



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**University of Northern Colorado
McKee Hall Renewal (Capital Renewal)**

2025-019

Project Status

This is the third request for funding. Funding for the project was first requested for FY 2024-25.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
University of Northern Colorado	1 of 3	
Colorado Commission on Higher Education	3 of 28	
Office of State Planning and Budgeting	30 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	\$38,853,967	\$0	\$0	\$38,853,967
CF	\$0	\$2,524,060	\$0	\$0	\$2,524,060
Total	\$0	\$41,378,027	\$0	\$0	\$41,378,027

**Table 3
Itemized Cost Information**

Fund Source	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	\$5,928,882	\$0	\$0	\$5,928,882
Construction	\$0	\$30,443,672	\$0	\$0	\$30,443,672
Equipment	\$0	\$1,193,834	\$0	\$0	\$1,193,834
Miscellaneous	\$0	\$50,000	\$0	\$0	\$50,000
Contingency	\$0	\$3,761,639	\$0	\$0	\$3,761,639
Total	\$0	\$41,378,027	\$0	\$0	\$41,378,027

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University of Northern Colorado
McKee Hall Renewal (Capital Renewal)

2025-019

Program Plan Status

Approved Program Plan: Yes

Date Approved: May 2023

FCI: 76

Project Description/Scope of Work

The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to renovate the 129,846-GSF McKee Hall. This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing academic buildings on a building-by-building basis, rather than project-by-project.

The project will modernize the building by improving technology infrastructure, accessibility, and energy efficiency in an academic building largely unaltered since its construction in 1968. It refurbishes all classrooms, major lecture halls, and windows, while addressing flooring, ceilings, paint, and lighting in the primary and secondary corridors. The project replaces doors and hardware throughout the building. Exterior improvements include repairing sidewalks, improving the adjacent amphitheater's terraced seating and upgrading the space for ADA accessibility, and replacing all exterior windows while adding more exterior windows to the building for improved lighting and thermal efficiency.

Approximately 35 percent of the project cost addresses deferred maintenance, including electrical, HVAC, mechanical, and plumbing systems. In addition to replacing hardware, the project addresses energy efficiency by constructing vestibules at major building entrances. The project will bring the building up to ADA code, including updates to restrooms, lecture halls, and signage for wayfinding. UNC will repurpose some inefficient storage areas for student gathering and collaboration spaces.

Cost assumption. UNC based deferred maintenance estimates on an independent architectural firm's estimates. The cost per GSF is \$319 and the project accounts for inflation. As a capital renewal project, it is exempt from Art in Public Places and High Performance Certification Program requirements. However, the university will target LEED Gold certification for the project.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	June 2026	July 2027
Construction	September 2027	January 2029
Equipment	January 2029	March 2029
Occupancy	March 2029	

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2025-019

Project Justification

Many of the building's systems are original to the building and at the end of their expected life. In addition to code and accessibility deficiencies that have accumulated over decades, the facility lacks the necessary technology infrastructure to support the needs of modern classrooms. UNC says that, starting with the COVID pandemic, perceptions of the appeal of teaching as a career path have declined, impacting the school's enrollment. The diminished functionality and aesthetics of McKee Hall have added to the problem, and renewing the building's systems will improve academic delivery and ensure the value of these career programs, according to the university.

Installing a new transformer and motor control center, along with replacing the main switchboard and branch circuit panels, will bring the building's electrical system into alignment with the National Electrical Code. Replacing emergency and egress lighting will improve occupant safety. Upgrades to plumbing, mechanical, and window systems will improve the building's energy efficiency. Modernizing classrooms will allow the university to be more flexible and versatile in terms of maximizing instruction and scheduling, which UNC says will improve student success.

The university says that the building has a Facility Condition Index (FCI) of 76. 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. If the project is funded, UNC says it will remove several associated controlled maintenance projects from its five-year-need list. If the project is not funded, the university expects maintenance costs to increase as building systems require repair or replacement.

Program Information

Founded in 1889 as a teacher's college, UNC is a Hispanic-Serving Institution with about 9,000 students across more than 200 undergraduate and graduate programs. McKee Hall houses 13 departments including the College of Education and Behavioral Sciences, the Gifted and Talented Education Center, the School of Psychological Sciences, and the School of Special Education. It also contains a public clinic for the Department of Applied Psychology and the Department of Counselor Education. UNC says the McKee project impacts several career paths found in the U.S. Bureau of Labor Statistics' list of top occupations with the highest projected job openings.

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Source of Cash Funds

The source of cash funds for the project is the university's capital reserve, which accrues revenue from tuition and a student capital fee.

Operating Budget

Operating costs are paid from institutional sources. UNC expects the project to reduce operating costs due to the replacement of aging and problematic equipment and finishes, and a resulting reduction in utility costs.

Staff Questions and Issues

None.



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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**University of Northern Colorado
Candelaria Hall Renewal (Capital Renewal)**

2025-020

Project Status

This is the third request for funding. The project was first requested for FY 2024-25. A similar capital construction request to renovate and expand the building was approved in 2021, but another bill rescinded the appropriation during the 2021 special legislative session.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
University of Northern Colorado	3 of 3	
Colorado Commission on Higher Education	27 of 28	
Office of State Planning and Budgeting	32 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	\$31,580,926	\$0	\$0	\$31,580,926
CF	\$0	\$677,425	\$0	\$0	\$677,425
Total	\$0	\$32,258,351	\$0	\$0	\$32,258,351

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University of Northern Colorado
Candelaria Hall Renewal (Capital Renewal)

2025-020

Table 3
Itemized Cost Information

Fund Source	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	\$4,162,425	\$0	\$0	\$4,162,425
Construction	\$0	\$24,154,164	\$0	\$0	\$24,154,164
Equipment	\$0	\$969,185	\$0	\$0	\$969,185
Miscellaneous		\$40,000	\$0	\$0	\$40,000
Contingency		\$2,932,577	\$0	\$0	\$2,932,577
Total		\$32,258,351	\$0	\$0	\$32,258,351

Program Plan Status

Approved Program Plan: Yes

Date Approved: 05/01/2023

FCI: 73

Project Description/Scope of Work

The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to renovate Candelaria Hall. This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing academic buildings on a building-by-building basis, rather than project-by-project.

The project will modernize the building by improving technology infrastructure, accessibility, and energy efficiency in an academic building largely unaltered since its construction in 1972. It replaces all classrooms, concrete sun shades, and windows, while addressing flooring, ceilings, paint, and lighting in the primary and secondary corridors. The project replaces doors and hardware throughout the building. It also constructs a new elevator equipment room. Exterior improvements include repairing sidewalks, improving the adjacent amphitheater's terraced seating and upgrading the space for ADA accessibility, and replacing all exterior windows for improved lighting and thermal efficiency.

Approximately 59 percent of the project cost addresses deferred maintenance, including replacing electrical, HVAC, and plumbing systems. In addition to replacing hardware, the project addresses energy efficiency by constructing vestibules at major building entrances and replacing the original exterior glazing to prevent heat loss. The project brings the building up to ADA code, including updates to restrooms, lecture halls, and signage for wayfinding. UNC will repurpose some inefficient storage areas for student gathering and collaboration spaces.

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Cost assumption. UNC based deferred maintenance estimates on an independent architectural firm’s estimates. The cost per GSF is \$404 and the project accounts for inflation at a rate of 6.0 percent for design and 4.5 percent for construction. As a capital renewal project, it is exempt from Art in Public Places and High Performance Certification Program requirements. However, the university will target LEED Gold certification for the project.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	June 2026	July 2027
Construction	September 2027	January 2029
Equipment	January 2029	March 2029
Occupancy	March 2029	

Project Justification

Many of the building’s systems are original to the building and at the end of their expected life. In addition to code and accessibility deficiencies that have accumulated over decades, the facility lacks the necessary technology infrastructure to support the needs of modern classrooms.

UNC says replacing emergency and egress lighting will improve occupant safety. Upgrades to plumbing, mechanical, and window systems will improve the building’s energy efficiency and address code issues. Modernizing classrooms will allow the university to be more flexible and versatile in terms of maximizing instruction and scheduling, which UNC says will improve student success.

The university says that the building has a Facility Condition Index (FCI) of 76. 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. If the project is funded, UNC says it will remove several associated controlled maintenance projects from its five-year-need list. If the project is not funded, the university expects maintenance costs to increase as building systems require repair or replacement.

Program Information

Founded in 1889 as a teacher’s college, UNC is a Hispanic-Serving Institution serving about 9,000 students across more than 200 undergraduate and graduate programs. Candelaria Hall is

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Candelaria Hall Renewal (Capital Renewal)

2025-020

primarily occupied by the College of Humanities and Social Sciences. Units within the college include:

- Africana Studies;
- Anthropology;
- Chicana/o and Latinx Studies;
- Communication and Journalism;
- Philosophy;
- Political Science and International Affairs;
- Sociology; and
- World Languages and Cultures.

Source of Cash Funds

The source of cash funds for the project is the university's capital reserve, which accrues revenue from tuition and a student capital fee.

Operating Budget

Operating costs are paid from institutional sources. UNC expects the project to reduce operating costs due to the replacement of aging and problematic equipment and finishes, and a resulting reduction in utility costs.

Staff Questions and Issues

None.



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FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

**University of Northern Colorado
Crabbe Hall Renewal (Capital Renewal)**

2024-006

Project Status

Funding for the project was first requested for FY 2023-24. This is the fourth request for funding.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
University of Northern Colorado	2 of 3	
Colorado Commission on Higher Education	13 of 28	
Office of State Planning and Budgeting	34 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	\$12,728,150	\$0	\$0	\$12,728,150
CF	\$0	\$826,855	\$0	\$0	\$826,855
Total	\$0	\$13,555,005	\$0	\$0	\$13,555,005

**Table 3
Itemized Cost Information**

Fund Source	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	\$2,156,951	\$0	\$0	\$2,156,191
Construction	\$0	\$9,802,779	\$0	\$0	\$9,802,779
Equipment	\$0	\$328,001	\$0	\$0	\$328,001
Miscellaneous	\$0	\$35,000	\$0	\$0	\$35,000
Contingency	\$0	\$1,232,274	\$0	\$0	\$1,232,274
Total	\$0	\$13,555,005	\$0	\$0	\$13,555,005

FISCAL YEAR 2026-27 CAPITAL CONSTRUCTION REQUEST

University of Northern Colorado
Crabbe Hall Renewal (Capital Renewal)

2024-006

Program Plan Status

Approved Program Plan: Yes

Date Approved: 10/26/23

FCI: 66

Project Description/Scope of Work

The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to update all of the mechanical and electrical systems, add cooling systems, and update architectural finishes within the 22,723-GSF Crabbe Hall. The project will address key building operating and comfort issues. The university says that 53.0 percent of the project's costs are dedicated to deferred maintenance issues. This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing academic buildings on a building-by-building basis, rather than project-by-project. The project scope includes:

- extending cooling systems from the adjacent central campus chilled water plant to cool the building;
- updating the building's electrical system;
- foundation, column, and exterior wall work;
- improving lighting, particularly in the art program spaces;
- refreshing plumbing elements;
- improving ADA accessibility by installing a ramp and new door hardware;
- updating and expanding the card access system;
- replacing old window systems;
- updating information technology systems;
- refreshing architectural finishes;
- refinishing or replacing interior doors; and
- adding ceiling panels to improve acoustics and cover up exposed piping and electrical conduits.

Cost assumption. A contractor evaluated the building and its systems and provided a cost estimate for the project. The cost per GSF is \$597, and the project accounts for inflation. As a capital renewal project, it is exempt from the Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2026	April 2027

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University of Northern Colorado
Crabbe Hall Renewal (Capital Renewal)

2024-006

Construction	April 2027	April 2028
Equipment	April 2028	May 2028
Occupancy	May 2028	

Project Justification

Constructed in 1919, Crabbe Hall has received no major alterations or additions since the building's construction except for the addition of a fire sprinkler system in 2018. All of the building's mechanical and electrical systems are near the end of their expected life or are operating at capacity. Issues with building systems impact the building's ability to serve its function as a quality learning environment for students.

The building uses steam heat and the steam converter, radiators, and condensate system frequently leak. An emergency controlled maintenance project to abate and replace the steam piping was carried out in the summer of 2022. The heating system controls are primarily manual. The building's ventilation is insufficient for the paints, solvents, and other chemicals used by the arts programs in the building. The building has no central cooling and is currently relying on window air conditioning units. The building's electrical system has been renovated numerous times, but there is no main distribution gear and the surface-mounted panels are at capacity with no room for additional equipment. The window systems were last replaced in the early 1990s and are experiencing spring failures and other operational issues.

The university says that the building has a Facility Condition Index (FCI) of 66. 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.

Program Information

Founded in 1889 as a teacher's college, UNC is a Hispanic-Serving Institution serving about 9,000 students across more than 200 undergraduate and graduate programs. Crabbe Hall opened in 1919 and originally housed the Home Economics and Fine Arts programs. It currently houses the College of Performing and Visual Arts, Photography and Dance programs, and part of the 2D Art and Design programs.

Source of Cash Funds

The source of cash funds for the project is the university's capital reserve, which accrues money from tuition and a student capital fee.

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Crabbe Hall Renewal (Capital Renewal)

2024-006

Operating Budget

Operating costs are paid from institutional sources. UNC anticipates a reduction in operating costs due to installing more efficient equipment and the replacement of aging and faulty systems.

Staff Questions and Issues

None.