



# Capital Development Committee

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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

**2025-019**

#### Project Status

This is the second request for funding. The project was first requested in FY 2024-25.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
University of Northern Colorado	1 of 3	
Colorado Commission on Higher Education	8 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	\$38,373,950	\$0	\$0	\$38,373,950
CF	\$0	\$823,139	\$0	\$0	\$823,139
<b>Total</b>	<b>\$0</b>	<b>\$39,197,089</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,197,089</b>

**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	\$5,033,957	\$0	\$0	\$5,033,957
Construction	\$0	\$29,507,111	\$0	\$0	\$29,507,111
Equipment	\$0	\$1,042,650	\$0	\$0	\$1,042,650
Miscellaneous	\$0	\$50,000	\$0	\$0	\$50,000
Contingency	\$0	\$3,563,371	\$0	\$0	\$3,563,371
<b>Total</b>	<b>\$0</b>	<b>\$39,197,089</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,197,089</b>

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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University of Northern Colorado  
McKee Hall Renewal (Capital Renewal)

2025-019

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## Program Plan Status

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Approved Program Plan: Yes

Date Approved: May 2023

FCI: 76

## Project Description/Scope of Work

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The University of Northern Colorado (UNC) is requesting state funds and cash funds spending authority to renovate 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 replaces all classrooms, major lecture halls, and windows, while addressing flooring, ceilings, paint, and lighting in the primary and secondary corridors.

Approximately 40 percent of the project cost addresses deferred maintenance, including 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 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 \$302 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**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	June 2025	July 2026
Construction	September 2026	January 2028
Equipment	January 2028	March 2028
Occupancy	March 2028	

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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University of Northern Colorado  
McKee Hall Renewal (Capital Renewal)

2025-019

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## Project Justification

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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. If the project is not funded, the university expects maintenance costs to increase as building systems require repair or replacement.

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.

## Program Information

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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. 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.

## Source of Cash Funds

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

## Operating Budget

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Operating expenses are paid from institutional sources. UNC anticipates a reduction in maintenance and energy costs from new building systems.

## Staff Questions and Issues

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None.



# Capital Development Committee

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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

**2024-006**

#### Project Status

This project was requested for funding in FY 2023-24. This is the third request for funding.

**Table 1  
Prioritization**

Prioritized By	Priority	Notes
University of Northern Colorado	2 of 3	
Colorado Commission on Higher Education	19 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	\$12,541,060	\$0	\$0	\$12,541,060
CF	\$0	\$126,677	\$0	\$0	\$126,677
<b>Total</b>	<b>\$0</b>	<b>\$12,667,737</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,667,737</b>

**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	\$1,903,749	\$0	\$0	\$1,903,749
Construction	\$0	\$9,254,225	\$0	\$0	\$9,254,225
Equipment	\$0	\$323,150	\$0	\$0	\$323,150
Miscellaneous	\$0	\$35,000	\$0	\$0	\$35,000
Contingency	\$0	\$1,151,613	\$0	\$0	\$1,151,613
<b>Total</b>	<b>\$0</b>	<b>\$12,667,737</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,667,737</b>

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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University of Northern Colorado  
Crabbe Hall Renewal (Capital Renewal)

2024-006

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## Program Plan Status

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Approved Program Plan: Yes

Date Approved: 10/26/23

FCI: 66

## Project Description/Scope of Work

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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. 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;
- improving lighting, particularly in the art program spaces;
- updating and expanding the card access system;
- replacing old window systems;
- 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 \$557, 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**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	July 2025	April 2026
Construction	April 2026	April 2027
Equipment	April 2027	May 2027
Occupancy	May 2027	

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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University of Northern Colorado  
Crabbe Hall Renewal (Capital Renewal)

2024-006

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## Project Justification

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Crabbe Hall was first constructed in 1919 and there have been 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

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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

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

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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University of Northern Colorado  
Crabbe Hall Renewal (Capital Renewal)

2024-006

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## Operating Budget

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

## Staff Questions and Issues

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None.



# Capital Development Committee

## Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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

**2025-020**

#### Project Status

This is the second request for funding. The project was first requested in 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	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	\$30,182,653	\$0	\$0	\$30,182,653
CF	\$0	\$304,875	\$0	\$0	\$304,875
<b>Total</b>	<b>\$0</b>	<b>\$30,487,528</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,487,528</b>

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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University of Northern Colorado  
Candelaria Hall Renewal (Capital Renewal)

2025-020

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

<b>Category</b>	<b>Prior Appropriation</b>	<b>Budget Year FY 2025-26</b>	<b>Out Year FY 2026-27</b>	<b>Future Requests</b>	<b>Total Costs</b>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,535,663	\$0	\$0	\$3,535,663
Construction	\$0	\$23,293,372	\$0	\$0	\$23,293,372
Equipment	\$0	\$850,500	\$0	\$0	\$850,500
Miscellaneous	\$0	\$36,400	\$0	\$0	\$36,400
Contingency	\$0	\$2,771,593	\$0	\$0	\$2,771,593
<b>Total</b>	<b>\$0</b>	<b>\$30,487,528</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,487,528</b>

## Program Plan Status

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Approved Program Plan: Yes

Date Approved: May 2023

FCI: 73

## Project Description/Scope of Work

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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. It also constructs a new elevator equipment room.

Approximately 65 percent of the project cost addresses deferred maintenance, including 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.

**Cost assumption.** UNC based deferred maintenance estimates on an independent architectural firm's estimates. The cost per GSF is \$381 and the project accounts for inflation. As a capital

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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University of Northern Colorado  
Candelaria Hall Renewal (Capital Renewal)

2025-020

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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**

<b>Project Component</b>	<b>Start Date</b>	<b>Completion Date</b>
Design	June 2025	July 2026
Construction	September 2026	January 2028
Equipment	January 2028	March 2028
Occupancy	March 2028	

## Project Justification

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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. If the project is not funded, the university expects maintenance costs to increase as building systems require repair or replacement.

The university says that the building has a Facility Condition Index (FCI) of 73. 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

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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 primarily occupied by the College of Humanities and Social Sciences.

## Source of Cash Funds

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

# FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

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University of Northern Colorado  
Candelaria Hall Renewal (Capital Renewal)

2025-020

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## Operating Budget

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Operating expenses are paid from institutional sources. UNC anticipates a reduction in maintenance and energy costs from new building systems.

## Staff Questions and Issues

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None.