



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**University of Colorado Boulder
Macky Auditorium Renovation**

2023-008

Project Status

This is the fifth request for funding for the project. It was first requested for funding for FY 2020-21, but it was not included in the University of Colorado Boulder's (CU Boulder) FY 2021-22 requests.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
University of Colorado	3 of 6	
Colorado Commission on Higher Education	5 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$13,268,062	\$9,479,724	\$9,212,241	\$31,960,027
CF	\$0	\$19,902,093	\$14,219,586	\$13,818,361	\$47,940,040
Total	\$0	\$33,170,155	\$23,699,310	\$23,030,602	\$79,900,067

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University of Colorado Boulder
Macky Hall Renovation

2023-008

Table 3
Itemized Cost Information

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$9,282,530	\$1,343,605	\$1,173,070	\$11,799,205
Construction	\$0	\$20,872,156	\$20,201,223	\$14,106,426	\$55,179,805
Equipment	\$0	\$0	\$0	\$4,704,503	\$4,704,503
Miscellaneous	\$0	\$83,489	\$80,805	\$822,368	\$986,662
Contingency	\$0	\$2,931,980	\$2,073,677	\$2,224,235	\$7,229,892
Total	\$0	\$33,170,155	\$23,699,310	\$23,030,602	\$79,900,067

Program Plan Status

Approved Program Plan: Yes

Date Approved: June 2022

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 86,721-GSF Macky Auditorium. The university says the project will update an antiquated building to meet 21st century needs, address deferred maintenance, bring the building into code compliance, and increase space efficiency. This year's request for Phase I 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 55 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 are to be preserved and restored where possible.

Cost assumption. The cost assumption was determined through the program planning process, which relied upon campus costs for the recently completed Ketchum Arts and Sciences project. The Ketchum project was similar to the Macky Auditorium project in that it revitalized an historic building of approximately the same age that needed renewal of its basic systems. A 5.0 percent inflation factor is applied to the project for FY 2025-26 based on the Engineering News Record, construction indices, and other indicators. The cost per GSF is \$921. The project meets the Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2025	July 2026
Construction	July 2026	July 2027

Project Justification

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 the university says the 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

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University of Colorado Boulder
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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 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

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 2023, 162 students were enrolled in classes and two departments taught 590 undergraduate credit hours in the building. Macky provides office and support space for 92 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.

Source of Cash Funds

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 Hall Renovation

2023-008

Operating Budget

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

Staff Questions and Issues

1. How have the estimates of deferred maintenance changed from previous requests?

The large variation of the deferred maintenance estimate from the program plan submitted in 2023 versus the program plan in 2024 is due to a new facilities condition assessment completed in January 2024. The 2023 data was based on a condition assessment that was completed in 2018. The campus typically tries to re-assess buildings on a five-year cycle. One of the largest cost increases identified by the new facilities condition assessment was handrails. This line item represents all handrails interior and exterior to the building, including the catwalk system above the auditorium. The catwalk system supports stage performances and maintenance of systems above the ceiling. It was added to the deferred maintenance requirements list due to recent reports that identified safety issues and necessary improvements.



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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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

2026-008

Project Status

This is a new, never-before-requested project.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
University of Colorado	2 of 6	
Colorado Commission on Higher Education	7 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$10,700,000	\$0	\$0	\$10,700,000
CF	\$0	\$3,600,000	\$0	\$0	\$3,600,000
Total	\$0	\$14,300,000	\$0	\$0	\$14,300,000

**Table 3
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,374,880	\$0	\$0	\$1,374,880
Construction	\$0	\$8,858,304	\$0	\$0	\$8,858,304
Equipment	\$0	\$2,699,674	\$0	\$0	\$2,699,674
Miscellaneous	\$0	\$66,260	\$0	\$0	\$66,260
Contingency	\$0	\$1,300,882	\$0	\$0	\$1,300,882
Total	\$0	\$14,300,000	\$0	\$0	\$14,300,000

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Colorado Springs
Cybersecurity Engineering Cleanroom

2026-008

Program Plan Status

Approved Program Plan: Yes

Date Approved: October 2024

FCI: N/A

Project Description/Scope of Work

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 is targeting LEED Gold, consistent with campus standards.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	May 2025	October 2025
Construction	November 2025	March 2027
Equipment	March 2027	June 2027
Occupancy	June 2027	

Project Justification

A separate cash-funded project is renovating the Engineer 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

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University of Colorado Colorado Springs
Cybersecurity Engineering Cleanroom

2026-008

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

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 fifteen bachelor's degrees, thirteen master's degrees, and the doctor of philosophy in engineering degree. The college enrolled over 1,100 undergraduate and graduate students in 2023. The rapidly growing programs have exceeded pre-pandemic levels and are expected to grow 5 to 10 percent annually this decade.

Source of Cash Funds

The source of cash funds for this project is fundraising and an anticipated U.S. Economic Development Corporation matching grant. If the grant is not received, the university will contribute additional cash funds from fundraising and campus reserves. The project will not impact tuition or use student fees.

Operating Budget

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

Responses have been incorporated into the project write-up.



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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**University of Colorado Denver
Engineering Building**

2015-061

Project Status

This is the eighth request for funding. The first formulation of this project was requested for funding for FY 2015-16. The project was rescoped for FY 2022-23, but has not been requested since then. This year's request reflects a new project scope.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
University of Colorado	1 of 6	
Colorado Commission on Higher Education	12 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$23,705,302	\$26,178,233	\$7,039,542	\$56,923,077
CF	\$0	\$5,000,000	\$11,000,000	\$4,000,000	\$20,000,000
Total	\$0	\$28,705,302	\$37,178,233	\$11,039,542	\$76,923,077

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University of Colorado Denver
Engineering Building

2015-061

Table 3
Itemized Cost Information

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$5,692,802	\$2,838,274	\$307,693	\$8,838,769
Construction	\$0	\$21,003,230	\$29,512,718	\$3,722,206	\$54,238,154
Equipment	\$0	\$100,000	\$3,070,385	\$5,570,385	\$8,740,770
Miscellaneous	\$0	\$755,424	\$218,394	\$285,412	\$1,259,230
Contingency	\$0	\$1,153,846	\$1,538,462	\$1,153,846	\$3,846,154
Total	\$0	\$28,705,302	\$37,178,233	\$11,039,542	\$76,923,077

Program Plan Status

Approved Program Plan: Yes

Date Approved: October 2024

FCI: N/A

Project Description/Scope of Work

The University of Colorado Denver (CU Denver) is requesting a combination of state funds and cash funds spending authority for the first phase of a three-phase project that constructs a 66,215-GSF, three-story academic building adjacent to Speer Boulevard. The project addresses space needs for the College of Engineering, Design, and Computing (CEDC) with a new, state-of-the-art facility that modernizes the college's teaching infrastructure and provides more community-focused and student support areas. Phase I designs the project and prepares the construction site. The remaining phases will construct and outfit the new building.

The new building will include flexible instructional modules, student collaboration spaces, and offices. Additional uses include a maker space, project studios, a computing center, a student lounge, tutoring space, and several outdoor terraces for gatherings or student projects.

Cost assumption. The cost assumption was determined through the program planning process. The university's Facilities Projects Department used costs from recently completed projects for its estimates, inflated to the year of construction, along with industry data. The cost per GSF is \$1,162. The project meets the Art in Public Places Program over all three phases, and it meets the High Performance Certification Program requirements.

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Denver
Engineering Building

2015-061

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2025	October 2026

Project Justification

CEDC is currently dispersed across six buildings and existing space is overcrowded and lagging behind technological and pedagogical standards, according to the university and a program study conducted by a third-party firm in 2015. Meanwhile, CEDC enrollment is growing and space usage rates currently meet or exceed Colorado Department of Higher Education guidelines. The project both expands CEDC space to modernize instructional experiences for students and relieve usage pressure on classrooms and laboratories. Based on space needs identified in the program plan and subsequent program growth, this project will come close to filling the total estimated space need.

Program Information

CEDC at CU Denver offers undergraduate and graduate programs in bioengineering, civil engineering, electrical engineering, mechanical engineering, and computer science and engineering. Graduate programs include master of science, master of engineering, and doctor of philosophy degrees. CEDC also offers professional training and continuing education classes on engineering topics. In fall 2023, CEDC enrolled 1,351 undergraduate and 424 graduate students.

The Auraria Higher Education Center (AHEC) is comprised of three separate higher education institutions: the Community College of Denver, Metropolitan State University of Denver, and CU Denver, all of which share classroom space, parking, and general services on the campus. AHEC manages campus facilities and non-academic functions, including the library, the child care center, classroom and event scheduling, and campus police and security.

Source of Cash Funds

The sources of cash funds for this project are university reserves, debt, and donations. The project does not impact student tuition or fees.

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Denver
Engineering Building

2015-061

Operating Budget

Operating expenses are paid from institutional sources. The university expects operating costs to increase by \$595,935 per year.

Staff Questions and Issues

None.



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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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

2008-056

Project Status

This is the eighth 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. Previously, the project has been presented as a single phase; this year it is split into two phases.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
University of Colorado	5 of 6	
Colorado Commission on Higher Education	21 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$1,895,168	\$17,952,674	\$0	\$16,847,842
CF	\$0	\$2,842,753	\$26,929,010	\$0	\$29,771,763
Total	\$0	\$4,737,921	\$44,881,684	\$0	\$49,619,605

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Boulder
Guggenheim Geography Building Renovation

2008-056

Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$4,307,201	\$3,570,499	\$0	\$7,877,700
Construction	\$0	\$0	\$34,299,669	\$0	\$34,299,669
Equipment	\$0	\$0	\$2,426,555	\$0	\$2,426,555
Miscellaneous	\$0	\$0	\$525,695	\$0	\$525,695
Contingency	\$0	\$430,720	\$4,059,266	\$0	\$4,489,986
Total	\$0	\$4,737,921	\$44,881,684	\$0	\$49,619,605

Program Plan Status

Approved Program Plan: Yes

Date Approved: June 2022

FCI: 26

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 22,908-GSF Guggenheim Geography Building. The project includes \$14.9 million in deferred maintenance upgrades, representing 30 percent of the total project cost. The university says the project will revitalize an antiquated building with a low Facilities Condition Index (FCI) rating of 26 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.

CU Boulder says 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;

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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 and underlayment;
- floor and roof structural improvements to stabilize the building;
- exterior stair tower construction for life safety;
- telephone and data systems;
- utility distribution lines; and
- interior and exterior historic elements, including woodwork, molding, columns, cornices, and interior doors.

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 5.0 percent inflation factor for FY 2025-26 and 4.0 percent in subsequent years, based on the recent regional inflation index, National Engineering News/Record, and other indices. The cost per GSF is \$1,659. The project meets the Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2025	July 2026

Project Justification

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 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 developing

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University of Colorado Boulder
Guggenheim Geography Building Renovation

2008-056

fire-rated egress pathways that meet code, 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

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 13 departments each offered at least one undergraduate course and two departments offered graduate coursework in the building in fall 2021. Overall, 3,267 undergraduate credit hours and 102 graduate credit hours were taught in the building in fall 2023.

Source of Cash Funds

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

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 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Boulder
Guggenheim Geography Building Renovation

2008-056

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

Staff Questions and Issues

Responses to questions have been incorporated into the write-up.

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Boulder
Guggenheim Geography Building Renovation

2008-056

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

Staff Questions and Issues

Responses to questions have been incorporated into the write-up.



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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**University of Colorado Boulder
Economics Building Renovation**

2020-122

Project Status

This is the third 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	6 of 6	
Colorado Commission on Higher Education	21 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$1,360,667	\$10,950,684	\$0	\$12,311,351
CF	\$0	\$2,041,000	\$16,426,026	\$0	\$18,467,026
Total	\$0	\$3,401,667	\$27,376,710	\$0	\$30,778,377

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Boulder
Economics Building Renovation

2020-122

Table 3
Itemized Cost Information

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,092,424	\$1,712,840	\$0	\$4,805,264
Construction	\$0	\$0	\$21,948,298	\$0	\$21,948,298
Equipment	\$0	\$0	\$1,038,605	\$0	\$1,038,605
Miscellaneous	\$0	\$0	\$177,481	\$0	\$177,481
Contingency	\$0	\$309,243	\$2,499,486	\$0	\$2,808,729
Total	\$0	\$3,401,667	\$27,376,710	\$0	\$30,778,377

Program Plan Status

Approved Program Plan: Yes

Date Approved: July 2023

FCI: 40

Project Description/Scope of Work

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 29,603-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 I designs the project. Phase II will perform the construction. The scope of the capital renewal elements of the project includes the following:

- improvements to the building's exterior, including window replacement, exterior door rehabilitation, masonry repointing and cleaning, flagstone stair repairs, and foundation waterproofing;
- floor and roof structural improvements to stabilize the building;
- roofing underlayment replacement, adding roofing insulation, and repair/replacement of damaged gutters and downspouts;
- site improvements for underground utilities, storm drainage, and accessibility;
- hazardous materials abatement or encapsulation;
- complete mechanical system and plumbing replacement;
- complete electrical system replacement, including switchgear, power distribution, fire alarm systems, and interior lighting;
- installation of ventilation systems, including cooling;
- restroom replacement;
- handrail and guardrail improvements;

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Boulder
Economics Building Renovation

2020-122

- enclosure of stairwells; 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 are to be preserved and restored where possible.

Cost assumption. The cost assumption was determined through the program planning process, which relied upon campus costs for the recently completed Ketchum Arts and Sciences Renovation project, along with similar projects. The Ketchum project was similar to the Economics Building project in that it revitalized an historic building of approximately the same age that needed renewal of its basic building systems. The cost per GSF is \$1,040. The project accounts for inflation. The project meets the Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2025	July 2026

Project Justification

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 30 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 university says the building has had no major renovations since its construction. Elements of the building, such as the window frames, exterior walls, and roof underlayment, 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 code for accessibility. 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.

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Boulder
Economics Building Renovation

2020-122

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

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 22 other programs in six centrally scheduled classrooms, ranging from languages to philosophy to communication. In fall 2023, these programs averaged 34 hours per week in the Economics Building, supporting 2,907 students and teaching 4,795 undergraduate credit hours.

Source of Cash Funds

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

Operating Budget

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

None.



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**University of Colorado Anschutz Medical Campus
Student Services Enrichment**

2025-017

Project Status

This project was requested for funding for FY 2024-25. This is its second request for funding.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
University of Colorado	4 of 6	
Colorado Commission on Higher Education	26 of 29	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$6,441,694	\$0	\$0	\$6,441,694
CF	\$0	\$6,704,620	\$0	\$0	\$6,704,620
Total	\$0	\$13,146,314	\$0	\$0	\$13,146,314

**Table 3
Itemized Cost Information**

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,364,846	\$0	\$0	\$1,364,846
Construction	\$0	\$9,321,245	\$0	\$0	\$9,321,245
Equipment	\$0	\$1,187,739	\$0	\$0	\$1,187,739
Miscellaneous	\$0	\$100,799	\$0	\$0	\$100,799
Contingency	\$0	\$1,171,685	\$0	\$0	\$1,171,685
Total	\$0	\$13,146,314	\$0	\$0	\$13,146,314

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Anschutz Medical Campus
Student Services Enrichment

2025-017

Program Plan Status

Approved Program Plan: Yes

Date Approved: June 2023

FCI: 83-84

Project Description/Scope of Work

The University of Colorado Anschutz Medical Center (CU Anschutz) is requesting a combination of state funds and cash funds spending authority to renovate 23,757 GSF across three floors in the Strauss Health Sciences Library, and an additional 5,041 GSF in the Education 2 North Building. As the university transitions Strauss away from a traditional library to a digital learning commons, the project repurposes spaces in the building to centrally locate a number of student services and augment the university's student study and support spaces. Space vacated by student services in Education 2 North will be renovated to reduce a shortage in clinical faculty offices for the School of Dental Medicine. Specifically, the project:

- consolidates library staff offices and workspace on the first floor of Strauss;
- renovates vacated second floor office suites to accommodate financial aid, bursar, and registrar functions;
- relocates the Office of Diversity, Equity, Inclusion, and Community Outreach from Education 2 North to the first floor of Strauss;
- expands the Office of Disability, Access, and Inclusion offices on the first floor of Strauss from 900 ASF to 2,350 ASF;
- renovates 3,000 ASF of library collections/stacks on the second floor of Strauss to create additional student study areas;
- installs appropriate soundproofing between study and student service areas;
- accommodates future growth of pre-professional advising and counseling services; and
- constructs shared office space in the Education 2 North Building.

The university will use space vacated by faculty in the School of Dental Medicine building for a future planned expansion of clinical and surgery space.

Cost assumption. CU Anschutz used its extensive database of historical square footage pricing for projects of similar size, scope, and program for the cost estimate. The cost estimate was validated by AECOM, an engineering consultant. The project accounts for inflation, including a rate of 5.0 percent from last year. The project complies with the Art in Public Places Program and is exempt from the High Performance Certification Program.

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Anschutz Medical Campus
Student Services Enrichment

2025-017

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	January 2025	July 2025
Construction	August 2025	October 2026
Equipment	January 2026	October 2026
Occupancy	November 2026	

Project Justification

In a move similar to other higher education institutions throughout the nation, CU Anschutz is transitioning the Strauss Health Sciences Library from a traditional library into a digital learning commons, and thus reducing its emphasis on the physical storage and display of books, journals, and periodicals. The university says this provides an opportunity to repurpose the library physical collection areas into space for consolidated student operations and support functions, creating a centrally located, critical mass of student-focused programs and services within the campus core. This centralization process also frees up much-needed space to create additional offices in the campus' Education Quadrangle, according to the university.

The project is part of the university's ongoing efforts to upgrade and modernize existing facilities to better accommodate evolving pedagogies, information dissemination methodologies, student support services, and collaborative office strategies. CU Anschutz says this effort has focused on developing innovative solutions to its space planning at Anschutz that encourage interaction, collaboration, and shared resources through physical proximity and ease of access. This stands in contrast to the traditional workplace model of privatized offices; siloed departments, schools, and units; and distinctly zoned functions and services that until recently held sway on most higher education campuses. The university says these amenity-rich, shared office scenarios have allowed the university to avoid \$27.5 million in project costs and more than 85,000 GSF in real estate savings through the hub model. Further, all renovation projects completed in the last seven years have enhanced workspace environments, increasing occupancy and utilization by a minimum of 35 percent over previous space models.

Program Information

The University of Colorado Anschutz Medical Campus is the only academic health center in Colorado and the largest in the Rocky Mountain region. Further, it is the largest educator of future health care professionals in Colorado. Anschutz students may pursue over 40 health science degree programs in six schools and colleges. Graduates pursue careers as doctors, dentists, nurses, pharmacists, public health practitioners, and scientists. The university's 2022

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

University of Colorado Anschutz Medical Campus
Student Services Enrichment

2025-017

facilities master plan projects an annual student growth rate of 2.1 percent over the next decade, for a total increase of 970 students by 2032 (from 4,697 to 5,667 students).

The Strauss Health Sciences Library and Education 2 North Building were constructed in 2007; no major renovations have been made to the buildings.

Source of Cash Funds

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

Operating Budget

Operating costs are paid through institutional sources. Based upon a project that also featured shared workplaces, CU Denver expects to save \$170,000 per year in energy costs.

Staff Questions and Issues

None.