

TOPIC: VACANT BUILDINGS REPORT

PREPARED BY: DIANE LINDNER/RYAN STUBBS

I. SUMMARY

This is the fourth year for CCHE to make recommendations on higher education's vacant buildings to the Department of Personnel and Administration as mandated in C.R.S. 24-30-1303.5(d)(e). DPA will, in turn, forward the reports from all the principal departments of state government to the Office of State Planning and Budgeting and the Capital Development Committee.

The report, [Attachment A](#), is a compilation of the 66 vacant or semi-vacant facilities at eight institutions and one railroad. Each year's numbers include the eight facilities/buildings owned by the Cumbres & Toltec Scenic Railroad, governed the Colorado Historical Society, which is part of the Department of Higher Education.

Number of Vacant Facilities by Year and Institution

Institution	2006	2005	2004	2003
Adams State College	2	3	3	2
Colorado Community Colleges at Lowry	16	14	15	12
Colorado School of Mines	1	1	1	1
Colorado State University	22	20	23	23
Cumbres & Toltec Scenic Railroad	8	8	8	8
Pueblo Community College*	6	6	5	0
University of Colorado at Boulder	4	6	4	4
University of Colorado at Denver & HSC	6	4	7	7
University of Colorado at Colorado Springs	0	1	1	1
University of Northern Colorado	1	1	1	1
Totals	66	64	68	59

*PCC vacant facilities are all on the Fremont campus in Canon City. Five were listed in 2004 and another was added in 2005. These buildings were not listed on the 2003 report.

For 2006, higher education institutions have identified 66 vacant or semi-vacant buildings as opposed to 64 in 2005, 68 in 2004 and 59 in 2003.

2006 Higher Education Vacant Building Statistics by Institution

Institution	# Vacant	Vacant Sq Ft	Total Sq Ft	CRV Vacant
Adams State College	2	15,744	1,012,837	\$1,766,738
Colorado Community Colleges at Lowry	16	523,220	989,668	\$70,999,824
Colorado School of Mines	1	29,304	2,509,867	\$9,102,037
Colorado State University	22	170,033	8,392,512	\$21,414,880
Cumbres & Toltec Scenic Railroad	8	4,827	167,825	\$682,627
Pueblo Community College	6	7,022	419,442	\$2,663,292
University of Colorado at Boulder	4	16,789	9,346,832	\$27,319,513
University of Colorado at Denver & HSC	6	151,088	4,310,322	\$117,072,200
University of Northern Colorado	1	118,054	2,766,850	\$20,522,064
Totals	66	1,036,081	29,916,155	\$271,543,175

When examining the number of vacant buildings, the number of vacant or partially vacant square feet, the total number of square feet on each campus and the current replacement value (CRV) of each institution: CSU has the most vacant facilities, CCCS at Lowry has the most vacant square feet and UCDHSC has the greatest current replacement value of vacant facilities. Additionally, approximately \$102 million of the CRV for UCDHSC is attributed to Building 500. Attachment A indicates that funds are now available for renovations and UCDHSC facilities staff has indicated that further plans for renovations will emerge as details of space transitions to the Fitzsimons campus are determined. Also, only 48,000 square feet are vacant of the building's 478,000 total square feet, while the indicated CRV is for the entire facility.

Higher Education Vacant Buildings Statistics vs. All State Buildings, 2006

	# Vacant	Vacant Sq Ft	CRV
Higher Education Totals	66	1,036,081	\$271,543,175
All State Buildings (with Higher Ed)	119	1,447,635	\$319,354,666
% Higher Education	55%	72%	85%

Higher education facilities make up 55% of all vacant facilities in the State of Colorado. While this number is large, it is actually less than the proportion of higher education facilities comprising all vacant space for state owned buildings. When looking at vacant gross square feet and current replacement value (CRV), higher education makes up 72% and 85% of all state buildings, respectively. These statistics have remained nearly level over the past four years.

Vacant Building Statistics for Agencies other than Higher Education

Agency	# Vacant	Vacant Sq Ft	CRV
Division of Central Services- DPA	1	12,097	\$3,540,543
Department of Human Services	28	317,885	\$41,067,362
Department of Military and Veterans Affairs	1	13,700	\$1,161,885
Department of Corrections	23	67,872	\$2,041,701
Totals	53	411,554	\$47,811,491

When separating other agencies from the total for all state buildings, the above table shows the number of vacant or partially vacant facilities, number of vacant square feet and CRV for agencies other than higher education

Additionally, Attachment A shows the Facility Condition Index (FCI) for each facility being reported. The FCI is a numerical score from 0-100 reflecting the current overall condition of a building with a score of 100 being 'like new' with no deficiencies. If a building receives an FCI of 60-70, it is considered in 'poor' condition. A majority of the facilities listed on Attachment A are below the 'poor' condition.

II. BACKGROUND

In 2003, the Capital Development Committee became concerned about the number of state buildings that were vacant or partially vacant. Legislation was passed in 2003 (SB03-04) to ensure that State Buildings and Real Estate Programs (SBREP), now called the Office of the State Architect, receive reports on vacant or partially vacant facilities from state agencies. Data collected in these reports includes the names of the facilities, the number of vacant square feet and the current replacement value of each facility. CCHE capital assets staff reviews this information and makes a report and recommendations to the Commission and the Office of the State Architect. Since the first report issued in 2003, Higher Education institutions have shown a large percentage of total vacant or partially vacant state facilities.

III. STAFF ANALYSIS

The fact that the last four vacant building reports have shown consistent data in terms of number of facilities, gross square feet and replacement values is indicative of the minimal amounts of controlled maintenance monies appropriated from 2003 through 2006. Fiscal Years 02-03 (\$2.54 Million) and 04-05 (\$500,000) were the lowest years for controlled maintenance appropriations when looking as far back as 1990.

Even though the Legislature funded level one and level two controlled maintenance priorities in 2006, these appropriations are still unlikely to make much of a dent in overall vacant facilities numbers. In looking at Attachment A, it is evident that a majority of the plans for the vacant facilities are to demolish the buildings once state funds become available. When comparing this

table to State Buildings and Real Estate Program's (SBREP) controlled maintenance priorities for FY06/07, it is clear that demolitions are not reaching high priority levels for campus controlled maintenance requests. A majority of the high priority controlled maintenance projects are health/life safety projects such as fire and electrical systems, which are understandably higher priorities than demolition projects.

Although priorities and funding levels have impeded higher education in effectively dealing with vacant facilities for the past several years, fiscal year 2007-2008 presents an opportunity to make a significant impact on the number of higher education vacant or partially vacant facilities.

Two facilities scheduled for demolition are currently on the CCHE priority list; one is the Bishop-Lehr building at the University of Northern Colorado (#24 CCHE priority, #2 UNC Campus Priority) and the other is the Hall of Justice at Colorado School of Mines (#15 CCHE priority, #1 CSM Priority). Both of these projects have been included in this vacant buildings report for the past several years. Appropriations for these projects would help decrease the number of vacant facilities in this report. To fund the current CCHE priority list through project #24, which would fund both demolitions, there would need to be \$157,579,353 CCFE appropriated for FY07-08. To fund through project #15 (the Hall of Justice) there would need to be \$110,207,447 CCFE. Current estimates have total state funds available for all capital construction for FY07-08 at \$140 million (including controlled maintenance).

Additionally, the Colorado Community College System at Lowry originally submitted two demolition projects as capital construction projects before changing them to controlled maintenance requests. The H Buildings demolition project would demolish 8 of the 16 vacant building listed on Attachment A under CCCS at Lowry (buildings 811, 813, 815, 820, 821, 825, 830, 831). Obviously, the availability of controlled maintenance funds to demolish these buildings would be a major step towards reducing the amount of vacant higher education facilities. The H buildings demolition project is listed on the current Office of the State Architect prioritized controlled maintenance funding list as a level two project and the 61st project on the list. In order to fund controlled maintenance requests through this project as the list currently stands, \$29,908,046 in controlled maintenance funding would be necessary.

Below is a narrative summary of the information presented in Attachment A by institution:

Adams State College has two vacant facilities on the 2006 list. The Old Art building will be renovated when funds are available; the Casa De Sol Apartments are two buildings, one of which is historic. One facility, the President's Residence has been renovated and taken off this list since 2005.

Colorado Community Colleges @Lowry has 16 facilities on their list; 15 are scheduled to be demolished with asbestos abatement when funds are available and one, Dormitory #700 could be considered for use as a K-12 charter school or on-site dormitory.

Colorado School of Mines only has one facility on their list: the old Jefferson County Hall

of Justice which Mines which is scheduled for demolition once funds are available. Mines is requesting state funds for the demolition in FY07-08.

Colorado State University has 22 facilities listed for 2006. Most of the CSU buildings reported in Attachment A have been either condemned or are in such bad shape that the plans are to demolish all of them when funds are available. The Old Fort Collins High School has received prior appropriations to be renovated into the University Center for the Arts, a project that also submitted a supplemental for FY06-07 funds, which was approved by the CDC in January 2007.

Cumbres & Toltec Scenic Railroad has eight facilities on their list ranging from a depot, three museums, three bunkhouses to one pump house. Plans are to continue renovation as funds become available.

Pueblo Community College has six buildings on their list; all are on the Fremont campus in Canon City, were built prior to World War II and have been abandoned. Plans are to salvage some historic parts of the buildings, including some of the stone, if possible and then demolish them when funds become available.

University of Colorado at Boulder has four buildings on their 2006 list which are planned to be leased or to be used as storage facilities.

University of Colorado at Denver and Health Sciences Center has four buildings on the list – all at the Fitzsimons campus. Building 500 (old Hospital and current Administration Building for the campus) has plans to be renovated and is also the building that accounts for nearly one-third of all current replacement value for all state buildings. Two buildings are being used for storage both now and in the future; once funds become available, asbestos abatement and structural modifications are planned for these two facilities. A laundry building is planned to be demolished.

University of Northern Colorado lists only the Bishop-Lehr Building. This classroom building has been closed for at least three years and will stay vacant until funds are available for renovation. The project is currently on the CCHE priority list.

IV. STAFF RECOMMENDATION

That the Commission approve this Vacant Buildings Report noting that progress towards mitigating vacant space in higher education facilities could be made through the funding of demolitions scheduled at the Colorado School of Mines, the University of Northern Colorado and the Lowry Higher Education Center. This report will then be forwarded to the Office of the State Architect in the Department of Personnel and Administration.

STATUTORY AUTHORITY

23-1-106(12), C.R.S Each institution shall submit to the commission a facility management plan or update required by section 24-30-1303.5(3.5), C.R.S. The Commission shall review the facility management plan or update and make recommendations regarding it to the department of personnel and administration.

APPENDIX A

Vacant Building- CCHE 07