

# Fiscal Year 2023-24 Capital Construction Request

**University of Colorado Boulder**

*Hellems Arts and Sciences Building Renovation and Mary Rippon Outdoor Theatre Renovation*

## PROGRAM PLAN STATUS

2004-120

Approved Program Plan

Yes

Date Approved:

June 1, 2019

## PRIORITY NUMBERS

Prioritized By	Priority	
CU Boulder	Not Prioritized	N/A Continuation
CCHE	2 of 30	
OSPB	Not Prioritized	Not recommended for funding.

## PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Costs
CCF	\$24,950,838	\$17,112,015	\$0	\$0	\$42,062,853
CF	\$37,426,257	\$25,668,022	\$0	\$0	\$63,094,279
<b>Total</b>	\$62,377,095	\$42,780,037	\$0	\$0	\$105,157,132

## ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$10,938,713	\$2,629,356	\$0	\$0	\$13,568,069
Construction	\$42,192,825	\$33,404,597	\$0	\$0	\$75,597,422
Equipment	\$3,052,091	\$2,463,341	\$0	\$0	\$5,515,432
Miscellaneous	\$522,821	\$393,648	\$0	\$0	\$916,469
Contingency	\$5,670,645	\$3,889,095	\$0	\$0	\$9,559,740
<b>Total</b>	\$62,377,095	\$42,780,037	\$0	\$0	\$105,157,132

## PROJECT STATUS

This is a continuation request and the twelfth request for funding. Originally a four-phase project, the first two phases were approved in the FY 2021-22 Long Bill and the penultimate phase was approved in last year's Long Bill. This request is for the final phase of the project. Funding was first requested on behalf of the project for FY 2003-04, FY 2006-07, FY 2009-10 through FY 2011-12, and FY 2017-18 through FY 2019-20. The project was listed on the university's five-year projection of need in the intervening years. The initial requests were for a capital renewal project. A new program plan for the project published in May 2017 rescoped the project to combine the capital renewal elements with a number of program-driven renovations.

# Fiscal Year 2023-24 Capital Construction Request

## University of Colorado Boulder

*Hellems Arts and Sciences Building Renovation and Mary Rippon Outdoor Theatre Renovation*

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### PROJECT DESCRIPTION / SCOPE OF WORK

The University of Colorado at Boulder (CU Boulder) is requesting a combination of state funds and cash funds spending authority for the third phase of a three-phase project to address concerns with various electrical and mechanical systems within the 95,065-GSF Hellems Arts and Sciences Building, and to renovate the building's interior to address programming needs. The university says the project will preserve and protect the 100-year-old building, which is structurally sound but requires modernization and interior reorganization to address life-safety and code issues and to more efficiently accommodate academic needs. The building assessment will include a materials test and an asbestos and environmental report. The scope of the project includes improvements to the adjacent Mary Rippon Outdoor Theatre. Design for the project is underway; this year's request will fund construction beginning in September 2023.

Deferred maintenance to be addressed by the project includes:

- replacing the exterior windows and rehabilitating exterior doors;
- installing a new HVAC system, including associated duct work, grills, shafts, and controls, and integrating a cooling system into the building to enhance year-round building use;
- replacing the electrical distribution system;
- fire-alarm additions and modifications, and upgrading associated safety features;
- upgrading electrical panels;
- replacing interior lighting fixtures;
- roofing improvements, including replacing roof underlayment; insulating the roof underside; restoring damaged gutters and downspouts; and testing, and possibly abating, hazardous materials;
- abating hazardous materials in surfaces and finishes in the building's interior;
- repointing and cleaning exterior masonry;
- foundation waterproofing;
- restoring exterior flagstone stairs;
- providing ADA-accessible restrooms with new fixtures;
- correcting stair enclosures for better life-safety accessibility and ADA compliance; and
- updating finishes throughout the building's interior.

Interior renovations to improve program delivery include resizing of office space to create additional classroom space, and reconfiguring the building's layout for operational and energy efficiency purposes. Upgrades to the Mary Rippon Outdoor Theatre will address functionality, safety, and ADA issues. Considering the age of the facility, both interior and exterior improvements will conform to the building's historical character.

Cost assumption. The cost assumption was determined through the program planning process. A 7.0 percent inflation factor is applied to the project cost based on the recent regional inflation index and Engineering News Record. Project costs were reconfirmed in February 2022. The project meets the Art in Public Places and High Performance Certification Program requirements.

# Fiscal Year 2023-24 Capital Construction Request

## University of Colorado Boulder

*Hellems Arts and Sciences Building Renovation and Mary Rippon Outdoor Theatre Renovation*

### PROJECT JUSTIFICATION

CU Boulder says the project upgrades a facility that is structurally sound in order to address repairs and renovations necessary for code and ADA compliance, energy efficiency, and program functionality. According to the university, upgrading the systems within the Hellems Arts and Sciences Building will significantly improve building operational deficiencies, reduce negative environmental impacts, save energy and utility costs, and contribute to occupant safety. In addition, the university says the upgrade will greatly enhance occupant comfort and program delivery.

A 2019 facility audit gave the Hellems Arts and Sciences Building a Facility Condition Index rating (FCI) of 26. 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. Upon completion of the project, the building is expected to have an FCI in the range of 90 to 95. The audit cited major deficiencies in functionality, building integrity, building and fire code compliance, and hazardous materials contamination for asbestos. Minor deficiencies were reflected in appearance, access, energy systems, and exterior systems.

According to the university, programmatic reconfigurations will increase operational efficiency, with high-traffic classroom areas placed on the main level and center of the building accessibility, and office areas and graduate student suites outside the high-traffic areas. CU Boulder says failure to fund the project will continue to severely affect the quality of the education delivered to over 30 academic programs.

### PROGRAM INFORMATION

The Hellems Arts and Sciences Building is a three-story building, with a full basement, containing classrooms, academic offices, and lecture halls. The central portion of the building was constructed in 1921, with two wings added in 1937. The building was designed by Charles Z. Klauder in the Tuscan Vernacular style, which the university says the campus is known for internationally, and comprises part of a national historic district.

The university conducts core curriculum coursework in the Hellems Arts and Sciences Building, and the university says that about 9,287 students took a course in the building in the fall of 2021. The space provides office and support space for 423 faculty, staff, and graduate students and 30 academic departments use the teaching spaces in the building.

The Mary Rippon Outdoor Theatre hosts the annual Colorado Shakespeare Festival, which is staged from Hellems.

### PROJECT SCHEDULE

	Start Date	Completion Date
Design		
Construction	September 2023	September 2025
Equipment	September 2025	December 2025
Occupancy	December 2025	

### SOURCE OF CASH FUNDS

The source of cash funds for the project is campus cash funds, primarily derived from debt and reserve funds. Cash funds will not come from student fees or tuition.

### OPERATING BUDGET

Operating expenses are paid from institutional sources. The university expects the project to result in no new operating costs.

### STAFF QUESTIONS AND ISSUES

None.

# Fiscal Year 2023-24 Capital Construction Request

University of Colorado Boulder  
Guggenheim Geography Building Renovation

## PROGRAM PLAN STATUS

2008-056

Approved Program Plan

Yes

Date Approved:

June 1, 2019

## PRIORITY NUMBERS

Prioritized By	Priority	
CU Boulder	2 of 3	
CCHE	7 of 30	
OSPB	Not Prioritized	Not recommended for funding.

## PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Costs
CCF	\$0	\$16,818,034	\$0	\$0	\$16,818,034
CF	\$0	\$25,227,051	\$0	\$0	\$25,227,051
<b>Total</b>	\$0	\$42,045,085	\$0	\$0	\$42,045,085

## ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$6,650,606	\$0	\$0	\$6,650,606
Construction	\$0	\$29,078,009	\$0	\$0	\$29,078,009
Equipment	\$0	\$2,057,145	\$0	\$0	\$2,057,145
Miscellaneous	\$0	\$437,045	\$0	\$0	\$437,045
Contingency	\$0	\$3,822,280	\$0	\$0	\$3,822,280
<b>Total</b>	\$0	\$42,045,085	\$0	\$0	\$42,045,085

## PROJECT STATUS

This is the sixth request for funding. Funding was first requested for FY 2018-19. Elements of the project have appeared on the University of Colorado at 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.

# Fiscal Year 2023-24 Capital Construction Request

University of Colorado Boulder  
*Guggenheim Geography Building Renovation*

## PROJECT DESCRIPTION / SCOPE OF WORK

CU Boulder is requesting a combination of state funds and cash funds spending authority for a one-phase project to renovate the 22,908-GSF Guggenheim Geography Building. The project includes \$15.6 million in capital renewal system upgrades, representing 37 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 31 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.

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 windows, including skylights;
- fire-rated doors, fire alarm systems, fire-rated wall penetrations, and additional fire exits;
- the HVAC system, including installing air conditioning in the building;
- lighting systems;
- plumbing and the sanitary waste system;
- roofing, gutters, and soffits;
- telephone and data systems;
- utility distribution lines; and
- wood carpentry, including interior doors and associated hardware.

The project also performs programmatic renovations of the building's interior by resizing offices, reconfiguring the classrooms and offices to consolidate tenants, and upgrading corridors and the overall building layout to improve traffic patterns.

Cost assumption. The cost assumption was determined through the program planning process. A 7.0 percent inflation factor is applied to the project cost based on the recent regional inflation index and Engineering News Record. The cost per GSF is \$1,835. The project meets the Art in Public Places and High Performance Certification Program requirements.

## 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.

Building system improvements. 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 university says that the building has an FCI of 37. 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 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 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.

Program-related improvements. 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, resulting in multiple occupants being assigned to single offices. 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.

# Fiscal Year 2023-24 Capital Construction Request

University of Colorado Boulder  
Guggenheim Geography Building Renovation

## 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, 17 other departments each offered at least one undergraduate course and 3 offered at least one graduate course in the building in fall 2021. Overall, 2,209 undergraduate credit hours and 210 graduate credit hours were taught in the building in fall 2021.

## PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2023	July 2024
Construction	October 2024	December 2025
Equipment	December 2025	January 2026
Occupancy	January 2026	February 2026

## SOURCE OF CASH FUNDS

The sources of cash funds for the project includes a mix of debt, reserve funds, and indirect cost recovery (ICR) funding to support research facilities. The project will not impact student tuition and will not use student fee revenue.

## OPERATING BUDGET

Operating expenses are paid from institutional sources. The university expects the project to result in no new operating costs.

## STAFF QUESTIONS AND ISSUES

None.

# Fiscal Year 2023-24 Capital Construction Request

University of Colorado Boulder  
Macky Auditorium Renovation

## PROGRAM PLAN STATUS

2023-008

Approved Program Plan

No

Date Approved:

## PRIORITY NUMBERS

Prioritized By	Priority	
CU Boulder	3 of 3	
CCHE	8 of 30	
OSPB	Not Prioritized	Not recommended for funding.

## PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Costs
CCF	\$0	\$11,282,151	\$8,046,811	\$7,745,021	\$27,073,983
CF	\$0	\$16,923,227	\$12,070,216	\$11,617,532	\$40,610,975
<b>Total</b>	<b>\$0</b>	<b>\$28,205,378</b>	<b>\$20,117,027</b>	<b>\$19,362,553</b>	<b>\$67,684,958</b>

## ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$7,893,158	\$1,140,511	\$984,773	\$10,018,442
Construction	\$0	\$17,748,095	\$17,147,695	\$11,842,104	\$46,737,894
Equipment	\$0	\$0	\$0	\$3,949,350	\$3,949,350
Miscellaneous	\$0	\$0	\$0	\$826,094	\$826,094
Contingency	\$0	\$2,564,125	\$1,828,821	\$1,760,232	\$6,153,178
<b>Total</b>	<b>\$0</b>	<b>\$28,205,378</b>	<b>\$20,117,027</b>	<b>\$19,362,553</b>	<b>\$67,684,958</b>

## PROJECT STATUS

This is the project's third request for funding. It was first requested for funding in FY 2020-21, it was not included in the University of Colorado at Boulder's (CU Boulder) FY 2021-22 requests, and it was requested for a second time last year.

# Fiscal Year 2023-24 Capital Construction Request

University of Colorado Boulder  
Macky Auditorium Renovation

## 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. 27 percent of project costs address deferred maintenance.

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

- 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;
- 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 7.0 percent inflation factor is applied to the project cost based on the recent regional inflation index and Engineering News Record. The cost per GSF is \$780. The project meets the High Performance Certification Program requirements. The Phase III line item for the Art in Public Places program complies with requirements over the life of the project.

## 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) of 29. 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 1922, and the university says the last significant renovation was in 1986; 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 water intrusion that place the structure at risk. Mechanical systems are beyond their useful life. Elements of the building contain or may contain hazardous materials requiring abatement or encapsulation. Fire egress pathways are not up to code, and building exterior pathways are closed due to structural deficiencies. Movement of stage sets is inefficient and creates safety issues, and the building requires accessibility upgrades to meet code compliance for ADA. Other improvements will increase the energy efficiency of the building. For instance, the walls and roofing underside contain no insulation, and the windows are single-pane with wooden frames. Improved mechanical systems will also improve occupant comfort.

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

# Fiscal Year 2023-24 Capital Construction Request

University of Colorado Boulder  
Macky Auditorium Renovation

## 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. However, in fall 2021 only the College of Music offered classes in the building due to ventilation issues and the COVID-19 pandemic. Twenty Four students were enrolled in classes held in Macky in fall 2021, compared to 815 students in fall 2019.

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, and Opera and Jazz programs; the CU Presents' Artist Series; and the Conference on World Affairs. 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.

## PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2023	July 2024
Construction	July 2024	May 2027
Equipment	May 2027	August 2027
Occupancy	August 2027	September 2027

## SOURCE OF CASH FUNDS

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

## OPERATING BUDGET

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

## STAFF QUESTIONS AND ISSUES

None.

# Fiscal Year 2023-24 Capital Construction Request

University of Colorado Denver  
CU Denver Building Infrastructure Replacement and Renovation

## PROGRAM PLAN STATUS

2022-009

Approved Program Plan

Yes

Date Approved:

June 1, 2021

## PRIORITY NUMBERS

Prioritized By	Priority	
CU Denver	1 of 1	
CCHE	6 of 30	
OSPB	Not Prioritized	Not recommended for funding.

## PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Costs
CCF	\$0	\$28,387,933	\$0	\$0	\$28,387,933
CF	\$0	\$9,974,138	\$0	\$0	\$9,974,138
<b>Total</b>	<b>\$0</b>	<b>\$38,362,071</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,362,071</b>

## ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$5,875,722	\$0	\$0	\$5,875,722
Construction	\$0	\$25,995,334	\$0	\$0	\$25,995,334
Equipment	\$0	\$2,004,827	\$0	\$0	\$2,004,827
Miscellaneous	\$0	\$998,727	\$0	\$0	\$998,727
Contingency	\$0	\$3,487,461	\$0	\$0	\$3,487,461
<b>Total</b>	<b>\$0</b>	<b>\$38,362,071</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,362,071</b>

## PROJECT STATUS

This project was first requested for funding in FY 2021-22. FY 2022-23's request expanded the scope of the project to include renovations. This is the third request for funding.

# Fiscal Year 2023-24 Capital Construction Request

## University of Colorado Denver

*CU Denver Building Infrastructure Replacement and Renovation*

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### PROJECT DESCRIPTION / SCOPE OF WORK

The University of Colorado Denver (CU Denver) is requesting a combination of state funds and cash funds spending authority to replace and upgrade mechanical and electrical infrastructure that has exceeded its useful life in the CU Denver Building. The project also renovates 30,605 GSF of existing space.

The project focuses on mechanical and infrastructure upgrades to maintain the building's use and on energy-related improvements to lessen the building's carbon footprint, including:

- replacing a chiller, associated pumps, and a heat exchanger;
- replacing the Xcel steam system with a natural gas boiler system;
- replacing the air handler;
- replacing lighting and panelboards;
- replacing the main and lower roofs of the main tower and the annex roof;
- replacing the existing Silent Knight fire alarm system;
- repairing and replacing sanitary piping risers;
- repairing a collapsed storm drain;
- replacing the majority of plaza drains and piping;
- replacing mechanical and electrical systems and making structural repairs in the parking garage;
- installing electric vehicle charging stations;
- updating annex ADA accessibility;
- standardizing signage and wayfinding across the building and site;
- upgrading to LED lighting; and
- installing a photovoltaic solar array.

The project's renovation work affects the College of Architecture and Planning (CAP) and the College of Arts and Media (CAM). It addresses spaces and usage needs, including:

- relocating and consolidating CAP fabrications operations;
- modifying CAM instructional labs;
- repurposing recording space for multiple programs;
- relocating Visual Arts from the Boulder Creek Building to allow the Community College of Denver to renovate the vacated space;
- expanding a CAP computer lab;
- updating CAP instructional spaces for modern pedagogy and technology;
- providing space for instruction in emerging technologies; and
- relocating other building uses.

The most recent Facilities Condition Audit rated the building's Facility Condition Index (FCI) at 67. 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.

Cost assumption. The initial cost assumption in 2020 was determined by an engineering firm hired by the university. The university has adjusted the cost assumptions for Denver's actual market inflation assumptions between the project submittal and the proposed start-date in July 2023. The project meets the Art in Public Places and High Performance Certification Program requirements.

# Fiscal Year 2023-24 Capital Construction Request

University of Colorado Denver  
CU Denver Building Infrastructure Replacement and Renovation

## PROJECT JUSTIFICATION

The building was built in 1977 and most of the mechanical and electrical systems are original and in need of replacement. As the building was purchased by the university from the Auraria Foundation in 2006, it was not eligible for controlled maintenance funding until last year due to the statutory requirement that 15 years must elapse from the date of acquiring state property to the date of requesting funding. In that time, CU Denver has performed significant renovations and repairs totaling over \$7.4 million. The university states that this project prioritizes taking care of valuable existing state assets and critical infrastructure needs, and eliminates 85 percent of the building's total deferred maintenance.

According to the university, existing systems are inefficient and unreliable, and there is a significant risk of system failure. Because there is no sufficient, available space to house the programs currently located in the CU Denver Building, loss of use would have a devastating effect on these programs and their students. The project also addresses academic needs by alleviating enrollment pressures created by space limitations and replacing outdated technology.

Project alternatives. According to CU Denver, the university is unable to provide enough internal funding to resolve the overwhelming volume of maintenance issues, though the campus will prioritize the building's deferred maintenance backlog above all other campus buildings. The university plans to submit several elements contained in this capital renewal request for possible controlled maintenance funding. If this project is funded, the university will withdraw all related controlled maintenance requests; if the capital renewal project does not receive funding this year and any related controlled maintenance requests receive funding, they will be removed from the subsequent capital renewal request.

## PROGRAM INFORMATION

The CU Denver Building, located in Denver at 1250 14th Street, houses the College of Architecture and Planning, the College of Arts and Media, the CU system-wide Executive MBA program, and CU Denver CityCenter. The university served as building operator and master tenant for 11 years prior to the 2006 sale, and has been leasing space in the building since 1983.

## PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2023	May 2024
Construction	May 2024	September 2025
Equipment	June 2025	September 2025
Occupancy	October 2025	November 2025

## SOURCE OF CASH FUNDS

The source of cash funds is institutional reserves. This project is not funded from student fees.

## OPERATING BUDGET

Operating expenses are paid from institutional sources. The university estimates that the project will result in annual utility cost savings of about \$155,000.

## STAFF QUESTIONS AND ISSUES

None.