UNIVERSITY OF COLORADO
STUDENT UNION

Sponsored by: Daniel R. Pabon   Representative

Authored by: Daniel R. Pabon   Representative
                       Elizabeth Liebovich   UMC Board Chair
                       Carlos Garcia   UMC Director

A BILL

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BILL History

The University Memorial Center Expansion and Renovation project was approved by the 48th UCSU Legislative Council on April 23, 1998, establishing a student fee of $36.00 per student per semester (48-LCB#9). At that time during Program Plan development, the project had been estimated by the Design Team (Gensler, WTW Architects, and their consultants) to cost $23,000,000. During the Schematic Design phase of this project, it became evident that the project was going to cost several millions dollars higher than the $23,000,000 Program Plan estimate. There were no scope changes between the Program Plan estimate and the Schematic Development estimates, only market condition increases. Immediately upon confirming this information, members of the UMC Project Team along with the Design Team embarked on a Value Engineering exercise, which resulted in the project being Value Engineers to $25,000,000. Some scope reductions were made at this time. The UMC Board along with UMC Management introduced a Bill (52 LCB#13) to increase the fee from $36.00 to $40.00 to cover the additional estimated costs. This Bill included a fundraising effort of which the UMC has been able to raise $30,000 from the 2000 Senior Gift campaign, and is in the process of securing a $250,000 gift from the Parents Fund over a ten year period. As the project progressed through Design Development and Construction Document stages, the General Contractor, M.A. Mortenson let out bids to its sub-contractors. Again because of market conditions and as a result of the booming construction economy in Colorado, sub-contractor bids were returned much higher than estimated - $3.3 Million higher. Once again the UMC began the Value Engineering process. To date, approximately $1.3 Million worth of items have been identified to be eliminated from the project, leaving the project still approximately $2 Million short of meeting budget. With out a increase in the student fee, value engineering items will include encroaching on the four major tenets: sustainability, architecture, technology, and building usability, as well as a reduction in functionality of the building. In addition, the UMC's ability to generate necessary revenues to pay for the expansion bond would be compromised.

Because of the of the a fore mentioned issues, it has become necessary to request an $5.00 per student per semester increase to the current $40.00 approved fee. This $5.00 increase includes coverage of the 125% debt ratio required by the Board of Regents. The $5.00 increase will ensure that the necessary modifications to the building and added benefits to students can be realized as identified in the two student charettes, and various focus groups, and that UCSU will have a student union facility it can be proud of.

BILL SUMMARY

This bill authorizes the implementation of a $5.00 increase to the $40.00 per student per semester fee previously approved for a maximum of $45.00 per student per semester.

BE IT ENACTED by the Legislative Council of the University of Colorado Student Union, THAT:

SECTION 1: The Legislative Council of the University of Colorado Student Union do hereby increase the previously established fee for the expansion and renovation of the University Memorial Center by the amount of $5.00 per student per semester for a maximum of $45.00 per student per semester. The fee shall not be implemented until the Fall 2001 academic semester.

SECTION 2: This Bill shall take effect upon passage.

12/7/00	**Passed**	**10-6-0**
12/14/00	**Passed**	**9-5-1**

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Leslie Woodworth, Leg Council President   **John A. Moore, Jr., Tri-executive**

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Anthony Goodman, Tri-executive   **Christine Johnsen, Tri-executive**