



# Capital Development Committee

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**University of Colorado Boulder  
Macky Auditorium Renovation**

**2023-008**

#### Project Status

This is the sixth request for funding for the project. It was first requested for funding for FY 2020- 21.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
University of Colorado System	2 of 4	
Colorado Commission on Higher Education	2 of 28	
Office of State Planning and Budgeting	25 of 47	Not recommended for funding.

**Table 2  
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$6,240,671	\$15,758,178	\$11,751,131	\$33,749,980
CF	\$0	\$9,361,008	\$23,637,267	\$17,626,695	\$50,624,970
<b>Total</b>	<b>\$0</b>	<b>\$15,601,679</b>	<b>\$39,395,445</b>	<b>\$29,377,826</b>	<b>\$84,374,950</b>

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University of Colorado Boulder  
Macky Auditorium Renovation

2023-008

**Table 3**  
**Itemized Cost Information**

<b>Category</b>	<b>Prior Appropriation</b>	<b>Budget Year FY 2026-27</b>	<b>Out Year FY 2027-28</b>	<b>Future Requests</b>	<b>Total Costs</b>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$9,069,993	\$1,431,287	\$1,292,571	\$11,793,851
Construction	\$0	\$5,094,825	\$29,314,184	\$20,642,460	\$55,051,469
Equipment	\$0	\$0	\$4,402,025	\$4,560,657	\$8,962,682
Miscellaneous	\$0	\$20,379	\$733,199	\$232,570	\$986,148
Contingency	\$0	\$1,416,482	\$3,514,750	\$2,649,568	\$7,580,800
<b>Total</b>	<b>\$0</b>	<b>\$15,601,679</b>	<b>\$39,395,445</b>	<b>\$29,377,826</b>	<b>\$84,374,950</b>

## Program Plan Status

Approved Program Plan: Yes

Date Approved: October 2025

FCI: 22

## Project Description/Scope of Work

CU Boulder is requesting a combination of state funds and cash funds spending authority for the first phase of a three-phase project to comprehensively renovate the 89,119-GSF Macky Auditorium. The university says the project will update an antiquated building to meet current needs, address deferred maintenance, bring the building into code compliance, and increase space efficiency. This year's request for Phase 1 will fund the design phase and begin construction on high-priority structural stabilization and life-safety improvements, while two subsequent phases will address capital renewal and renovation improvements and commissioning. Deferred maintenance accounts for 34 percent of the project's costs.

The scope of the project's capital renewal elements includes:

- exterior improvements, including window and exterior door rehabilitation or replacement, masonry repointing and cleaning, and flagstone stair repairs;
- foundation waterproofing and developing foundation drainage systems;
- improvements to fire egress pathways from the main performance venue;
- roofing improvements, including adding roofing insulation, replacing flat roof membranes, and repairing gutters and downspouts;
- site improvements for underground utilities and storm drainage;
- hazardous materials abatement or encapsulation;
- complete mechanical systems replacement, including installing new HVAC systems to provide ventilation and cooling;

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- electrical system upgrades, including improvements to the switchgear, power distribution, fire alarm systems, and interior lighting;
- bathroom improvements for accessibility;
- selective replacement of finishes, including carpet, floor tile, woodwork, and paint; and
- restoring the grand stairways serving the performance venue.

Interior spaces will be reconfigured for more efficient office space utilization, accessibility, and modern teaching purposes. To facilitate this, interior construction involves selective demolition and replacement of walls. The university says interior and exterior historic elements will be preserved and restored where possible.

**Cost assumption.** The cost assumption was determined through the program planning process, which relied upon campus costs for other recently completed projects. A 6.0 percent inflation factor is applied to the project for FY 2026-27 based on the Engineering News Record, construction indices, and other indicators. The cost per GSF is \$947. The project meets the Art in Public Places and High Performance Certification Program requirements.

**Table 4**  
**Project Schedule: Phase 1**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	January 2026	December 2026
Construction	January 2027	February 2027

\*Overall project completion: December 2028

## Project Justification

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According to the university, Macky Auditorium requires structural and exterior envelope stabilization and systems upgrades to prevent further degradation, bring the building into code compliance, address deferred maintenance, and improve program delivery. Macky Auditorium has a facility condition index (FCI) rating of 22. FCI is a measure of the cost of remedying building deficiencies compared to a build's current replacement value, and the state architect's target FCI for all buildings is 85. The building was constructed in 1922, and its last significant renovation was in 1985; that renovation focused on building systems and interiors related to the main performance hall. The university says the building is generally structurally sound, but has a failing foundation drainage system and is experiencing water intrusion, which places the structure at risk. Mechanical systems are beyond their useful life. Elements of the building contain or may contain hazardous materials requiring abatement or encapsulation. Fire egress pathways are not up to code, and building exterior pathways are closed due to structural deficiencies. Movement of stage sets is inefficient and creates safety issues, and the building requires accessibility upgrades to meet code compliance for ADA. Other improvements will

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increase the energy efficiency of the building. For instance, the walls and roofing underside contain no insulation, and the windows are single-pane with wooden frames. Improved mechanical systems will also improve occupant comfort.

The university says reconfiguration of certain interior areas will provide improved access for students, align the building with modern academic pedagogy, and enable the use of space effectively and efficiently. Backstage support spaces are lacking and are poorly configured for supporting modern performances. The reconfiguration will also allow for installing HVAC systems suited for the building and its space, thus further increasing energy efficiency.

## Program Information

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Built in 1922, Macky provides classroom and rehearsal space for students from multiple departments, including the College of Music, Film Studies, Theatre & Dance, and German and Slavic languages. Macky contains six classrooms used by the College of Music and the Film Studies, Germanic and Slavic Languages, and Theatre and Dance programs. In fall 2024, 267 students were enrolled in classes and the four departments taught 827 undergraduate credit hours in the building. Macky provides office and support space for 99 faculty, staff, and graduate students.

Macky is also home to the Macky Auditorium Concert Hall, a multi-disciplinary and largely self-funded unit of CU Boulder. The university says the 2,040-seat venue serves the campus and the region by entertaining, educating, and challenging audiences with high-quality local, national, and international performances and events. Macky is home to the CU College of Music's Band, Orchestra, Opera, Jazz, and Choral Studies programs; the CU Presents Artist Series; the Conference on World Affairs; the American Music Research Center; the Center of the American West; the Center for Humanities and the Arts; and the Center for African and African American Studies. Clients include the Boulder Philharmonic Orchestra, the Boulder Ballet, Colorado MahlerFest, the Greater Boulder Youth Orchestra, TEDx Boulder, the Unreasonable Institute, Amplitude Entertainment, AEG Live, and Live Nation, along with university student groups. Beginning in 2027, the auditorium will also be one of the sites for the Sundance Film Festival.

## Source of Cash Funds

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The sources of cash funds for the project are debt and capital reserves. These funds do not come from student fees or tuition.

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University of Colorado Boulder  
Macky Auditorium Renovation

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## Operating Budget

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Operating expenses are paid from institutional sources. The university expects that the project will not impact operating costs.

## Staff Questions and Issues

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None.



# Capital Development Committee

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### FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**University of Colorado Colorado Springs  
Cybersecurity Engineering Cleanroom**

**2026-008**

#### Project Status

This is the second request for funding. This project was first requested for funding in FY 2025-26.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
University of Colorado System	1 of 4	
Colorado Commission on Higher Education	8 of 28	
Office of State Planning and Budgeting	33 of 47	Not recommended for funding.

**Table 2  
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$11,358,000	\$0	\$0	\$11,358,000
CF	\$0	\$3,800,000	\$0	\$0	\$3,800,000
<b>Total</b>	<b>\$0</b>	<b>\$15,158,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,158,000</b>

# FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

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University of Colorado Colorado Springs  
Cybersecurity Engineering Cleanroom

2026-008

**Table 3**  
**Itemized Cost Information**

<b>Category</b>	<b>Prior Appropriation</b>	<b>Budget Year FY 2026-27</b>	<b>Out Year FY 2027-28</b>	<b>Future Requests</b>	<b>Total Costs</b>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,394,640	\$0	\$0	\$1,394,640
Construction	\$0	\$9,334,000	\$0	\$0	\$9,334,000
Equipment	\$0	\$2,979,600	\$0	\$0	\$2,979,600
Miscellaneous	\$0	\$71,500	\$0	\$0	\$71,500
Contingency	\$0	\$1,378,260	\$0	\$0	\$1,378,260
<b>Total</b>	<b>\$0</b>	<b>\$15,158,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,158,000</b>

## Program Plan Status

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Approved Program Plan: Yes

Date Approved: October 2024

FCI: N/A

## Project Description/Scope of Work

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The University of Colorado Colorado Springs (UCCS) is requesting a combination of state funds and cash funds spending authority to renovate 6,000 GSF in its Cybersecurity Building to create a new cleanroom for its College of Engineering and Applied Sciences.

The new microelectronics cleanroom will provide a modern, modular, adaptable facility to continue and expand the work currently done in the college, which is experiencing rapid growth. The cleanroom allows for precise control, monitoring, and maintenance of airborne particles. The renovated facility will include four cleanroom bays, equipment chases, gowning and staging areas, offices, and seminar rooms. The project also includes addressing deferred maintenance and accessibility upgrades to the west side entrance of the building.

**Cost assumption.** Costs utilized third party estimates for similar projects, and they account for inflation at a rate of 4.0 percent to the start of the proposed schedule. The project meets Art in Public Places Program requirements and the project will conform with LEED standards, however it is unknown at this time whether a LEED Gold certification will be feasible.

# FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

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University of Colorado Colorado Springs  
Cybersecurity Engineering Cleanroom

2026-008

**Table 4**  
**Project Schedule**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	May 2026	March 2027
Construction	March 2027	March 2028
Equipment	April 2028	July 2028
Occupancy	July 2028	July 2028

## **Project Justification**

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A separate cash-funded project is renovating the Engineering and Applied Sciences Building on the main campus to facilitate the rapid growth of the programs housed there. Part of that project scope includes repurposing the existing cleanroom into additional classroom space. In order to meet research needs, a new, modern cleanroom is required.

The Cybersecurity Building was originally constructed beginning in 1979 as a private satellite manufacturing facility. The university acquired the building in 2007 and partially renovated it for its cybersecurity program and other uses. The area to be renovated by this project has not been updated since the building was constructed. The university says that renovating this existing space is cost-effective compared to constructing a new cleanroom facility elsewhere on campus, while allowing the existing cleanroom space to be repurposed meets additional programmatic needs.

## **Program Information**

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UCCS and the electrical engineering undergraduate program were initiated in the mid-1960s based upon the need for trained professionals to support the newly formed Hewlett Packard Company. The Engineering and Applied Sciences College has grown to offer 15 bachelor's degrees, 13 master's degrees, and the doctor of philosophy in engineering degree. The college enrolled over 1,495 undergraduate and graduate students in 2024. The rapidly growing programs have exceeded pre-pandemic levels and are expected to grow 5 to 10 percent annually this decade.

# FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

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University of Colorado Colorado Springs  
Cybersecurity Engineering Cleanroom

2026-008

## Source of Cash Funds

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The source of cash funds for this project is fundraising. If fundraising is not sufficient, the university will contribute additional cash funds from campus reserves. The project will not impact tuition or use student fees.

## Operating Budget

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Operating expenses are paid from institutional sources. The project is expected to increase operating costs due to expanded space and the installation of new equipment.

## Staff Questions and Issues

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1. The calculation assumptions mention escalating costs by 4% plus an additional 6% for tariff uncertainty, but the cost summary just shows 4%. How have tariffs impacted the project's costs?

The 4.0% escalation per year is embedded (and shown) in the cost worksheet for the outyears. This current year cost was escalated by 6.0% to reflect current year inflation and uncertainty around the impact of tariffs, so the 6.0% increase was integrated in the FY 20267-27 cost estimate.



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### FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

#### University of Colorado Boulder Economics Building Renovation

2020-122

#### Project Status

This is the fourth request for funding for the project. The University of Colorado Boulder (CU Boulder) first requested funding for the project for FY 2020-21.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
University of Colorado System	4 of 4	
Colorado Commission on Higher Education	20 of 28	
Office of State Planning and Budgeting	43 of 47	Not recommended for funding.

**Table 2  
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$1,442,307	\$11,691,102	\$0	\$13,133,409
CF	\$0	\$2,163,460	\$17,536,652	\$0	\$19,700,112
<b>Total</b>	\$0	\$3,605,767	\$29,227,754	\$0	\$32,833,521

**Table 3  
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,277,970	\$1,829,549	\$0	\$5,107,519
Construction	\$0	\$0	\$23,443,815	\$0	\$23,443,815
Equipment	\$0	\$0	\$1,109,374	\$0	\$1,109,374
Miscellaneous	\$0	\$0	\$187,948	\$0	\$187,948
Contingency	\$0	\$327,797	\$2,657,068	\$0	\$2,984,865
<b>Total</b>	\$0	\$3,605,767	\$29,227,754	\$0	\$32,833,521

# FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

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University of Colorado Boulder  
Economics Building Renovation

2020-122

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## Program Plan Status

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Approved Program Plan: Yes

Date Approved: July 2023

FCI: 40

## Project Description/Scope of Work

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The University of Colorado Boulder (CU Boulder) is requesting a combination of state funds and cash funds spending authority for the first phase of a two-phase project to renovate the 29,605-GSF Economics Building. The university says the project will modernize the building's systems and bring the building's interior into alignment with modern teaching needs. This year's request for Phase 1 designs the project. Phase 2 will perform the construction. The scope of the capital renewal elements of the project includes the following:

- structural repairs to the foundation, brick, block, and waterproofing; roof reinforcement; and floor stabilization;
- improvements to the building's exterior, including window replacement, exterior door rehabilitation, masonry repointing and cleaning, stair repairs, and gutter repair;
- site improvements for underground utilities, storm drainage, and accessibility;
- hazardous materials abatement or encapsulation;
- complete mechanical HVAC system and plumbing replacement;
- complete electrical system replacement, including switchgear, power distribution, fire alarm and security systems, and interior lighting;
- elevator replacement;
- enclosure of stairwells and handrail and guardrail improvements;
- restroom replacement; and
- updating of finishes, including carpet, floor tile, woodwork, and paint.

Interior spaces will be reconfigured for more efficient office space utilization. To facilitate this, interior construction involves selective demolition and replacement of walls. The university says interior and exterior historic elements will be preserved and restored where possible.

**Cost assumption.** The cost assumption was determined through the program planning process, which relied upon campus costs for similar projects. The cost per GSF is \$1,109. The project accounts for inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

# FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

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University of Colorado Boulder  
Economics Building Renovation

2020-122

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**Table 4**  
**Project Schedule**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	July 2026	July 2027
Construction	August 2027	February 2029

## Project Justification

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According to CU Boulder, the Economics Building requires structural and exterior envelope stabilization and systems upgrades to prevent further degradation; bring the building into code compliance; address deferred maintenance, which accounts for 40 percent of the project's costs; and improve program delivery. The Economics Building has a facility condition index (FCI) of 40. FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the state architect's target FCI for all buildings is 85. The building was constructed in 1927, and the building has had no major renovations since its construction. Elements of the building, such as the windows, paint, flooring, mechanical systems, and ceilings, contain or may contain hazardous materials requiring abatement or encapsulation. Stairways require enclosure to address life-safety issues associated with building egress. Restrooms and handrails/guardrails require upgrades to comply with accessibility code. Other improvements will increase the energy efficiency of the building. For instance, the walls and roofing underside contain no insulation, and the windows are single pane with wooden frames. Improved mechanical systems will also improve occupant comfort.

The university says reconfiguration of certain interior areas will provide improved access for students, align with modern academic pedagogy, and enable the use of space effectively and efficiently.

## Program Information

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Designed by Charles Klauder and constructed circa 1930 in the Tuscan Vernacular style, the Economics Building houses the Economics Department, which offers a bachelor of arts degree, a minor, a master of arts, and a PhD. The building also hosts classes for 20 other programs in six centrally scheduled classrooms, ranging from languages to philosophy to communication. In fall 2024, these programs averaged 30 hours per week in the Economics Building, supporting 3,003 students and teaching 4,032 undergraduate credit hours.

# FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

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University of Colorado Boulder  
Economics Building Renovation

2020-122

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## Source of Cash Funds

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The source of cash funds for the project is campus reserves.

## Operating Budget

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Operating expenses are paid from institutional sources. The university expects the project to reduce operating expenses based on a reduction in deferred maintenance costs.

## Staff Questions and Issues

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None.



# Capital Development Committee

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**University of Colorado Boulder  
Guggenheim Geography Building Renovation**

**2008-056**

#### Project Status

This is the ninth request for funding. Funding was first requested for the project for FY 2018-19. Elements of the project have appeared on the University of Colorado Boulder's (CU Boulder) five-year projection of need as a capital renewal project since 2006. A June 2017 program plan changed the scope of the project to include programmatic renovations.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
University of Colorado System	3 of 4	
Colorado Commission on Higher Education	4 of 28	
Office of State Planning and Budgeting	46 of 47	Not recommended for funding.

**Table 2  
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2026-27	Out Year FY 2027-28	Future Requests	Total Costs
CCF	\$0	\$2,008,878	\$19,200,888	\$0	\$21,209,766
CF	\$0	\$3,013,318	\$28,801,332	\$0	\$31,814,650
<b>Total</b>	<b>\$0</b>	<b>\$5,022,196</b>	<b>\$48,002,220</b>	<b>\$0</b>	<b>\$53,024,416</b>

# FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

University of Colorado Boulder  
Guggenheim Geography Building Renovation

2008-056

**Table 3**  
**Itemized Cost Information**

<b>Category</b>	<b>Prior Appropriation</b>	<b>Budget Year FY 2026-27</b>	<b>Out Year FY 2027-28</b>	<b>Future Requests</b>	<b>Total Costs</b>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$4,565,633	\$3,813,787	\$0	\$8,379,420
Construction	\$0	\$0	\$36,678,065	\$0	\$36,678,065
Equipment	\$0	\$0	\$2,591,897	\$0	\$2,591,897
Miscellaneous	\$0	\$0	\$554,633	\$0	\$554,633
Contingency	\$0	\$456,563	\$4,363,838	\$0	\$4,820,401
<b>Total</b>	<b>\$0</b>	<b>\$5,022,196</b>	<b>\$48,002,220</b>	<b>\$0</b>	<b>\$53,024,416</b>

## Program Plan Status

Approved Program Plan: Yes

Date Approved: October 2025

FCI: 24

## Project Description/Scope of Work

CU Boulder is requesting a combination of state funds and cash funds spending authority for the first phase of a two-phase project to renovate the 22,909-GSF Guggenheim Geography Building. The project includes \$10.8 million in deferred maintenance upgrades, representing 20 percent of the total project cost. The university says the project will revitalize an antiquated building with a low Facility Condition Index (FCI) rating of 24 and facilitate greater operational and energy efficiency. The FCI is a measure of the cost of remedying building deficiencies compared to a building's current replacement value, and the state architect's target FCI for all buildings is 85. The first phase is project design; the second phase completes the design work and addresses construction.

The capital renewal elements of the project will address the following systems and issues in the Guggenheim Building:

- asbestos contamination;
- elevator motors;
- the electrical system, including the transformer, panel boards, and feeder;
- exterior envelope, including window and skylight replacement, exterior door rehabilitation, masonry repointing and cleaning, flagstone stair resetting, and foundation waterproofing;
- fire-rated doors, fire alarm systems, and fire-rated wall penetrations;
- the HVAC system, including installing air conditioning in the building;
- lighting systems;

# FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

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University of Colorado Boulder  
Guggenheim Geography Building Renovation

2008-056

- plumbing and the sanitary waste system;
- gutters, downspouts, and soffits;
- roofing, including insulation;
- floor and roof structural improvements to stabilize the building;
- secondary stair construction for life safety;
- smart technology upgrades;
- utility distribution lines; and
- interior and exterior historic elements.

The project also performs programmatic renovations of the building's interior by resizing offices and developing office suites, reconfiguring the classrooms to provide common study and gathering spaces, and upgrading corridors and the overall building layout to improve traffic patterns.

**Cost assumption.** The cost assumption was determined through the program planning process. CU Boulder is estimating a 6.0 percent inflation factor for FY 2026-27 and 5.0 percent in subsequent years, based on the recent regional inflation index, National Engineering News/Record, and other indices. The cost per GSF is \$2,315. The project meets the Art in Public Places and High Performance Certification Program requirements.

**Table 4**  
**Project Schedule**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	July 2026	July 2027
Construction	October 2027	December 2028
Equipment	December 2028	January 2029
Occupancy	January 2029	January 2029

## Project Justification

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According to CU Boulder, the Guggenheim Building, which is over 100 years old, has received minimal improvements over the years and requires an overhaul of its systems to address life safety, code, energy efficiency, deferred maintenance, and tenant comfort issues. Program based renovations will consolidate the scattered Department of Geography, increase the operational efficiency of the building, and provide modern facilities in support of the social science programs housed in the building.

The university explains that although the historic building has not received a wholesale renovation since its construction, it remains structurally sound but is in need of upgrades to its basic systems. The project's capital renewal improvements will address various life-safety and

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University of Colorado Boulder  
Guggenheim Geography Building Renovation

2008-056

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code compliance issues. For instance, the only fire egress is a metal ladder extending down the south side of the three-story building; the project will mitigate this issue by adding a 2,112-GSF secondary stairwell from the third floor, and will upgrade other fire-related systems to increase safety. The project also abates asbestos, improves ADA accessibility, and enhances room capacity. Installation of a cooling system in the building will improve occupant comfort. The systems improvements will also address deferred maintenance, energy efficiency, worn finishes, preservation of key historical elements, and the building's appearance.

The university says that the building's current layout is a legacy of its original construction, with classroom and lab spaces scattered around the building, intermingling with faculty offices. Office configurations create inefficient layouts on each floor, and the offices are much larger than current standards. Narrow corridors access offices, and configurations have been further compromised by retrofits to accommodate more modern building systems and life-safety measures. Under the project, the building's interior will be reconfigured with an eye toward operational efficiency. Spaces will be consolidated by academic type, providing for greater efficiency and easier access for students to classroom and study space, while office areas will be out of high-traffic areas to facilitate quiet study. Office suites will be developed for shared use by faculty, augmented by small focus rooms to meet with students in private.

## Program Information

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Built in 1908, the Guggenheim Building first housed the School of Law, until the Department of Geography moved into the building in 1959. The department confers BA, MA, and PhD degrees, and conducts theoretical and applied work in human geography, environment and society geography, physical geography, and geographic information science. Although the Department of Geography is the primary occupant in the Guggenheim Building, a total of 15 departments offered coursework in the building in fall 2024. Overall, 2,830 undergraduate credit hours and 159 graduate credit hours were taught in the building in fall 2024.

## Source of Cash Funds

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The source of cash funds for the project is a mix of debt and reserve funds. The university notes that the project will not impact tuition or use student fee revenues.

## Operating Budget

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Operating expenses are paid from institutional sources. The university expects the project to result in no new operating costs. Costs for adding cooling to the building are expected to be

# FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

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University of Colorado Boulder  
Guggenheim Geography Building Renovation

2008-056

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offset by savings resulting from upgrades to the building's envelope, lighting, and mechanical systems.

## Staff Questions and Issues

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1. Last year this project was projected to cover the entire \$14.5 million maintenance backlog, while this year it is only expected to resolve \$10.8 million, why the difference?

This difference is attributable to the reclassification of some of the work in the project. In last year's submission, the improvements to the exit stairs were classified as a life safety/emergency egress risk. However, after further analysis, the campus determined that meeting the egress code requirements for the exit stairs, while essential to the project, does not qualify as deferred maintenance.