty, offices, and clinical trials:* Current facilities are constrained in their ability to expand to accommodate new program growth to meet the goals of the envisioned Health and Wellness Center.

*Unable to serve some markets e.g. out of town:* While the primary benefits of the Health and Wellness Center programs will be communities in the Denver area, one of the market segments to benefit from the wealth of nutrition, weight loss, and lifestyle research knowledge to be developed and promulgated is an out of town market that cannot be served by antiquated facilities and without the development of tranquility suites for extended stays.

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### **iii. Current Space Utilization by Classroom/Lab Hours of Use and Percent Station Utilization**

The program for this project does not plan to create classroom or laboratory stations. AMC classrooms are primarily located in facilities entitled Education Facility 1A (a section of Research 1), Education 1, and Education 2 as described in previous program plans; classrooms are shared among the UC Denver AMC schools and are not dedicated to particular schools. Skills laboratories are primarily located in Education 1, and laboratories are primarily located in Research 1. None of these education facilities will be duplicated in the proposed Health & Wellness Center, and hence, no classroom/laboratory utilization studies were conducted as a part of this program plan.

### **iv. Facilities Condition Index**

Some of the program elements of the proposed Health and Wellness Center currently reside in Building 500 and in the North Pavilion. Facility Conditions Index Reports for these facilities are found in the Appendix and are described briefly below:

The Facilities Audit Summary Report for Building 500 can be found in the Appendix. The report was last updated in May 2005 and will be updated again in 2008. The report indicates that the current (2005) estimated replacement value was \$102,300,030. Building 500 has a Facilities Condition Index of 71.3%. The estimated cost of the deficiencies was \$29,405,428. Major areas of deficiency and their estimated deficiency costs were:

<b>Building Component</b>	<b>System Deficiency Rating</b>	<b>Estimated Cost of Deficiency (2005)</b>
Building Structure	74%	\$9,219,790
HVAC Systems	61%	\$14,754,324
Plumbing Systems	79%	\$1,731,735
Electrical Systems	78%	\$3,551,857
Code Compliance & Safety	96%	\$147,721

The Facilities Audit Summary Report for North Pavilion can be found in the Appendix. The report was last updated in January 1996 and will be updated again in 2009. The report indicates that the current estimated replacement value was \$19,411,000. North Pavilion has a Facilities Condition Index of 70.0%. The estimated cost of the deficiencies was \$5,831,064. Major areas of deficiency and their estimated deficiency costs were:

<b>Building Component</b>	<b>System Deficiency Rating</b>	<b>Estimated Cost of Deficiency</b>
Building Structure	76%	\$1,450,196
HVAC Systems	63%	\$2,896,121
Plumbing Systems	68%	\$439,562
Electrical Systems	68%	\$941,919
Code Compliance & Safety	92%	\$103,267

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### **v. Specific Health/Life Safety Deficiencies**

The major specific life safety deficiency noted above is the inappropriate cross connection of rooftop stormwater runoff with a sanitary sewer line in Building 500.

### **b. Changes and Projections**

#### **i. Enrollment Projections by Program or Department**

Enrollment projections for the UC Denver School of Medicine are found below:

**UC Denver School of Medicine Enrollment Projections**

	<b>Current</b>	<b>2008- 2009</b>	<b>2009- 2010</b>	<b>2010- 2011</b>	<b>2011- 2012</b>	<b>2012- 2013</b>	<b>2013- 2014</b>
MD	565	612	640	640	640	640	640

#### **ii. New or Modified Academic Programs/Instructional Methodology**

The following descriptions highlight the proposed programs of the new Health and Wellness Center which will embody an integrated science based model.

#### **1. Science-Based Clinical Programs**

The HWC will be as a “destination for health”. One market segment will be out-of-town people coming to Denver for period of a few days to a few weeks to participate in the following clinical programs which also be offered to people from the surrounding community and to people referred from physicians. These programs will provide the best in integrated medicine combined with traditional approaches to lifestyle modification. The following clinical programs will be offered.

- Promoting Optimum Health for Healthy People
- Promoting Optimum Health for Patients
- Family Health Check-Ups
- Outpatient Weight Management Program
- Women’s Health Programs
- Employee health programs

Clinical programs at the HWC will combine state-of-the-art expertise in nutrition, physical activity, weight management and integrated medicine. While these disciplines exist at many medical centers, they are rarely, if ever, combined in clinical programs. Participants in HWC clinical programs will get the best possible lifestyle assistance, and programs will combine conventional approaches to lifestyle modification and weight management with integrated medicine techniques of stress management, mindfulness, yoga, and other science-based integrative medicine approaches. The result will be that HWC participants will have access to the very best expertise in conventional and alternative science-based practices.

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### **2. Community Programs**

A major part of the HWC will be the development and implementation of community programs to promote health and wellness. The HWC will work with communities across Colorado including the following ongoing outreach programs that send HWC personnel to communities throughout the state:

- Women's leadership programs
- Weight gain prevention
- Weight management programs
- Healthy Communities
- Outreach across Colorado

### **3. Education and Training**

The HWC will be committed to education about healthy lifestyles and disease prevention. Activities will be provided for:

- Educating students, faculty and health care professionals
- Educating media
- Educating the public

### **4. Interdisciplinary Research**

The HWC will foster basic, clinical, translational research by facilitating interaction and collaboration among current investigators. Additionally, the HWC will add a consumer research program that will study "real world" influences on diet and physical activity. This work will be conducted using a research restaurant, a research grocery store and a new fitness center. The HWC will become a meeting place for investigators to come together in formal and informal settings to discuss research collaborations.

### **5. Public Policy**

The HWC will contribute to informing public policy in the area of health & wellness. The HWC will have capacity to host key national and international conferences on issues related to health and wellness. Additionally, the HWC will have facilities to communicate with health professionals throughout Colorado and to develop and disseminate educational information for the public. Activities will include:

- Forum for addressing key issue – conference center
- Public-private coalitions – industry activation
- Government activities
- Major conferences

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### **iii. Changes to Class Size**

Class size is not really relevant to the scope and nature of this project since it is primarily a research and community outreach project, but SOM enrollment data were provided in an earlier section of this document.

### **c. Total Space Requirements**

#### **i. Planned Program Space Utilization**

##### **1. Number of Student Stations Required**

Student stations are not a part of the program for this program plan.

##### **2. Room Areas Needed by Function**

The room types and their areas are listed in the space table found in the next section of this document. More detailed room specification sheets will be completed prior to the hiring of an architectural firm to design the facility. Some of the major room functions are highlighted below:

Exercise Floor / Track: Accommodates 200 exercise machines or stations and has a running track around the room periphery.

Small, Medium, Large Studio(s): Accommodate aerobic exercise classes and demonstrations.

Therapeutic Pool: A 20' by 40' flat floored pool that is 4' deep for aquatic exercises.

Bistro: a small café where nutritious foods can be served.

Demonstration Kitchen: A fully equipped kitchen that can be used to demonstrate preparation and cooking of nutritious meals.

Grocery: A small retail space where nutritious prepared foods and other food products can be purchased.

Exam Rooms: For evaluation of effects of healthy lifestyle modifications and interventions.

Counseling Rooms: To counsel research study participants on life style changes.

Various Labs, Procedure Rooms, and Diagnostic Testing Rooms: Equipped to house sophisticated research equipment used in health and wellness research studies.

Conference Rooms: Facilities to conduct meetings with research study participants to present and discuss information on lifestyle and other health and wellness interventions.

Offices: Research offices to house the research and clinical faculty and their assistants.

Tranquility Rooms: Guest rooms for participants in Health and Wellness Center studies who may come from further away than normal commuting distance.

#### **ii. Total ASF and GSF Needed**

The space program of this program plan addresses the needs of all of the many programs which will make up the integrated Health and Wellness Center. Their square footage needs have been quantified in assignable square feet for each program element and for the quantity of those program elements. The assignable square feet for each department or program area have been



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summed. The department areas are grouped by desired adjacencies to achieve maximum shared space benefits which are important to the concept of this integrated center.

The detailed listing of the room by room space needs of the program elements of the proposed Health and Wellness Center is found in the table below.

### SPACE PROGRAM Health and Wellness Center

PROGRAM/ROOM TYPE		SIZE	UNIT ASF	QTY	TOTAL ASF	Program ASF
<b>FITNESS &amp; NUTRITION AREAS</b>						
Fitness Center						16,400
	Exercise Floor/Track	90' x 133'	12,000	1	12,000	
	Small Studio	20' x 25'	500	1	500	
	Medium Studio	25' x 40'	1,000	2	2,000	
	Storage	10' x 10'	100	2	200	
	Large Studio	30' x 50'	1,500	1	1,500	
	Storage	12' x 16'8"	200	1	200	
Women's Locker Room						4,010
	Lockers	30' x 40'	2,400	1	2,400	
	Changing	5' x 5'	25	6	150	
	Grooming	4' x 30'	120	1	120	
	Showers	20' x 16'	320	1	320	
	Bathroom	12' x 16'8"	200	1	200	
	Sauna	10' x 15'	150	1	150	
	Steam Room	10' x 15'	150	1	150	
	Whirl Pool	13'3" x 15'	200	1	200	
	Lounge	16' x 20'	320	1	320	
Men's Locker Room						4,010
	Lockers	30' x 40'	2,400	1	2,400	
	Changing	5' x 5'	25	6	150	
	Grooming	4' x 30'	120	1	120	
	Showers	20' x 16'	320	1	320	
	Bathroom	12 x 16'8"	200	1	200	
	Sauna	10' x 15'	150	1	150	
	Steam Room	10' x 15'	150	1	150	
	Whirl Pool	13'3" x 15'	200	1	200	
	Lounge	16' x 20'	320	1	320	
Locker Room Support						580
	Towel Room	10' x 18'	180	1	180	
	Laundry	15' x 20'	300	1	300	
	Janitor	10' x 10'	100	1	100	
Therapeutic Pool						2,876
	20' x 40' Pool	36' x 56'	2,016	1	2,016	
	Family Changing	10' x 12'	120	2	240	
	Pump Room	20' x 25'	500	1	500	
	Chemical Storage	10' x 12'	120	1	120	

# Program Plan for the Health & Wellness Center

Fitness Staff						1,000
	Front Desk / Reception	10' x 24'	240	1	240	
	Retail Sales	12' x 20'	240	1	240	
	Manager Office	10' x 12'	120	1	120	
	Staff Area	6' x 9'6"	57	7	400	
Restaurant Lab						1,600
	Bistro	25' x 40'	1,000	1	1,000	
	Kitchen	20' x 30'	600	1	600	
Market & Demo Kitchen Labs						2,020
	Demo Kitchen / Conference Room	20' x 40'	800	1	800	
	Mobile Test Kitchen	12' x 15'	180	1	180	
	Grocery Lab	20' x 40'	800	1	800	
	Office	10' x 12'	120	1	120	
	Research Assistant	10' x 12'	120	1	120	
	Conference Room	12' x 20'	240	2	480	
	Classroom	25' x 32'	800	3	2,400	
	Business Center	10' x 12'	120	1	120	
<b>CLINICAL AREA</b>						
Clinical Suite						6,070
	Exam Room	10' x 12'	120	23	2,760	
	Work Station	5' x 6'	30	8	240	
	Fellow Faculty	6' x 10'	60	4	240	
	Nurse Station	10' x 12'	120	2	240	
	Counseling Room	10' x 12'	120	7	840	
	Body Composition Lab (DXA)	10' x 18'	180	1	180	
	Exercise Testing Lab	12' x 20'8"	250	2	500	
	Functional Assessment Lab	20' x 25'	500	1	500	
	Procedure Room	10' x 14'	140	2	280	
	Vascular Testing Lab	10' x 12'	120	1	120	
	Strength Testing Lab	10' x 17'	170	1	170	
Clinical Support						3,124
	Reception / Check-In	10' x 12'	120	1	300	
	Waiting	15' x 20'	300	1	320	
	Multi-Purpose Room	16' x 20'	320	1	140	
	Vitals	6' x 8'	48	1	48	
	Phlebotomy Station	5' x 7'	35	4	140	
	Phlebotomy Station - Fasting	7' x 10'	70	2	140	
	Supply / Clean Room	10' x 12'	120	2	240	
	Soiled Room	6' x 8'	48	2	96	
	Laboratory	20' x 20'	400	1	400	
	Drug & Study Storage	10' x 10'	100	10	1,000	
	Freezer Room	16' x 20'	320	1	320	
<b>STAFF &amp; ADMINISTRATION SPACE</b>						
Conference Rooms						1,040
	Conference Administration	12' x 20'	240	1	240	
	Board Room	25' x 32'	800	1	800	
Administration/Management						420
	Business Manager	10' x 12'	120	1	120	
	Accounts Payable	6' x 10'	60	1	60	
	Administrator	10' x 12'	120	1	120	
	Business/Admin Staff	6' x 10'	60	2	120	

# Program Plan for the Health & Wellness Center

HWC Office/Administration						960
	Administrative	10' x 12'	120	1	120	
	Community Partnership Director	10' x 12'	120	1	120	
	Community Partnership Assistants	6' x 10'	60	2	60	
	PI (1)	10' x 12'	120	4	120	
	PI (2)	10' x 12'	120	1	120	
Center for Integrative Medicine						1,470
	Office - Director	10' x 15'	150	1	150	
	Office	10' x 12'	120	10	1,200	
	Nursing Office	10' x 12'	120	1	120	
Center for Women's Health Research						1,470
	Office - Director	10' x 15'	150	1	150	
	Office – Associate Director	10' x 12'	120	1	120	
	Admin Asst	6' x 10'	60	2	120	
	Admin Asst Growth	6' x 10'	60	1	60	
	Manager	10' x 12'	120	1	120	
	Workstations Faculty & PRA	6' x 10'	60	15	900	
Center for Human Nutrition						2,130
	Office - Director	10' x 15'	150	1	150	
	Coordinator Office	10' x 12'	120	4	480	
	Office	10' x 12'	120	3	360	
	PRA	6' x 10'	60	13	780	
	Intern (2)	10' x 12'	120	1	120	
	Monitoring / Student Workstations	5' x 6'	30	8	240	
America on the Move						1,020
	Executive Director	10' x 12'	120	1	120	
	AOM Staff	6' x 10'	60	11	660	
	Director	10' x 12'	120	1	120	
	Intern (2)	10' x 12'	120	1	120	
Colorado Weigh						360
	Office	10' x 12'	120	1	120	
	Staff	6' x 10'	60	4	240	
Look Ahead						780
	Office	10' x 12'	120	2	240	
	Staff	6' x 10'	60	9	540	
Energy Gap						300
	Office	10' x 12'	120	1	120	
	Staff	6' x 10'	60	3	180	
Nutrient Balance						120
	PRA	6' x 10'	60	2	120	
<b>TRANQUILITY SPACE</b>						
Tranquility Rooms						3,620
	Guest Rooms	12'6" x 20'	250	10	2,500	
	Lounge / Dining	20' x 50'	1,000	1	1,000	
	Warming Kitchen	10' x 12'	120	1	120	
<b>Net Program Space Assignment</b>						<b>58,380</b>

## Program Plan for the Health & Wellness Center

Assignable Building Support					900
Cold Room	10' x 10'	100	1	100	
Mail Room	8' x 10'	80	1	80	
Storage	12' x 20'	240	1	240	
Copier / Fax / Mail	10' x 12'	120	2	240	
Break Room	12' x 20'	240	1	240	
<b>Net Assignable Building Support Spaces</b>					<b>59,280</b>
<b>TOTAL GROSS SQUARE FEET</b>					<b>94,848</b>
Building Efficiency @ 62.5% Horizontal & Vertical Circulation, Exterior & Interior Walls, Mechanical, Lobby					

The total assignable square feet is 59,280 asf; the total number of gross square feet that this translates to is 94,848 gsf with an efficiency factor of 62.5%.

### *Alternatives to This Project*

Alternatives to this project include:

Remain in disparate locations including the North Pavilion near the old 9<sup>th</sup> Avenue campus and Building 500 on the Anschutz Medical Campus. This is not desirable because the programs will be hampered in their collaborative activities due to disparate locations and research will be impeded due to antiquated facilities.

Lease space off campus. Leased space would be more costly due to the fact that land on the Anschutz Medical Campus proposed for the project is already owned by the university and bears no acquisition cost to the project. Also, significant donations are unlikely to be realized for leased space.

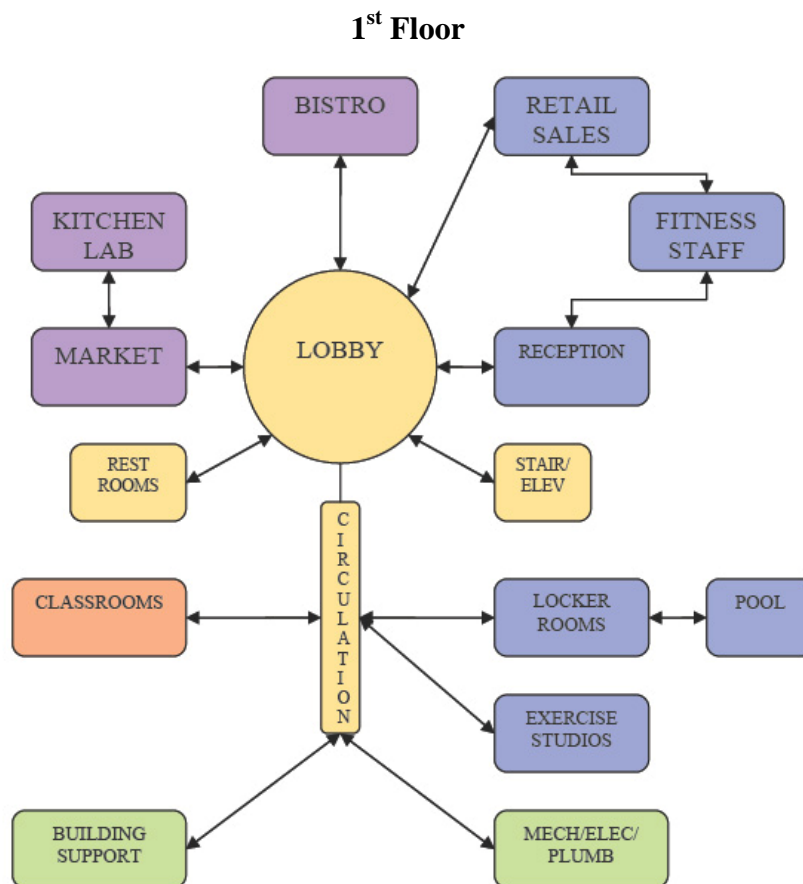
Neither of these alternatives is feasible in the time frame given the goals of this ambitious program and the requirements of the \$15 million cash donation received for the project.

## III. Implementation and Design Criteria

### a. Spatial Relationships

#### i. Diagrammatic Plans or Bubble-Diagrams Illustrating the Interaction and Working Relationships Between and Among Spaces

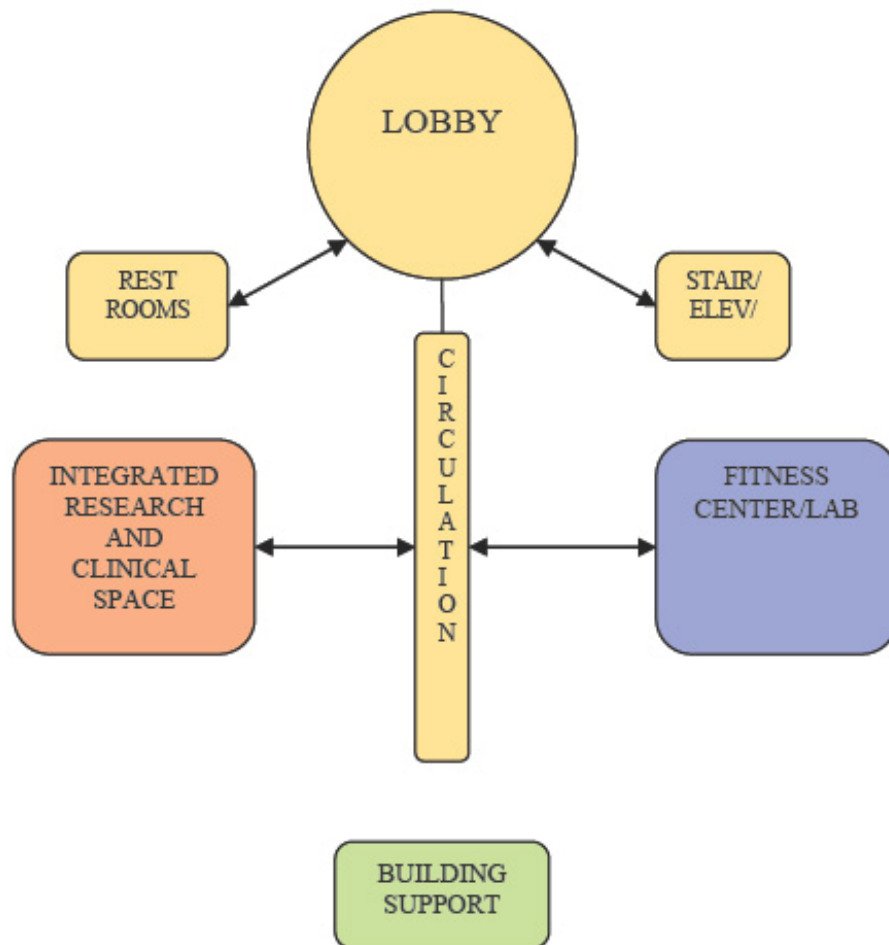
The following 3 graphics illustrate the desired adjacencies of the program functions of the program elements of the HWC. They are arranged by possible floors of the proposed facility. The 1<sup>st</sup> floor shows the market, bistro, classroom/meeting rooms and fitness reception conveniently located off the central lobby. Locker rooms and the therapeutic pool are also accessed on this floor. Not shown is the proposed connection from the locker rooms to the fitness center on the 2<sup>nd</sup> floor. The 2<sup>nd</sup> floor graphic shows the clinical areas with proximity to the fitness center. On the 3<sup>rd</sup> floor are offices of the various researchers as well as administrative areas. The tranquility suites can be located either in this area or on a separate (4<sup>th</sup>) floor above.



## Program Plan for the Health & Wellness Center

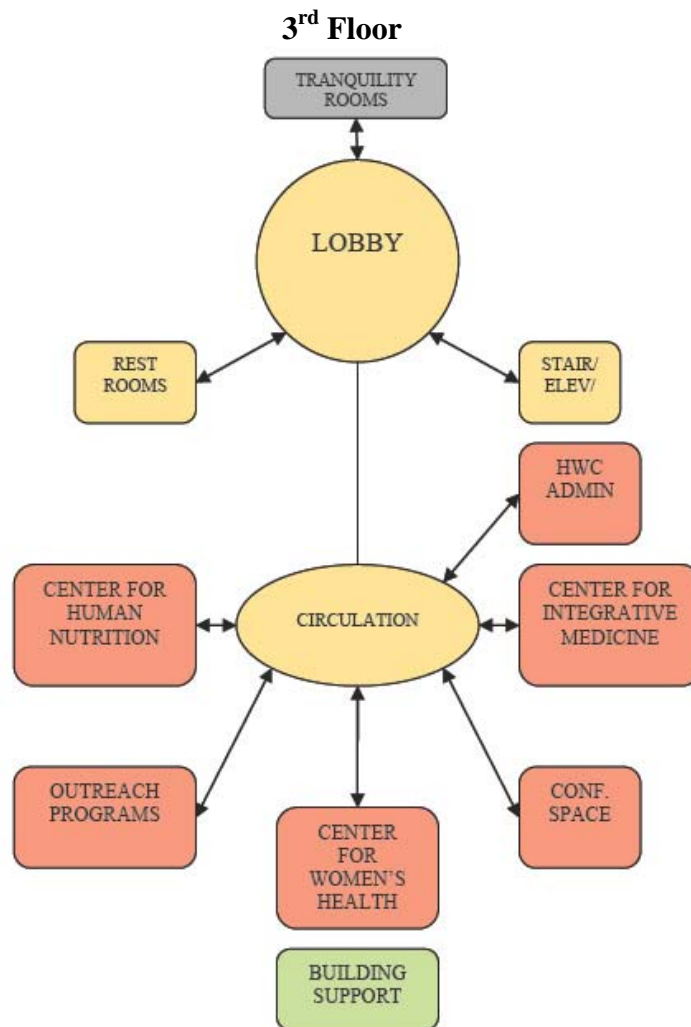
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### 2<sup>nd</sup> Floor



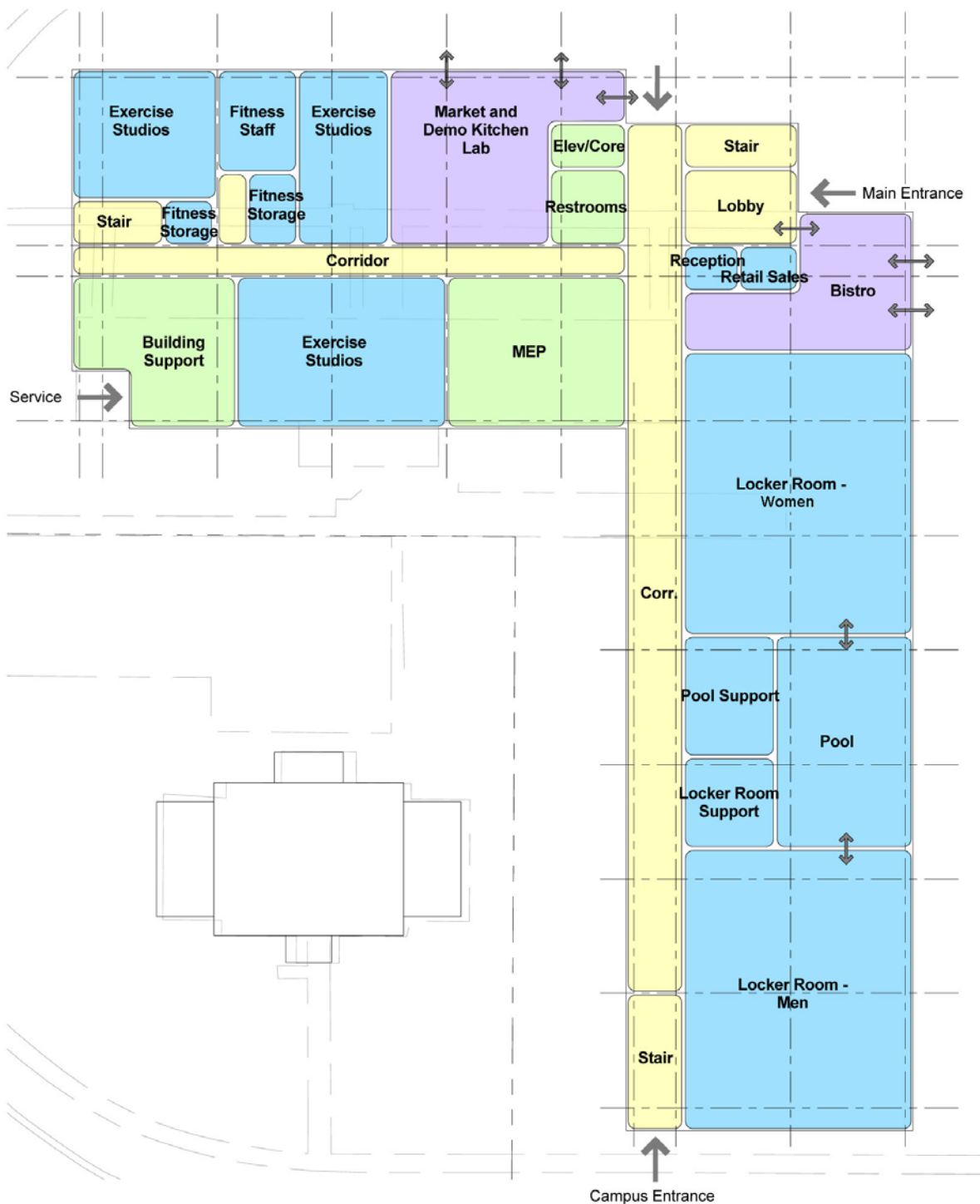
## Program Plan for the Health & Wellness Center

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The following 3 diagrams are stacking diagrams that suggest how the adjacencies demonstrated in the graphics above might be achieved in a facility constructed on the proposed site. The program elements are all located on the floors suggested in the adjacency graphics except that the tranquility rooms are on a 4<sup>th</sup> floor separate from the research and administrative offices. This separation would provide more privacy and a more residential ambience to their occupants.

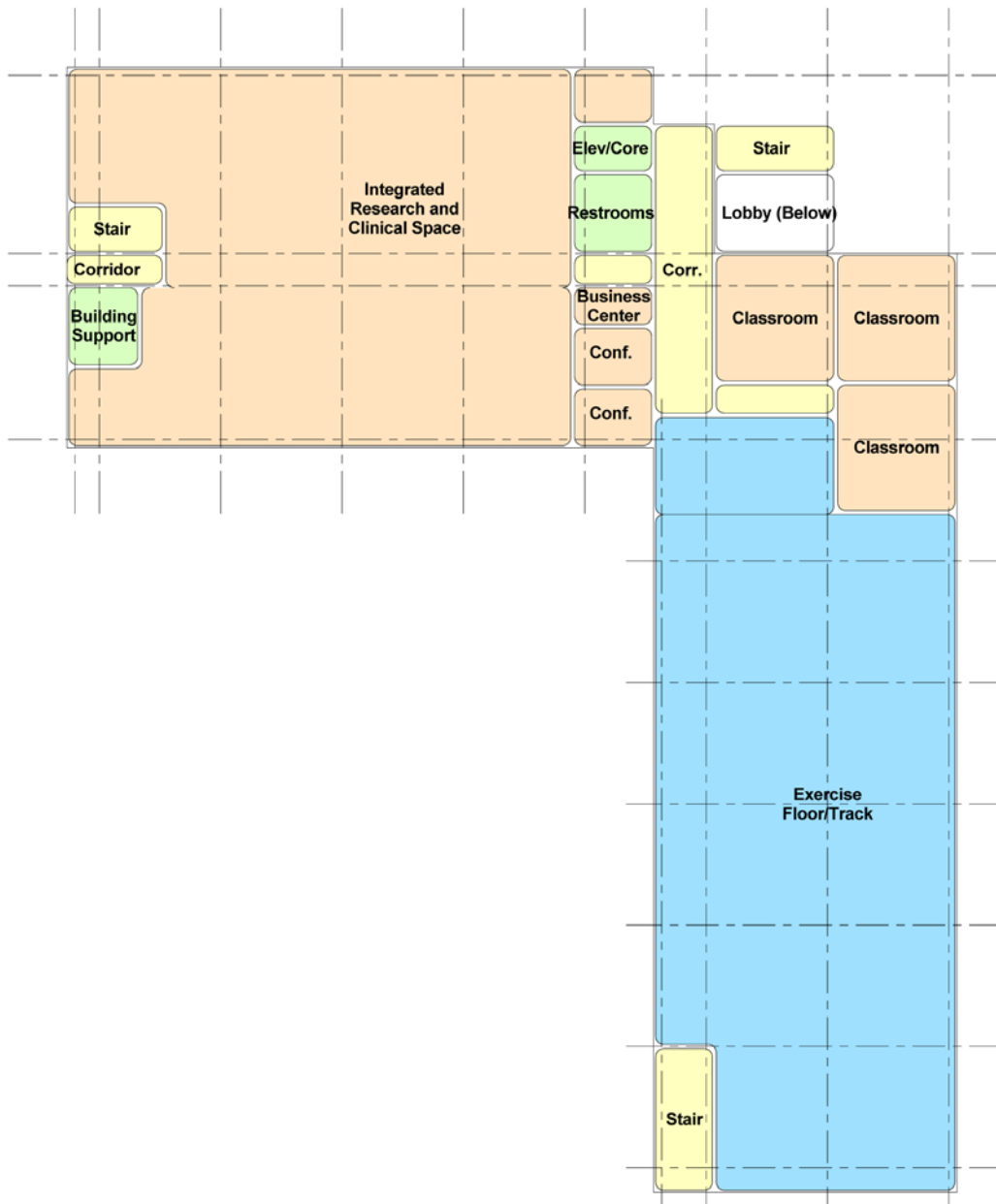
## Program Plan for the Health & Wellness Center



Level 1 Plan  
UCD Health and Wellness Center  
January 12, 2009

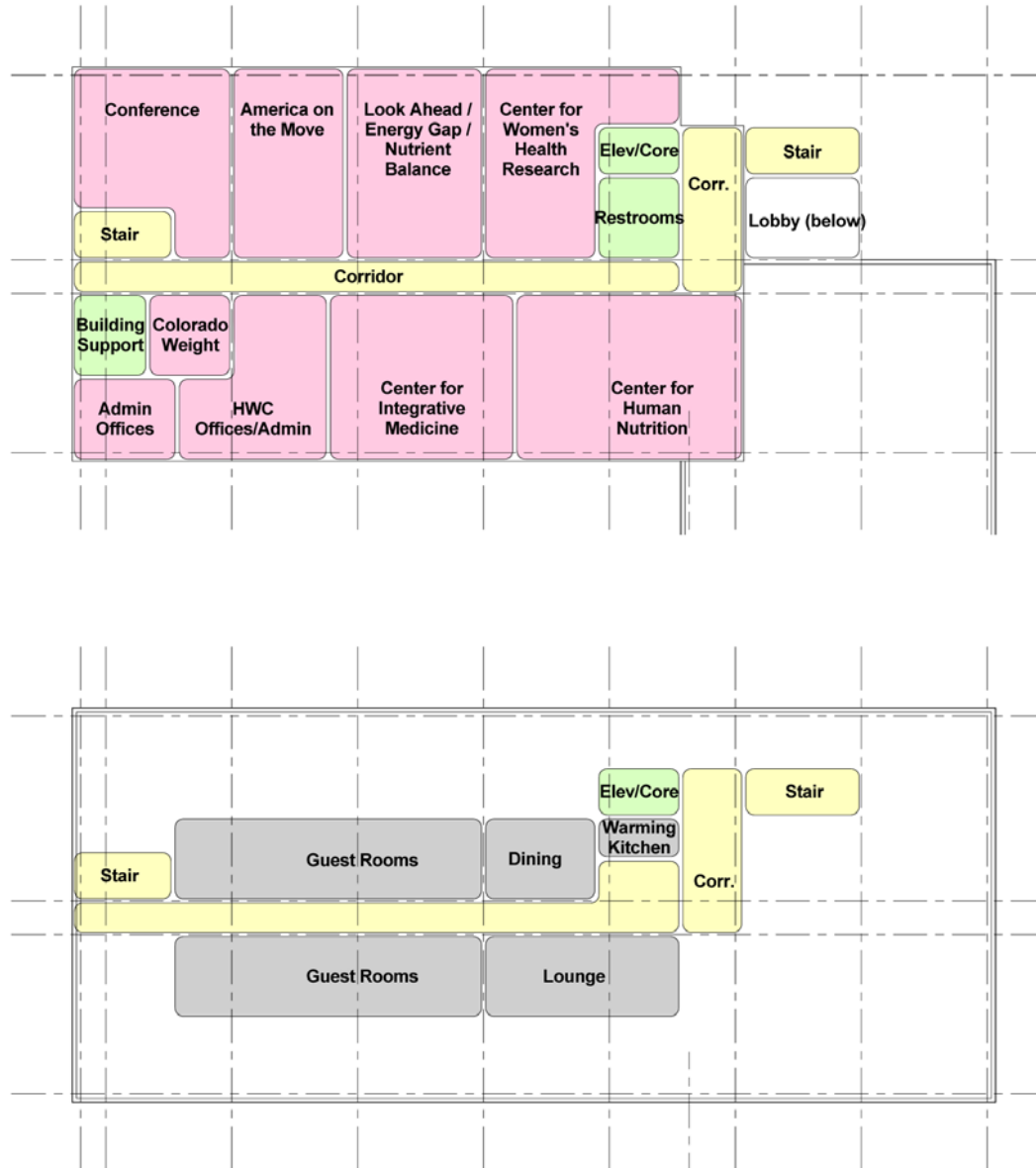


## Program Plan for the Health & Wellness Center



Level 2 Plan  
UCD Health and Wellness Center  
January 12, 2009

## Program Plan for the Health & Wellness Center



Levels 3 and 4 Plan  
UCD Health and Wellness Center  
January 12, 2009

### b. Site Improvements and Requirements

The proposed Health and Wellness Center will be located on the AMC campus immediately south of Montview Boulevard, between Quentin and Racine Streets to the west and east respectively, and north and east of a facility known as the Fisher House. This location is quite

## **Program Plan for the Health & Wellness Center**

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prominent to visitors entering the campus from the west on Montview Boulevard and is one of the first structures to be seen upon entering the campus from the major entry at Montview Boulevard and Peoria Street. The site landscaping and building appearance from this approach will be designed to be particularly attractive and to convey an image of welcoming, cutting edge presence, and health and wellness.

The site is currently occupied by an old army structure known as Building 419. Building 419 will be demolished. The overall site is relatively flat with a slight downward slope to the north; no significant excavation or drainage modifications are contemplated at this time.

The main entry will be welcoming and easily identified. A drop-off area will include handicapped parking and bicycle racks. Bicycle racks will be installed in concrete pads in bicycle accessible locations with proper lighting and security. Consideration will be given for clients picking up foods from the market. Long term parking will be across Racine Street initially on a surface lot and later in a structured parking facility programmed for that site. Consideration is being given to possibly paving a lot immediately south of the center but is not included in this project. The HWC site will be designed for appropriate connectivity to the parking areas.

A delivery area will be planned in as discrete a location as possible.

The building will be designed to allow for possible indoor/outdoor connection to a market area for warmer weather expansion.

Site planning will consider connection from the site to campus pathways for pedestrian access, bicycle access, and connections to a campus wide exercise and jogging trail system that will not only encircle the campus, but also connect to the paths at Sand Creek to the north of the property. A campus master plan diagram indicating the proposed locations of several campus jogging paths is found in the appendix. The blue path extending north along Quentin Street will pass along the edge of the project site.

All pathways and roadways will be properly paved (except for exercise paths), graded with curbs and gutters where needed, and lighted to serve the respective safety and functional requirements. Bollards will be installed to prevent vehicular access to certain pedestrian pathways except for emergency vehicles.

The proposed Health and Wellness Center Site Plan can be found in the Appendix.

The Health and Wellness Center will obtain LEED certification and commissioning. Design efforts will emphasize achievement of an energy efficient facility with particular concern for natural day lighting, sensors for reductions in lighting use, and water use reduction. Indoor air quality will include attention to ventilation opportunities and the specification of low emitting materials. Design specifications will call for recycled local materials where possible with special consideration to carpet, steel, and wood products. Occupants of the building will participate in a complete recycling program.

## **Program Plan for the Health & Wellness Center**

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### **c. Design Requirements**

#### **i. New Utilities Required**

An extensive evaluation of the development of utilities and infrastructure on the Anschutz Medical Campus is detailed in the UC Denver Physical Master Plan Update(s). The proposed Health and Wellness Center will be served by existing infrastructure systems and extensions to the site. The various utilities, outlined briefly below, were designed and installed with sufficient capacity to adequately serve the needs of the campus and this program plan.

##### *Potable Water*

The City of Aurora is the current water supplier for the Anschutz Medical Campus. A 16" feed is located under Quentin Street and another 16" feed is conveniently located under Montview Boulevard. Both streets are adjacent to the proposed site. Static water pressure at the city water connection is 100 p.s.i.

##### *Sanitary Sewer*

Effluent generated on the Anschutz Medical Campus is conveyed to a City of Aurora sanitary sewer interceptor to the north of the Anschutz Medical Campus. This interceptor line feeds into the Metro Wastewater Reclamation District Treatment Plant. Either of two sanitary sewer lines can be tapped to serve the sanitary sewer requirements of the proposed site. An 18" sanitary sewer line runs under Quentin Street and a 21" line runs under Montview Boulevard.

##### *Stormwater Sewer*

On-site storm drainage is collected in an underground system and is discharged into Toll Gate Creek and Sand Creek by way of a 78" line flowing north under Racine Street and adjacent to the site. This line is exceptionally large because it is the collector for the University of Colorado Hospital portion of the Anschutz Medical Campus.

##### *Natural Gas*

Natural gas is available immediately south of the site on the Fisher House property. It may have to be upsized depending further information as the needs of the project are further defined.

##### *Electrical*

The campus electrical system includes below grade lines in combination with pad-mounted transformers. The system is fed from the UC Denver main switch located just south of the campus Central Utility Plant (CUP). The nearest electrical line feed is located at Revere Street and 19<sup>th</sup> Place. The line will be extended to the proposed site.

##### *Telecommunications*

Building 500 is the central point of telephone and teledata feeds serving the entire Anschutz Medical Campus. A telecommunications duct bank has been constructed to a manhole located in the northwest corner of the Aspen parking lot which is proximate to the intersection of Racine Street and Montview Boulevard immediately across the street

## **Program Plan for the Health & Wellness Center**

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from the proposed site. Cabling will be run from the telecommunications center in Building 500 through the duct bank to the referenced manhole location and then extended to the proposed site.

### *Steam and Chilled Water*

Steam and chilled water originate from the CUP. Steam and chilled water lines run along 19<sup>th</sup> Avenue to vault # 10 at the intersection with Racine Street. The lines will have to be extended approximately 400' to the project site.

## **ii. Building Systems and Any Applicable Performance Criteria**

Preliminary planning for the proposed Health and Wellness Center will encompass the following building system elements:

### *Entrance and Exterior Interface*

All entrances will be handicapped accessible. The design of the facility will stress an indoor/outdoor connectivity. The interior market may expand to an outdoor market in warmer weather. In the event a hotel is constructed across Montview Boulevard, the design of the HWC will consider the optimal connectivity to facilities across the street including the possibility of a bridge connection.

### *Security*

Security system controls will be installed in conformance with campus security policies to properly restrict/allow access within the building during off hours. Additional card access controls will also be installed at the entrances to certain sections of the building controlling access to these areas from the elevator lobbies. Additional security lighting fixtures will be installed on the parapets of the building to provide security lighting to major walkways and building approaches surrounding the building.

### *Structure*

The building will likely be a steel structure with an early bid package of the steel structural elements in order to reduce the lead ordering time. Concrete may be evaluated as an alternative in the event that the price of steel is unusually high.

### *Exterior*

The building exterior finish will be brick in the palate of brick materials designated as appropriate for the AMC. Curtain walls and glass will be used where appropriate for occupancies and solar conditions.

## **Program Plan for the Health & Wellness Center**

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### *HVAC System*

The building's state-of-the-art HVAC system will be connected to steam and chilled water lines which originate at the Central Utility Plant. Variable Air Volume (VAV) distribution units will be installed creating air handling zones located throughout the facility in which climate conditions can be monitored and controlled to meet varying conditions prescribed by building conditions and by occupant preferences. The system will be designed to allow for maximum comfort, fresh air exchange, economy, and cooling and heating requirements.

The fitness center zone within the facility will have independent HVAC controls due to varying occupancy loads anticipated.

### *Emergency Generator*

A Health and Wellness Center emergency generator will provide emergency lighting, preserve perishable food storage areas and equipment, and preserve clinical and research specimens.

### *Water*

Water will be drawn from the City of Aurora system.

### *Sewer*

Sewer requirements will be served by the City of Aurora system.

### *Elevators*

Elevators are envisioned to be hydraulic due to the limited 3 story height of the structure.

## **iii. Architectural Design Features**

The 4 story structure will conform to the University of Colorado Denver design guidelines for the Anschutz Medical Campus and will be reviewed by the university's design review board. Materials and aesthetics will be compatible with other structures recently completed on the campus. Natural light will be encouraged in as many areas and to as great an extent as possible. The lobby and the fitness center will have higher than normal ceilings. The center will strive to have an open and integrated feeling which is supportive of the integration of its health programs. The facility will also emphasize consumer accessibility to health resources through openness of spaces such as the demonstration kitchen which will be located directly off the lobby and ease of access to health information resources through computer searches and other resource materials.

# Program Plan for the Health & Wellness Center

## d. Project Schedule, Cost Estimates and Financial Analysis

### i. Project Schedule and Phasing

The phasing for this project is found in the following table and is consistent with data in the CC-C form for this project:

**Health and Wellness Center Project Phasing**

Phase	Start Date	Completion Date
Physical Planning	7/09	6/10
Construction	7/10	12/11
Equipment	1/12	1/12
Occupancy		1/12

### ii. Cost Estimates

The project budget for the construction of the new Health and Wellness Center is \$37,720,827. The sources of this project cost estimate include many new construction costs for recently completed projects at the Anschutz Medical Campus of the University of Colorado Denver as well as projects cited as comparable in the development of the business plan for proposed Health and Wellness Center. This project is entirely composed of new construction and no renovation. A former army officers residence will be demolished and new utility lines will be extended to the proposed site. Equipment costs based on equipping similar fitness centers, dry research laboratories, clinical suites, and office setting were considered in the estimating of the project costs. The estimated project cost is detailed in the following table.

## Capital Project and Construction Budget Health and Wellness Center

### A. Land Acquisition:

Land Purchase Cost	\$0
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### B. Professional Services:

Program Cost	\$130,000
Site Surveys, Investigative Reports	\$211,221
Architectural/Engineering/Basic Services	\$3,097,909
Code Review/Inspection	\$142,272
Program Construction Management	\$0
Advertisements	\$6,000
Other	\$0
<b>Total Professional Services</b>	<b>\$3,587,402</b>

### C. Construction:

Infrastructure	
(a) Services/Utilities	\$900,000
(b) Site Improvements	\$1,574,202
Construction and Renovation	\$24,508,998

## Program Plan for the Health & Wellness Center

Other (Demolition & Security)	\$763,408
High Performance Certification Program	\$416,199
<b>Total Construction Costs</b>	<b>\$28,162,807</b>
<b>D. Equipment and Furnishings:</b>	
Equipment	\$1,679,889
Furnishings	\$743,277
Communications	\$937,238
<b>Total Equipment &amp; Furnishings Costs</b>	<b>\$3,360,404</b>
<b>E. Miscellaneous:</b>	
Art in Public Places	\$0
Relocation	\$281,628
Other Costs (TAP fees)	\$532,356
<b>Total Miscellaneous Costs</b>	<b>\$813,984</b>
<b>Subtotal</b>	<b>\$35,924,597</b>
<b>F. Project Contingency</b>	
Project Contingency 5%	\$1,796,230
<b>Total Contingency</b>	<b>\$1,796,230</b>
<b>Total Budget Request</b>	<b>\$37,720,827</b>
<b>Source of Funds</b>	
CF	\$37,720,827

The table above displays total project costs in the format of the state required CC-C form.

Other project costs which have been considered but are not currently part of this project include a possible enclosed pedestrian bridge connecting the Health and Wellness Center to a possible hotel located across Montview Boulevard. Should there be a pedestrian bridge proposed, it is not clear if the bridge would support any other programmatic function or merely be a pedestrian passage, nor is the funding source identified.

### iii. Financing Explanation

The HWC is a \$37,720,827 cash funded project. A lead gift of \$15 million has been announced. The remaining \$22,720,827 required capital will be financed by additional gifts of \$5 million and a \$25 year auxiliary revenue bond in the amount of \$17,720,827 funded from revenues generated by the fitness facility housed in the building.

Inflationary assumptions include projections to the mid point of the project construction period.



## **IV. Appendices**

### **a. Supporting Documents**

1. Business Plan Work Group
2. UC Denver Anschutz Medical Campus Site Map
3. Site Photograph
4. Jogging and Recreational Exercise Path Map
5. Facilities Audit Summary Report – Building 500
6. Facilities Audit Summary Report – North Pavilion

### **b. Room Utilization Addendum**

### **c. Third Party Review**

## **Program Plan for the Health & Wellness Center**

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### **BUSINESS PLAN WORK GROUP MEMBERS— LIST OF STAKEHOLDERS**

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Suzanne Arkle Wilson, President, Zann & Associates, Inc.

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University of Colorado Denver

## **Program Plan for the Health & Wellness Center**

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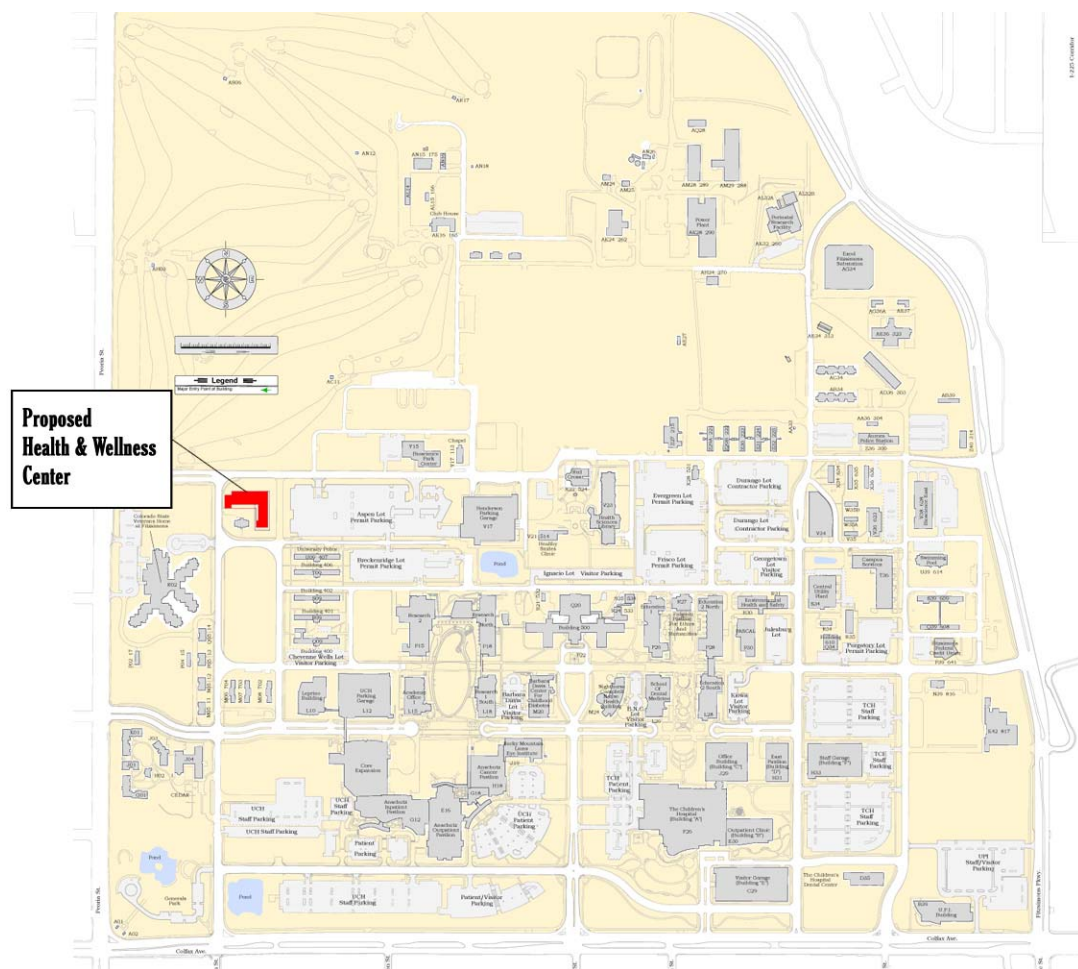
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Holly Wyatt, MD, Associate Professor, Endocrinology, Metabolism, Diabetes, UC  
Denver

Steve Zweck-Bronner, Esq, Managing Sr Associate University Council, UC Denver

## Program Plan for the Health & Wellness Center

## UC Denver Anschutz Medical Campus Site Map



## **Program Plan for the Health & Wellness Center**

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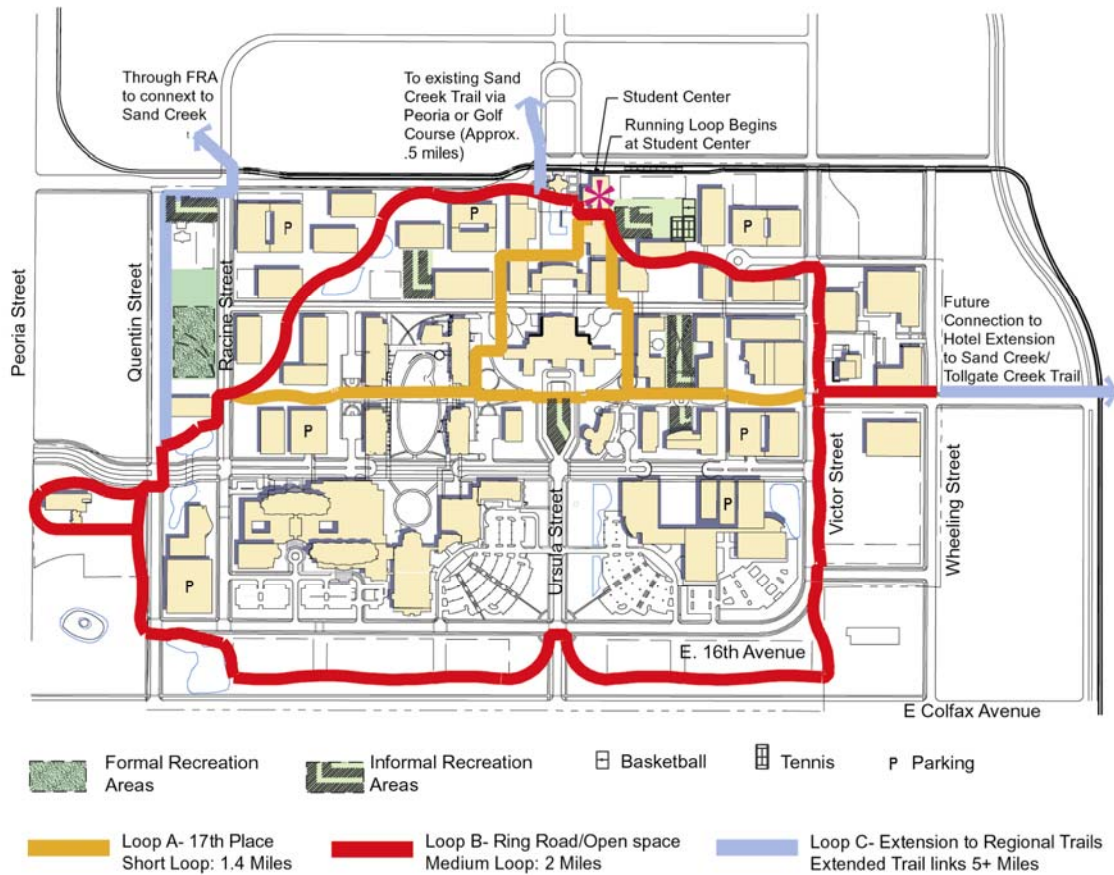
### **Site Photograph**



The picture above shows the current structure occupying the site of the proposed Health and Wellness Center. The structure will be razed to make way for the new facility. The picture is taken at the intersection of Quentin Street and Montview Boulevard looking east.

## Program Plan for the Health & Wellness Center

### Jogging and Recreational Exercise Path Map



# Program Plan for the Health & Wellness Center

## Facilities Audit Summary Report

<b>Building Name:</b>	Bldg 500
<b>Campus/Location:</b>	Fitzsimons
<b>Occupancy Type:</b>	office, data center, storage, clinical
<b>Gross Space (sq ft):</b>	478,211
<b>Number of Levels:</b>	9
<b>Year Built:</b>	1941
<b>Year Remodeled:</b>	1997
<b>Date Inspected:</b>	Apr 2000 Sept 2003 May 2005

**Building Estimated Current Replacement Value (C.R.V.):** \$ 102,300,030

### Summary: Assessment Rating & Deficiency Cost

Building Component	System Deficiency Rating	Building Component Multiplier	Component Value (C.R.V.)	Estimated Cost of Deficiency
Building Structure	74%	0.35	35,805,011	9,219,790
HVAC Systems	61%	0.37	37,851,011	14,754,324
Plumbing Systems	79%	0.08	8,184,002	1,731,735
Electrical Systems	78%	0.16	16,368,005	3,551,857
Code Compliance & Safety	96%	0.04	4,092,001	147,721

100%=Perfect

**Total: \$ 29,405,428**

**Facilities Condition Index**  $(1 - (\text{Deficiency}/\text{C.R.V.})) \times 100 = \text{F.C.I.}$

$$\text{F.C.I.} = \frac{\text{Cost of Deficiency}}{\text{C.R.V.}} = \frac{\$ 29,405,428}{\$ 102,300,030} = 71.3\%$$

Percent Change from Previous = -2.9 %

### Focuses Critical Need:

To achieve the greatest impact, define the Building Component that will be emphasized

HVAC – Air-Handling-Unit replacement and controls upgrade, including chilled water distribution improvements

## Program Plan for the Health & Wellness Center

# Facilities Audit Summary Report

<b>Building Name:</b>	North Pavilion
<b>Campus/Location:</b>	9 <sup>th</sup> Ave Campus – off campus at E. 12 <sup>th</sup> Ave & Clermont St
<b>Occupancy Type:</b>	office, clinical
<b>Gross Space (sq ft):</b>	99,280
<b>Number of Levels:</b>	4
<b>Year Built:</b>	1950's
<b>Year Remodeled:</b>	1980's
<b>Date Inspected:</b>	1993 Jan 96

**Building Estimated Current Replacement Value (C.R.V.):** \$ 19,411,000

### Summary: Assessment Rating & Deficiency Cost

Building Component	System Deficiency Rating	Building Component Multiplier	Component Value (C.R.V.)	Estimated Cost of Deficiency
Building Structure	76%	0.31	6,017,410	1,450,196
HVAC Systems	63%	0.40	7,764,400	2,896,121
Plumbing Systems	68%	0.07	1,358,770	439,562
Electrical Systems	68%	0.15	2,911,650	941,919
Code Compliance & Safety	92%	0.07	1,358,770	103,267

100%=Perfect

**Total: 5,831,064**

### Facilities Condition Index (1 - (Deficiency/C.R.V.)) X 100 = F.C.I.

$$\text{F.C.I.} = \frac{\text{Cost of Deficiency}}{\text{C.R.V.}} = \frac{\$ 5,831,064}{\$ 19,411,000} = 70.0\%$$

Percent Change from Previous = n/a %

### Primary Critical Need:

To achieve the greatest impact, define the Building Component that will be emphasized

- HVAC – Air-Handling-Unit replacement and controls upgrade



## **Program Plan for the Health & Wellness Center**

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### **b. Room Utilization Addendum**

Room utilization studies are not included in this program plan because the spaces involved in the project are not classroom spaces which are appropriate for these studies.

### **c. Third Party Review**

The third party review of this program plan, conducted by RNL, Denver, Colorado, is attached on the following pages.

*(Insert 3<sup>rd</sup> Party Review Letter)*