



# Colorado Legislative Council Staff

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## MEMORANDUM

February 17, 2016

**TO:** Capital Development Committee Members  
**FROM:** Matt Becker, Research Analyst, 303-866-4785  
**SUBJECT:** State-Owned Vacant Buildings

### Summary

This memorandum summarizes the status of vacant buildings owned by the state of Colorado, as reported to the Office of State Architect (OSA) in December 2015 and updated by Legislative Council Staff in February 2016. There are currently 133 state-owned vacant buildings managed by four state departments and four institutions of higher education. Future plans for these buildings vary by agency or institution. Some are recommended for demolition or renovation once funds are available; others are recommended to be repurposed, sold, leased, or to remain vacant as storage or historic sites. This memorandum does not address vacant buildings managed by the Department of Natural Resources (DNR), the State Land Board (SLB), or the Colorado Department of Transportation (CDOT).

### Reporting for Vacant Facilities

Current law requires all state agencies and higher education institutions to identify their vacant facilities and report them to OSA on an annual basis. OSA is required to maintain the state's inventory list of all real property, including vacant facilities. State agencies are required to submit facility management plans for their vacant facilities for approval by OSA, including a financial analysis, future plans for disposal, plans for controlled maintenance, and information about historic designations or listings. Similarly, higher education institutions are required to submit vacant facility plans to the Colorado Commission on Higher Education. Unless exempted by the Capital Development Committee, state agencies and higher education institutions are not eligible for capital construction appropriations until OSA approves facility management plans for all of its vacant facilities.<sup>1</sup>

State agencies and higher education institutions typically report the status of their vacant buildings to OSA each summer when the office makes its annual visits to state facilities. The

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<sup>1</sup>Section 24-30-1303.5 (3.5), C.R.S.

status of vacant buildings as reported by OSA in December 2015 serves as the basis for this memorandum. OSA only reports on vacant facilities that are funded and maintained by the General Fund. Therefore, this memorandum does not address vacant buildings managed by DNR, SLB, or CDOT. Attachment A is a detailed list of state-owned vacant buildings.

## **State-Owned Inventory of Vacant Buildings**

There are currently 133 state-owned vacant buildings managed by four state departments and four institutions of higher education. Please note that one vacant facility managed by the Department of Corrections (DOC) and the Fort Lyon campus, managed by the Department of Local Affairs (DOLA), account for 54.0 percent of the insured value of the state's entire vacant building inventory and 38.2 percent of the total gross square footage (GSF).

**Colorado Community College System (CCCS) at Lowry.** The CCCS offices are located on the former Lowry Air Force Base, about six miles east of downtown Denver. In 1993, CCCS was deeded 153 acres and 1.0 million square feet of building space from Lowry Air Force Base. The Lowry Campus also serves programs from the Community College of Aurora and the Community College of Denver. Four buildings, including a theater and two dorms, have remained vacant since CCCS acquired them in 1993. CCCS plans to demolish these buildings once funds are available; however, the buildings require asbestos abatement prior to demolition. In 2009, demolition and abatement costs were estimated to be \$7.6 million.

**Colorado State University (CSU).** CSU reports 18 vacant buildings, 15 of which are on its Fort Collins Campus and 8 of which are associated with the Homestead Farm. CSU acquired the farm in 1988 as part of its Environmental Learning Center. There are also 2 small vacant buildings at its Arkansas Valley Research Center, 1 vacant well house at its Northern Colorado Research Center, and 1 vacant garage at its San Luis Valley Research Center. Four of the vacant buildings on the Fort Collins campus are planned for future research space. The other 14 vacant buildings located at various locations are recommended for demolition by CSU, once funds are available. Estimated demolition costs are not available.

**Department of Corrections.** DOC reports 18 vacant buildings, including 1 at Arkansas Valley Correctional Facility, 2 at Buena Vista Correctional Facility, 12 at Colorado Territorial Correctional Facility, and 2 at the East Canon City Prison Complex associated with an old dairy. The department's vacant building list also includes Centennial Correctional Facility South, also known as Colorado State Penitentiary II, which has remained vacant since 2010. The department continues to seek alternatives for repurposing this facility. Please note that this facility represents 46.9 percent of the insured value of the state's entire vacant building inventory and 29.1 percent of the total GSF. DOC has identified 7 of its vacant buildings for possible renovation and 10 others for possible demolition, once funding is available. The department estimates the total renovation and demolition costs for these buildings to be \$11.4 million.

**Fort Lyon.** Located near Las Animas, the federal government operated Fort Lyon from 1867 to 2002 as a fort for the U.S. Army, a medical facility for the U.S. Navy, and a U.S. Department of Veterans Affairs (VA) Medical Center. DOC operated Fort Lyon from 2002 to 2012 as the Fort Lyon Correctional Facility. In 2013, DOLA repurposed Fort Lyon as a supportive residential community for the homeless. Currently, Fort Lyon provides recovery-oriented transitional housing to homeless individuals from across the state, with an emphasis on serving homeless veterans. On January 2, 2015, DOC transferred a majority of

the Fort Lyon property to the Department of Personnel and Administration (DPA) with the execution of a quit claim deed.

DOLA, with support from DPA and in partnership with Bent County, manages the facilities on the campus, which is on the National Register of Historic Places. Fort Lyon currently provides counseling, educational, vocational, and employment services for approximately 200 homeless persons per month from across the state. The program targets chronically homeless individuals by accepting referrals from agencies located in both urban and rural areas of Colorado. In FY 2014-15, 364 individuals were served by the program in total.

As part of its designation on the National Register of Historic Places and through an ongoing Targeted Brownfields Assessment by the Environmental Protection Agency (EPA) regarding hazardous materials clean-up, the campus is currently developing a Preservation Master Plan and an assessment which will identify future facility uses and structures to be demolished. Final costs for asbestos abatement are also expected to be determined through the EPA assessment. The assessment began in August 2015 and is expected to be completed in 2016, along with the Preservation Master Plan. Of the 110 buildings at Fort Lyon, 40 are reported as vacant. The controlled maintenance needs of these buildings are estimated to be \$7.9 million; however, the department has not submitted any controlled maintenance requests to date.

**Department of Human Services (DHS).** DHS reports 42 vacant buildings, located at various locations around the state. Table 1 summarizes the department's vacant buildings. Please note that the renovation and demolition costs are for dry-closed buildings only, based on a general cost estimate of \$12 per square foot provided by the department. Currently, the department has no plans to demolish any buildings. As shown in Table 1, the total cost for the renovation and/or demolition of the dry-closed buildings is estimated to be \$3.2 million.

**Table 1. DHS Vacant Buildings**

Location	Buildings	Wet-Closed	Dry-Closed	Renovation/ Demolition Cost
Colorado Mental Health Institute at Fort Logan	3	3	0	
Colorado Mental Health Institute at Pueblo	5	0	5	\$1,203,156
Grand Junction Regional Center	11	4	7	\$797,196
Homelake Veterans Community Living Center	7	1	6	\$118,320
Lathrop State Park	5	0	5	\$373,956
Wheat Ridge Regional Center	7	0	7	\$707,904
Other	4	3	1	\$16,740
<b>Total</b>	<b>42</b>	<b>11</b>	<b>31</b>	<b>\$3,217,272</b>

Sources: Office of the State Architect and Department of Human Services

**Department of Military and Veterans Affairs (DMVA).** DMVA currently has three vacant National Guard armories in Boulder, Grand Junction, and Las Animas. The Boulder armory is being prepared for sale, and the sale is expected to close in spring 2016. The department hopes to repurpose the Grand Junction armory for a different use. The department submitted an associated capital construction request in FY 2016-17 to remodel the Grand Junction armory for a one-stop facility to provide veteran services at a single location in the region. DMVA is seeking interested parties for the transfer or sale of the Las Animas armory, which has been vacant since 2012. The total estimated annual maintenance cost for the three armories is \$6,535. The controlled maintenance needs of the Grand Junction and Las Animas armories are estimated to be \$1.6 million.

**Pueblo Community College (PCC), Fremont Campus.** PCC's Fremont Campus is located in Canon City on the site of the former DOC Prison Gardens. When the land was deeded from DOC in 1995, PCC acquired several abandoned buildings. Five abandoned buildings, including a bunkhouse, dining hall, residence, storehouse, and tower, are reported as vacant. A 2005 study found that there is little potential for reusing these buildings and that renovation costs would be excessive. PCC's five-year controlled maintenance plan includes demolishing the abandoned buildings in FY 2020-21. The initial cost for demolition is estimated to be \$750,000. However, the buildings have asbestos-containing materials and could be located in the floodplain, which could complicate demolition and increase costs.

**University of Colorado.** The University of Colorado Denver reports one storage building on the Anschutz Medical Campus as vacant. While the university notes the building's potential for reuse, it is currently dry-closed. Additionally, the University of Colorado at Colorado Springs recently demolished three small cottages at a cost of \$130,000.

### Current Status of Vacant Buildings

Table 2 summarizes the 133 state-owned vacant buildings by building status. Buildings were grouped into high-level categories based on how buildings were reported to OSA and additional information received by Legislative Council Staff from state agencies and higher education institutions. Please note that the market value and/or insured value were not available for all vacant buildings. The total square footage of the state's vacant building inventory is estimated to be over 1.5 million GSF, of which 776,208 GSF (50.3 percent) has been identified for demolition or renovation, if and when funds become available.

**Table 2. Status of Vacant Buildings**

Building Status	Buildings	%	GSF	%	Insured Value	%	Market Value	%
Demolish when approved or funds are available	51	38.3%	629,128	40.8%	\$96,973,799	31.5%	\$98,251,857	80.4%
Renovate when approved or funds are available	14	10.5%	147,080	9.5%	\$30,822,821	10.0%	\$4,133,096	3.4%
Reuse or use as backup/storage	11	8.3%	67,306	4.4%	\$10,538,694	3.4%	\$8,960,326	7.3%
Fort Lyon	40	30.1%	141,033	9.1%	\$21,713,424	7.1%		
Prepared for Sale (Boulder Armory)	3	2.3%	22,712	1.5%	\$2,394,816	0.8%	\$10,500,000	8.6%
Transfer or Sell (Las Animas Armory)	1	0.8%	10,583	0.7%	\$1,145,590	0.4%	\$315,000	0.3%
Repurpose or Sell (Colorado State Penitentiary II)	1	0.8%	448,222	29.1%	\$144,309,000	46.9%		
Other or Unknown	12	9.0%	76,543	5.0%				
<b>Grand Total</b>	<b>133</b>	<b>100.0%</b>	<b>1,542,607</b>	<b>100.0%</b>	<b>\$307,898,144</b>	<b>100.0%</b>	<b>\$122,160,279</b>	<b>100.0%</b>

Sources: Office of the State Architect and Legislative Council Staff

Additional information regarding individual vacant buildings, including maintenance costs and location maps, is available upon request from Legislative Council Staff.

**Attachment A - Vacant Buildings Report  
February 2016**

Building Name	Occupancy Type	Dry/Wet Closed	Bldg Type	GSF	Insured Value	Market Value	Date Built	Date Acquired	FCI	Current Status	Demolition/ Renovation Costs
<b>Colorado Community Colleges — Lowry</b>											
Building #693 Theater	Vacant	Dry	General	10,740	\$1,209,310	\$1,161,681	1968	1995		Demolish, abate asbestos when funds are available.	\$229,608
Building #700 Dorm	Vacant	Dry	General	171,390	\$48,443,039	\$48,443,039	1973	1995		Demolish, abate asbestos when funds are available.	\$3,084,427
Building #869	Vacant/Hazmat/Demo	Dry	General	52,000	\$1,469,770	\$1,469,770	1973	1995		Demolish, abate asbestos when funds are available.	\$926,640
Building #900 Dorm	Vacant	Dry	General	188,900	\$18,292,170	\$18,292,170	1977	1995		Demolish, abate asbestos when funds are available.	\$3,322,588
<b>Colorado Community Colleges — Lowry Total</b>				<b>423,030</b>	<b>\$69,414,289</b>	<b>\$69,366,660</b>					<b>\$7,563,263</b>
<b>Colorado State University</b>											
Arkansas Valley Research - Insectary	Vacant	Dry	Academic	188		\$21,150	7/1/1966		90%	Demolish when funds are available.	
Arkansas Valley Research - Storage Shed	Vacant	Dry	Academic	145		\$16,313	7/1/1975		60%	Demolish when funds are available.	
Foothills Campus - Blockhouse	Vacant	Wet	Academic							Reuse building.	
Foothills Campus - Guard House	Vacant	Wet	Academic	332		\$88,236	6/1/2011		90%	Reuse building.	
Foothills Campus - Storage	Vacant	Dry	Academic	1,037		\$116,663	7/1/1915			Demolish when funds are available.	
Foothills Campus - Solar Energy House 3	Vacant	Wet	Academic	3,630		\$1,125,518	7/1/1975		50%	Demolish when funds are available.	
Foothills Campus - Transshipping	Vacant	Wet	Academic	924		\$245,571	7/4/2010		90%	Reuse building.	
Homestead Farm - Outhouse	Vacant	Dry	Academic	20		\$2,250	1/1/1870			Demolish when funds are available.	
Homestead Farm - Coal Shed	Vacant	Dry	Academic	77		\$8,663	1/1/1900			Demolish when funds are available.	
Homestead Farm - Storage	Vacant	Dry	Academic	287		\$32,288	7/1/1925			Demolish when funds are available.	
Homestead Farm - Cattle Chute	Vacant	Dry	Academic	341		\$38,363	1/1/1850			Demolish when funds are available.	
Homestead Farm - Run-In-Barn	Vacant	Dry	Academic	567		\$63,788	1/1/1870			Demolish when funds are available.	
Homestead Farm - Boxcar	Vacant	Dry	Academic	596		\$67,050	1/1/1930			Demolish when funds are available.	
Homestead Farm - Original Barn	Vacant	Dry	Academic	609		\$68,513	1/1/1870			Demolish when funds are available.	
Homestead Farm - Cattle Barn	Vacant	Dry	Academic	1,742		\$195,975	1/1/1930			Demolish when funds are available.	
Northern Colorado Research - Well House	Vacant	Dry	Academic	71		\$7,988			60%	Demolish when funds are available.	
Radiation Genetics Bldg.	Vacant	Wet	Academic	1,080		\$287,032	7/1/1964		60%	Being mitigated for radiation, and then will be reused for research.	
San Luis Valley Research - Garage	Vacant	Dry	Academic	1,898		\$213,525			60%	Demolish when funds are available.	
<b>Colorado State University Total</b>				<b>13,544</b>		<b>\$2,598,886</b>					
<b>Corrections</b>											
AVCF Trujillo House	Residential	Dry	General	720	\$85,000	N/A	1940	1987	35%	Demolish when funds are available.	\$120,000
BVCC Staff Residence #2	Residential	Dry	General	2,045	\$54,222	N/A	1921	1921	5%	Demolish when funds are available.	
BVCC Pump House and Cistern	Utility	Dry	General	1,526	\$27,988	N/A	1961	1961	10%	Demolish when funds are available.	\$30,000
CCF South (CSP11) Core & Towers	Residential	Wet	General	448,222	\$144,309,000	N/A	2010	2010		Sell or repurpose.	
CTCF Security Tower #6-A	Security	Dry	General	64	\$2,239	N/A	1900	1900	10%	Demolish when funds are available.	\$50,000
CTCF Kitchen/Dining Bldg	Dining facility	Dry	General	46,776	\$11,952,000	N/A	1940		65%	Renovate when funds are available.	\$4,700,000
CTCF Hospital	Medical/Clinic	Dry	General	39,998	\$10,662,000	N/A	1957		50%	Renovate when funds are available.	\$3,731,700
CTCF Security Tower #12/High Tower	Security	Dry	General	164	\$50,000	N/A	1886	1886	35%	Demolish when funds are available.	\$50,000
CTCF Old Carpentry Shop	Security	Dry	General	16,400	\$1,865,000	N/A	1922	1922	70%	Renovate when funds are available.	\$1,000,000
CTCF Drug House	Residential	Dry	General	2,500	\$279,878	N/A	1900	1900	25%	Demolish when funds are available.	\$100,000
CTCF C-House	Residential	Dry	General	2,200	\$236,456	N/A	1901	1901	40%	Renovate when funds are available.	\$950,000
CTCF Security Tower #2	Security	Dry	General	64	\$5,518	N/A	1900	1900	10%	Renovate when funds are available.	\$182,000
CTCF Security Tower #3	Security	Dry	General	64	\$6,053	N/A	1900	1900	35%	Renovate when funds are available.	\$180,000
CTCF Security Tower #5	Security	Dry	General	64	\$8,596	N/A	1902	1902	35%	Renovate when funds are available.	\$180,000
CTCF Security Tower #13	Security	Dry	General	64	\$2,169	N/A	1900	1900	35%	Demolish when funds are available.	\$50,000
CTCF Security Tower #15	Security	Dry	General	64	\$2,169	N/A	1900	1900	10%	Demolish when funds are available.	\$50,000
ECCPC Old Dairy Dormitory (Vacant)	Vacant	Dry	General	4,928	\$0	N/A	1934		0%	Demolish when funds are available.	\$72,000
ECCPC Old Dairy Gate House (Vacant)	Vacant	Dry	General	12	\$0	N/A	1936		0%	Demolish when funds are available.	\$1,000
<b>Corrections Total</b>				<b>565,875</b>	<b>\$169,548,288</b>						<b>\$11,446,700</b>

**Attachment A - Vacant Buildings Report (Cont.)  
February 2016**

Building Name	Occupancy Type	Dry/Wet Closed	Bldg Type	GSF	Insured Value	Market Value	Date Built	Date Acquired	FCI	Current Status	Demoliton/ Renovation Costs
<b>Fort Lyon</b>											
1-Story Duplex, NE Road	Staff Housing	Wet	General	1,118	\$151,551	N/A	1908	2002	50%	Pending historic and environmental assessments.	\$53,043
1-Story Duplex, NE Road	Staff Housing	Wet	General	1,118	\$151,551	N/A	1908	2002	50%	Pending historic and environmental assessments.	\$53,043
1-Story Housing	Staff Housing	Wet	General	1,027	\$139,216	N/A	1918	2002	50%	Pending historic and environmental assessments.	\$48,729
1-Story Housing	Staff Housing	Wet	General	1,710	\$231,800	N/A	1918	2002	50%	Pending historic and environmental assessments.	\$81,130
1-Story Housing	Staff Housing	Wet	General	1,027	\$139,216	N/A	1918	2002	50%	Pending historic and environmental assessments.	\$48,726
1-Story Housing	Staff Housing	Wet	General	1,710	\$231,800	N/A	1918	2002	50%	Pending historic and environmental assessments.	\$81,130
1-Story Housing	Staff Housing	Wet	General	820	\$111,157	N/A	1917	2002	50%	Pending historic and environmental assessments.	\$38,905
1-Story Housing	Staff Housing	Wet	General	999	\$135,420	N/A	1917	2002	50%	Pending historic and environmental assessments.	\$47,397
1-Story Housing, NE Road	Staff Housing	Wet	General	858	\$116,308	N/A	1917	2002	50%	Pending historic and environmental assessments.	\$40,708
1-Story Housing, NE Road	Staff Housing	Wet	General	952	\$129,050	N/A	1918	2002	50%	Pending historic and environmental assessments.	\$45,168
1-Story Housing, NE Road	Staff Housing	Wet	General	952	\$129,050	N/A	1918	2002	50%	Pending historic and environmental assessments.	\$45,168
1-Story Housing, NE Road	Staff Housing	Wet	General	952	\$129,050	N/A	1940	2002	50%	Pending historic and environmental assessments.	\$45,168
1-Story Housing, NE Road	Staff Housing	Wet	General	858	\$116,308	N/A	1917	2002	50%	Pending historic and environmental assessments.	\$45,168
2-Story Duplex	Staff Housing	Wet	General	3,312	\$312,000	N/A	1890	2002	70%	Pending historic and environmental assessments.	\$46,800
2-Story Duplex	Staff Housing	Wet	General	3,312	\$306,000	N/A	1890	2002	35%	Pending historic and environmental assessments.	\$153,000
2-Story Duplex	Staff Housing	Wet	General	3,312	\$306,000	N/A	1890	2002	35%	Pending historic and environmental assessments.	\$153,000
2-Story Duplex	Staff Housing	Wet	General	3,312	\$312,000	N/A	1890	2002	35%	Pending historic and environmental assessments.	\$156,000
2-Story Duplex	Staff Housing	Wet	General	3,312	\$312,000	N/A	1890	2002	70%	Pending historic and environmental assessments.	\$46,800
2-Story Housing	Staff Housing	Wet	General	2,562	\$347,294	N/A	1916	2002	50%	Pending historic and environmental assessments.	\$121,553
2-Story Housing	Staff Housing	Wet	General	1,780	\$241,290	N/A	1908	2002	50%	Pending historic and environmental assessments.	\$84,452
2-Story Housing	Staff Housing	Wet	General	1,780	\$241,290	N/A	1908	2002	50%	Pending historic and environmental assessments.	\$84,452
2-Story Housing	Staff Housing	Wet	General	3,600	\$290,000	N/A	1890	2002	35%	Pending historic and environmental assessments.	\$145,000
2-Story Housing, Ne Road	Staff Housing	Wet	General	1,621	\$219,736	N/A	1908	2002	50%	Pending historic and environmental assessments.	\$76,908
Baseball Grandstand	Bleachers	Wet	General	2,304	\$270,832	N/A	1930	2002	35%	Pending historic and environmental assessments.	\$135,416
Baseball Restroom	Toilet	Wet	General	240	\$24,725	N/A	1910	2002	35%	Pending historic and environmental assessments.	\$12,363
Building 17 Smoke Shelter		Wet	General	294	\$5,710	N/A	1970	2002	20%	Pending historic and environmental assessments.	
Building 3 Storage	Storage	Wet	General	106	\$10,921	N/A	1970	2002	60%	Pending historic and environmental assessments.	
Building 37 Smoke Shelter		Wet	General	294	\$5,710	N/A	1970	2002	20%	Pending historic and environmental assessments.	
Concession Stand at Ballfield	Recreation	Wet	General	240	\$24,725	N/A	1930	2002	35%	Pending historic and environmental assessments.	\$12,363
Greenhouse	Agricultural	Wet	General	1,692	\$312,545	N/A	1908	2002	35%	Pending historic and environmental assessments.	\$156,273
Greenhouse Office	Office	Wet	General	197	\$20,295	N/A	1910	2002	35%	Pending historic and environmental assessments.	\$10,148
Housing	Inmate Housing	Wet	General	53,136	\$11,004,969	N/A	1937	2002	50%	Pending historic and environmental assessments.	\$3,851,739
Laundry	Laundry	Wet	General	8,239	\$1,120,000	N/A	1952	2002	75%	Pending historic and environmental assessments.	\$112,000
Multi-Story Duplex	Staff Housing	Wet	General	3,312	\$258,000	N/A	1917	2002	50%	Pending historic and environmental assessments.	\$90,300
Multi-Story Triplex	Staff Housing	Wet	General	5,400	\$625,000	N/A	1890	2002	35%	Pending historic and environmental assessments.	\$312,500
Offices/Training	Administration and Support	Wet	General	12,976	\$2,181,000	N/A	1867	2002	35%	Pending historic and environmental assessments.	\$1,090,500
Outdoor Swimming Pool	Recreation	Wet	General	0	\$162,667	N/A	1930	2002	35%	Pending historic and environmental assessments.	\$81,334
Swimming Pool Locker Room	Shower Room	Wet	General	1,221	\$54,771	N/A	1930	2002	35%	Pending historic and environmental assessments.	\$27,386
Swimming Pool Mechanical Room	Chlorine House	Wet	General	210	\$28,467	N/A	1930	2002	35%	Pending historic and environmental assessments.	\$14,234
Training	Offices	Wet	General	9,168	\$804,000	N/A	1917	2002	60%	Pending historic and environmental assessments.	\$201,000
<b>Fort Lyon Total</b>				<b>141,033</b>	<b>\$21,713,424</b>						<b>\$7,849,004</b>

**Attachment A - Vacant Buildings Report (Cont.)  
February 2016**

Building Name	Occupancy Type	Dry/Wet Closed	Bldg Type	GSF	Insured Value	Market Value	Date Built	Date Acquired	FCI	Current Status	Demolition/ Renovation Costs
<b>Human Services</b>											
CMHIFL F-3 Cottage	Vacant	Wet	General	8,766	\$1,403,000	N/A	1962		39%	TBD with Statewide Master Plan.	
CMHIFL Building 3	Vacant	Wet	General	8,558	\$1,695,000	\$1,376,666	1888		31%	Potential leased space. Renovate/abate when funds are available.	
CMHIFL Princeton House	Vacant	Wet	General	8,667	\$1,672,000	\$1,338,171	1888		56%	Potential leased space. Renovate/abate when funds are available.	
CMHIP Nurses Home	Residence	Dry	General	43,929	\$6,533,000	\$5,872,457	1937		36%	Demolish when funds are available.	\$527,148
CMHIP Old Power Plant	Vacant	Dry	General	16,996	\$2,987,012	\$2,987,012	1908			Demolish when funds are available.	\$203,952
CMHIP Old Forensic Max-Security	Prison	Dry	General	34,864	\$6,798,000	\$5,419,409	1939		34%	Demolish when funds are available.	\$418,368
CMHIP Scale House	Vacant	Dry	General	1,410	\$172,880	\$172,000	1916		38%	Demolish when funds are available.	\$16,920
CMHIP Storage Shed SMH051	Vacant	Dry	General	3,064			1934		N/A	Demolish when funds are available.	\$36,768
Desert Court Group Home, Grand Junction	Group Home	Wet	General	3,866							
Fitzsimons Storage	Vacant	Wet	General	3,552							
GJRC Adaptive Equip. Bldg	Vacant	Dry	General	4,014	\$423,606	\$1,376,666	1900		14%	Demolish when funds are available.	\$48,168
GJRC Bowers Cafeteria	Vacant	Wet	General	17,668	\$2,848,000	\$3,195,410	1954		66%	Potential leased space.	
GJRC East House	Residence	Dry	General	2,606	\$250,177	\$433,982	1889		41%	Potential leased space.	\$31,272
GJRC Meta Jefferson Center	Vacant	Dry	General	21,987	\$3,215,000	\$3,898,141	N/A		30%	Demolish when funds are available.	\$263,844
GJRC Draper Cottage	Residence	Dry	General	7,723	\$1,294,173	\$1,504,276	1964		36%	Demolish when funds are available.	\$92,676
CJRC Sudan Center	Vacant	Dry	General	26,980	\$4,747,000	\$4,454,855	1939		60%	Potential leased space.	\$323,760
GJRC Amos Training Center	Residence	Wet	General	5,600	\$666,171	\$918,648	1950		60%	Potential leased space. Renovate/abate when funds are available.	
GJRC Pace	DD building	Wet	General	2,258	\$286,443	N/A	1950		70%	Back-up Developmentally Disabled (DD) building.	
GJRC West House	Office	Dry	General	2,563	\$395,163	\$452,559	1889		50%	Potential leased space. Renovate/abate when funds are available.	\$30,756
GJRC West House Garage	Storage	Dry	General	560	\$34,784	\$47,052	1964		87%	Renovate when funds are available.	\$6,720
GJRC 29 Rd Group Home	DD building	Wet	General	3,050	\$449,829	\$255,240	1981		70%	Back-up Developmentally Disabled (DD) building.	
Maint. Shop/Storage	Shop/Metalworking	Dry	General	1,395	\$118,531	\$119,733	1958		11%	Demolish when funds are available.	\$16,740
Homelake Former Administration Bldg.	Office	Wet	Auxiliary	5,448	\$478,362	N/A	1895		43%	Future museum.	
Homelake Old Post Office	Nursing Home	Dry	Auxiliary	1,021	\$108,606	N/A	1910		N/A	Renovate when funds are available.	\$12,252
Homelake Apartment Bldg	Nursing Home	Dry	Auxiliary	2,256	\$249,579	N/A	1915		93%	Demolish when funds are available.	\$27,072
Homelake Apartment Bldg	Nursing Home	Dry	Auxiliary	777	\$85,958	N/A	1915		93%	Demolish when funds are available.	\$9,324
Homelake Apartment Bldg	Nursing Home	Dry	Auxiliary	2,396	\$265,069	N/A	1915		93%	Demolish when funds are available.	\$28,752
Homelake Apartment Bldg	Nursing Home	Dry	Auxiliary	1,884	\$208,426	N/A	1915		93%	Demolish when funds are available.	\$22,608
Homelake Ladies Lounge	Nursing Home	Dry	Auxiliary	1,526	\$90,384	N/A	1915		93%	Demolish when funds are available.	\$18,312
Lathrop Park Education and Dining	Vacant	Dry	General	9,569							\$114,828
Lathrop Park Housing Unit	Vacant	Dry	General	10,246							\$122,952
Lathrop Park Maintenance	Vacant	Dry	General	2,959							\$35,508
Lathrop Park Gym	Vacant	Dry	General	4,012							\$48,144
Lathrop Park Admin	Vacant	Dry	General	4,377							\$52,524
Wiggins South Group Home, Pueblo West	Group Home	Wet	General	3,924							
WRRC Summit Village 36	Residence	Dry	General	8,424	\$1,270,000	\$1,478,949	1974		24%	Demolish when funds are available.	\$101,088
WRRC Summit Village 37	Residence	Dry	General	8,424	\$1,270,000	\$1,473,236	1974		23%	Demolish when funds are available.	\$101,088
WRRC Summit Village 38	Residence	Dry	General	8,424	\$1,270,000	\$1,473,236	1974		23%	Demolish when funds are available.	\$101,088
WRRC Summit Village 39	Residence	Dry	General	8,448	\$804,227	\$1,132,035	1974		24%	Demolish when funds are available.	\$101,376
WRRC Summit Village 40	Residence	Dry	General	8,424							\$101,088
WRRC Summit Village 41	Residence	Dry	General	8,424							\$101,088
WRRC Summit Village 42	Residence	Dry	General	8,424							\$101,088
<b>Human Services Total</b>				<b>339,463</b>	<b>\$42,090,380</b>	<b>\$39,379,733</b>					<b>\$3,217,272</b>

**Attachment A - Vacant Buildings Report (Cont.)  
February 2016**

Building Name	Occupancy Type	Dry/Wet Closed	Bldg Type	GSF	Insured Value	Market Value	Date Built	Date Acquired	FCI	Current Status	Demoliton/ Renovation Costs
<b>Military and Veterans Affairs</b>											
Boulder Armory	None	Dry	General	9,016	\$954,494	\$10,500,000	1948		37%	Preparing for sale	
Boulder Armory Annex	None	Dry	General	10,082	\$1,049,114	N/A	1949		30%	Preparing for sale	
Boulder Armory Maintenance	None	Dry	General	3,614	\$391,208	N/A	1949		30%	Preparing for sale	
Grand Junction Armory	Armory	Dry	General	14,545	\$1,515,474	N/A	1959		40%	Prefer to repurpose	\$909,284
Las Animas Armory	Armory	Dry	General	10,583	\$1,145,590	\$315,000				Transfer to another agency or sell	\$687,354
<b>Military and Veterans Affairs Total</b>				<b>47,840</b>	<b>\$5,055,880</b>	<b>\$10,815,000</b>					<b>\$1,596,638</b>
<b>Pueblo Community College, Fremont Campus</b>											
Bunkhouse	Abandoned	Dry	General	555	\$0	N/A		2001	18%	Demolish when funds are available.	
Dining Hall	Abandoned	Dry	General	3,268	\$0	N/A		2001	18%	Demolish when funds are available.	
Residence	Abandoned	Dry	General	169	\$0	N/A		2001	18%	Demolish when funds are available.	
Storehouse	Abandoned	Dry	General	770	\$0	N/A		2001	18%	Demolish when funds are available.	
Tower	Abandoned	Dry	General	100	\$0	N/A		2001	18%	Demolish when funds are available.	
<b>Pueblo Community College, Fremont Campus Total</b>				<b>4,862</b>	<b>\$0</b>						<b>\$750,000</b>
<b>University of Colorado Denver</b>											
Bldg 610: Primate	Office/ Lab	Dry	Academic	6,960	\$1,478,883	N/A	1983	1997		Storage	
<b>University of Colorado Denver Total</b>				<b>6,960</b>	<b>\$1,478,883</b>						
<b>Grand Total</b>				<b>1,542,607</b>	<b>\$309,301,144</b>	<b>\$122,160,279</b>					<b>\$32,422,877</b>
Note:											
DNR indicated to OSA that some of its buildings may be vacant, but they are used for historical or cultural purposes. DNR also acquires buildings on land it purchases for wildlife habitat, parks, open space, agricultural leases, and other purposes.											
OSA does not report on buildings managed by the Colorado Department of Transportation or the State Land Board.											