



Joint Budget Committee

Staff Budget Briefing FY 2026-27

Capital Construction

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Additional Resources

To find the online version of the briefing document search the General Assembly’s website for [budget documents](https://content.leg.colorado.gov/content/budget#budget-documents-section) (content.leg.colorado.gov/content/budget#budget-documents-section).

Capital Construction Overview

The capital construction section of the Long Bill includes appropriations to state departments and higher education institutions for capital construction and controlled maintenance projects. The following statutory terms¹ are key to understanding Colorado's process for capital construction funding:

- *Capital construction* includes acquisition of a capital asset or disposition of real property, construction or demolition of buildings or other physical facilities, site improvement or development, initial purchase and installation of related equipment, and architectural and engineering services for capital projects.
- *Controlled maintenance* is used to describe corrective repairs or replacement (including improvements for health, life safety, and code requirements) for real property "when such work is not funded in an agency's or state institution of higher education's operating budget."
- *Capital renewal* is defined as a controlled maintenance project or integrated controlled maintenance projects with costs exceeding \$4.7 million (previously \$2.0 million prior to the enactment of H.B. 24-1422) for corrective repairs or replacement that is more cost effective than smaller, individual controlled maintenance projects. Although capital renewal projects are large or bundled controlled maintenance projects, they are submitted and prioritized as capital construction requests for new projects rather than included in the controlled maintenance section of the capital construction budget.

Some key differences between capital construction and operating budget appropriations:

- The majority of capital construction funding in the Long Bill originates as General Fund transferred into the Capital Construction Fund (CCF), from which Long Bill appropriations for capital projects are made.
- The executive request is first submitted to the Capital Development Committee (CDC), which is responsible for submitting written reports with recommendations to the Joint Budget Committee. The JBC is responsible for making capital construction appropriation recommendations. However, statute requires² that if the JBC wishes to prioritize capital projects differently from the CDC, it must meet with the CDC prior to making such recommendations to the Appropriations Committees.
- Capital construction appropriations become available upon enactment of the Long Bill. If a project is initiated within the fiscal year through the encumbrance of spending authority, the appropriation remains available for a period of three years for completion of the project. Additionally, appropriations spending authority is automatically extended for three years for any project receiving a supplemental appropriation, regardless of need.
- Although controlled maintenance projects receive line-item appropriations, the Executive Director of the Department of Personnel, whose authority is delegated to the State Architect, has authority³ to transfer funds from one controlled maintenance project to another when the actual cost of a project exceeds the amount appropriated or when an emergency need arises. Additionally, the State Architect is annually appropriated an amount (typically \$3.0 million) from the Emergency Controlled Maintenance Account within the Capital Construction Fund.

¹ Defined in Section 24-30-1301, C.R.S.

² Section 2-3-203 (b.1)(I)(B), C.R.S.

³ Section 24-30-1303.7, C.R.S

Recent Appropriations

Capital Construction

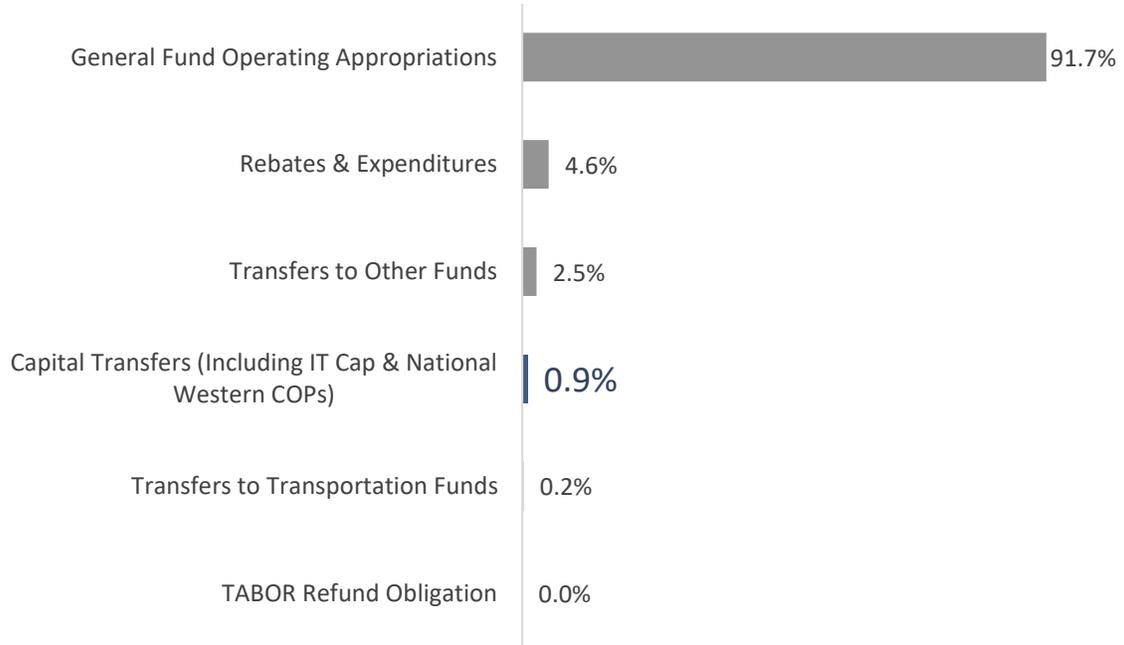
Funding Source	FY 2023-24	FY 2024-25	FY 2025-26	FY 2026-27 [1]	Change from FY 2025-26 to Request
Capital	\$285,329,289	\$264,946,190	\$139,721,972	\$149,856,146	7.3%
Cash Funds [2]	236,273,730	352,740,868	179,646,263	74,576,895	-58.5%
Reappropriated	0	1,600,000	0	0	n/a
Federal Funds	2,379,097	1,907,590	4,644,311	0	-100.0%
Total Funds	\$523,982,116	\$621,194,648	\$324,012,546	\$224,433,041	-30.7%

[1] Requested appropriation.

[2] The FY 2024-25 cash funds appropriation includes \$246,936,092 shown for informational purposes to reflect funding received and spent by higher education institutions through certificates of participation issued pursuant to H.B. 24-1231.

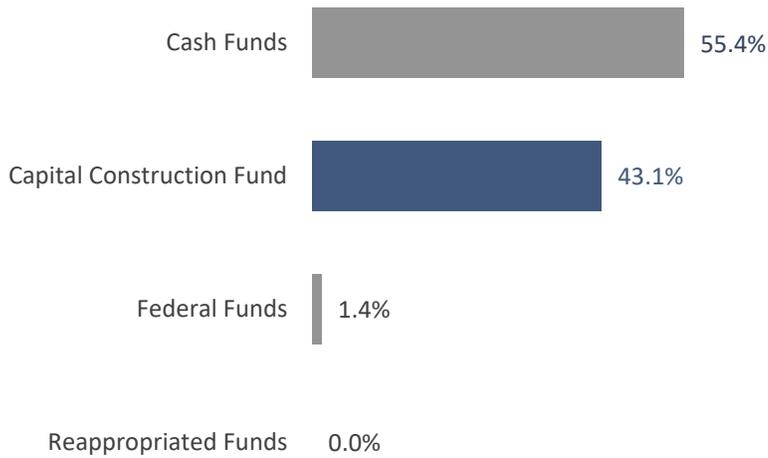
Graphic Overview

LCS September 2025 General Fund Overview



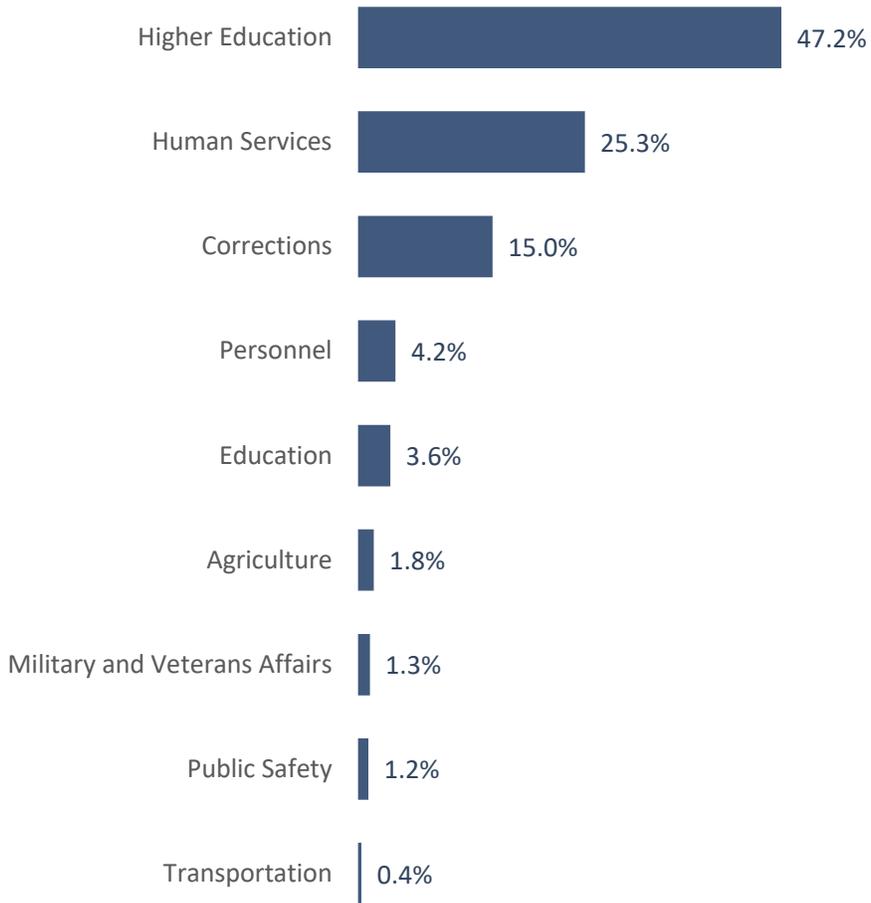
Based on the FY 2025-26 appropriation.

Capital Construction Appropriations by Fund Source



Based on the FY 2025-26 appropriation.

Capital Construction Fund Appropriations by Department



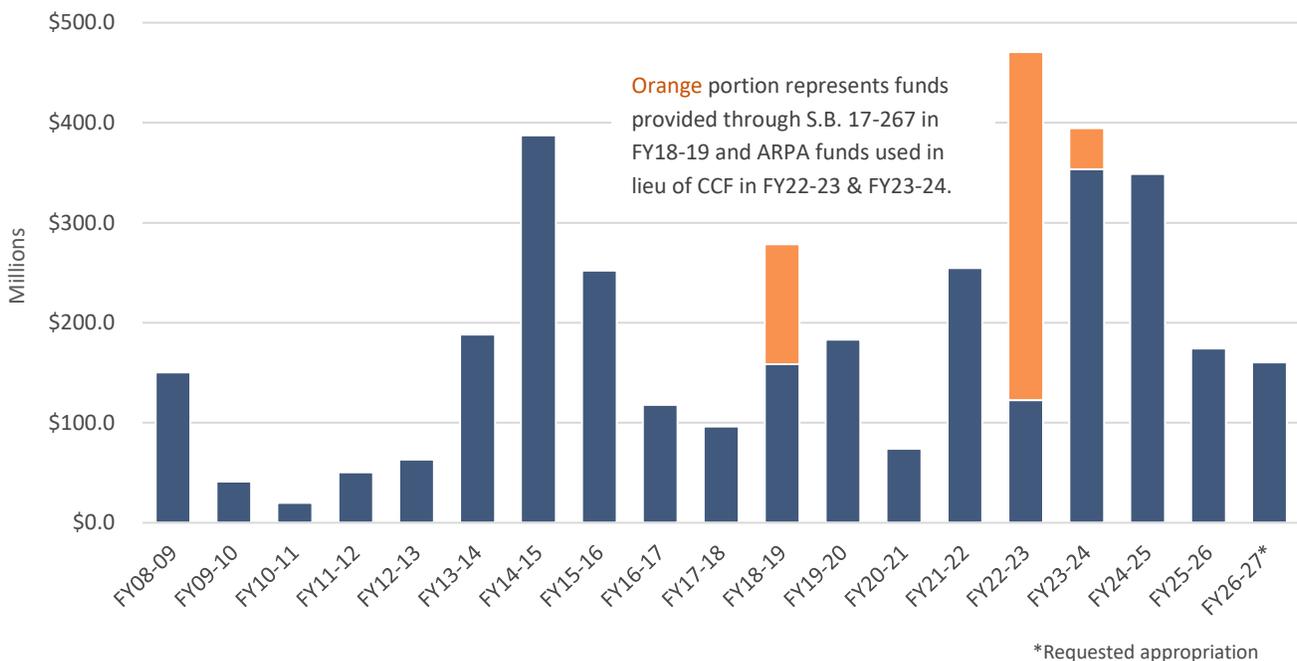
Based on the FY 2025-26 appropriation.

General Factors Driving the Budget

Overall Budget Health

The primary driver of the Capital Construction budget is General Fund revenue and overall state budget health in a given year. Transfers to the Capital Construction Fund from the General Fund vary significantly from year-to-year. The amount appropriated for capital construction is based on the Governor's request, Capital Development Committee recommendations, and the most recent forecast of revenues available given constitutional, statutory, and other budget constraints. Appropriations from the Capital Construction Fund are the best data point available over time to track and measure the state-funded support for capital construction. The following chart outlines appropriations from the Capital Construction Fund (including IT capital projects) since FY 2008-09.

Appropriations for capital construction vary significantly from year to year.



The FY 2018-19 amount includes non-appropriated funding provided through COPs issued pursuant to S.B. 17-267 (Sustainability of Rural Colorado). The FY 2022-23 and FY 2023-24 amounts include appropriations from the Revenue Loss Restoration Cash Fund that originated from the federal American Rescue Plan Act of 2021; the majority of these funds were later refinanced by H.B. 24-1466 (Refinance Federal Coronavirus Recovery Funds) to have originated from the General Fund. Capital Construction Fund appropriations averaged \$197.0 million from FY 2008-09 through FY 2025-26, and the average for the last five years was \$328.6 million.

Higher education projects that are not state-funded (funded entirely through institutional cash and federal funds) are not included in state appropriation bills and therefore not reflected above. Higher education cash-funded capital construction projects that exceed \$2.0 million, as well as all controlled maintenance and capital renewal projects that exceed \$10.0 million, are subject to legislative approval for construction from the Capital

Development Committee (but not the JBC). Higher education requests for access to financing through the revenue bond intercept program require CDC and JBC approval.

Controlled Maintenance and Capital Renewal

The capital budget process primarily differs from the operating budget process in that budgeting for state agency programs begins from a base which is incrementally adjusted annually, whereas items in the capital budget are considered discretionary, new decision items. While the Governor's request provides a total amount that guides the general scale of annual funding for capital construction, the decision on the margin, or on setting the line for funding, is generally made after prioritizing base operating budget items.

As a budget principle, new construction and real property purchases – referred to as *capital expansion* in the Long Bill – should be addressed as discretionary, new request items. *Controlled maintenance* represents the ongoing upkeep of the existing building inventory. That inventory represents state budget decisions previously made to purchase and own buildings and property. However, new construction is prioritized alongside and sometimes ahead of controlled maintenance. The discretionary budget decision to spend less on controlled maintenance in a given year does not necessarily save the State money and often increases facility costs. Not funding the timely replacement of state building systems:

- drives a higher cost in facilities management operating budgets due to increased annual repair, maintenance, and utility costs for deteriorating and inefficient building systems;
- increases future year capital costs due to construction inflation, collateral building system failure, and premature facility deterioration; and
- reduces state agency program effectiveness, particularly when deterioration leads to the unscheduled loss of use of facilities.

Buildings become eligible for controlled maintenance funding 15 years after construction is completed. The State currently has 2,465 General Funded and academic buildings in its inventory, of which approximately 2,303, or 91 percent, are eligible for controlled maintenance. Pursuant to Section 23-1-106 (10.2), C.R.S., higher education academic facilities, even if constructed using solely cash funds for buildings constructed *prior to* July 1, 2018, are eligible for state controlled maintenance funding.

Capital renewal is defined in statute⁴ as a controlled maintenance project or group of projects with costs exceeding \$4.7 million in a fiscal year (this amount is to be adjusted for inflation every three years). *Renovation* projects are typically identified as capital construction rather than capital renewal because they include improvement in program space and may also include space additions. While new space in a renovation project is properly characterized as "new construction", a renovation project will also include replacement of existing building systems or subsystems that would otherwise require replacement through controlled maintenance. The term *recapitalization* is used in the Long Bill to categorize renovation projects alongside capital renewal, as both types of projects improve the existing building stock.

While the terms *repair* and *maintenance* are sometimes used in connection with controlled maintenance projects, ongoing repair and maintenance of agency building systems are typically provided by day-to-day facilities management operations and paid for within the annual facility operating cost for a building. Repair and

⁴ Section 24-30-1301 (3)(a), C.R.S.

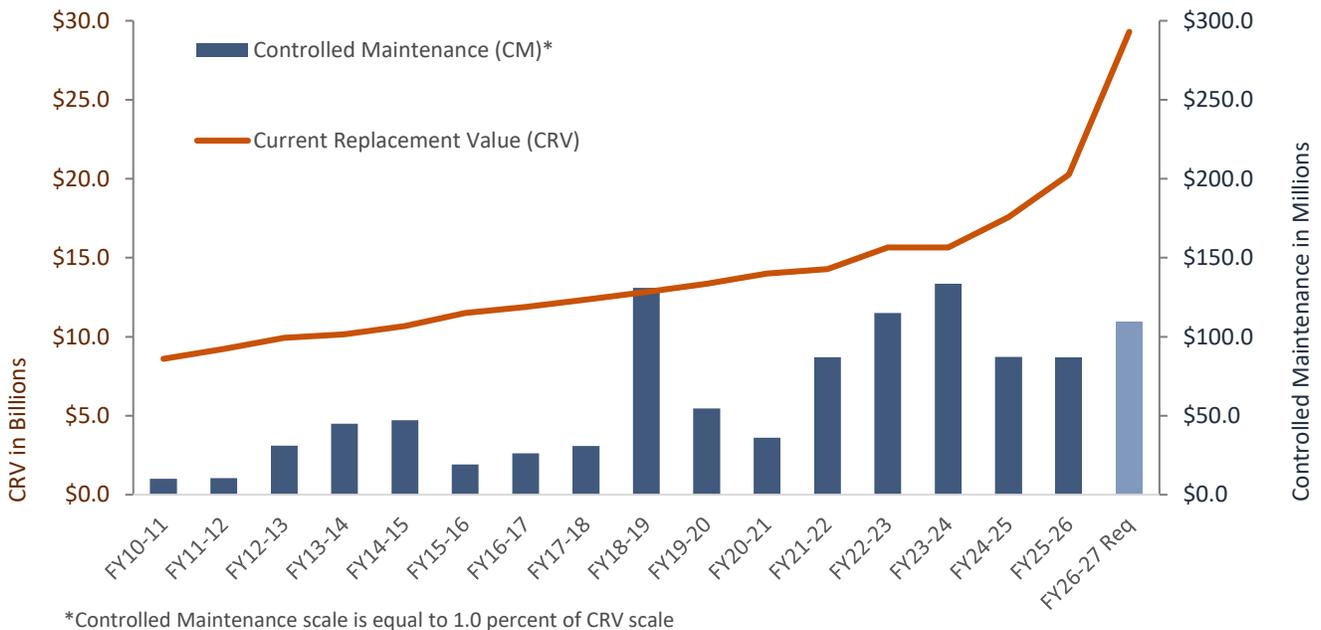
maintenance is an annual process, while controlled maintenance, capital renewal, and renovation provide benefits expected to last beyond a year.

The State Architect's annual report always includes the following recommendation:

“Industry guidelines continue to recommend an annual Reinvestment Rate (RR) of 2% to 4% of the CRV of a building inventory be dedicated for capital improvements to operate, maintain and renew to targeted levels. The Office of the State Architect continues to recommend, as a **goal**, an annual RR equivalent to **1% of CRV** to address Controlled Maintenance and an **additional RR goal of 1% - 1.5% equivalent to 2.5% of the CRV** to address Capital Renewal/Capital Renovation project requests in existing buildings.”

The following graph reflects controlled maintenance (CM) funding compared to current replacement value (CRV) since FY 2010-11. The CRV scale, represented in billions, is shown on the left side of the chart with values reflected in the orange line. The CM scale, represented in millions, is shown on the right side of the chart with values reflected in the blue bars. The CM scale is set equal to 1.0 percent of the CRV scale. The space between the bars and the line represents the difference between the actual amount provided for controlled maintenance and the amount necessary to fund controlled maintenance at 1.0 percent of current replacement value. The FY 2026-27 request includes \$109.4 million for Level 1 Controlled Maintenance, which equates to 0.37 percent of the goal.

Controlled Maintenance Funding Compared to Current Replacement Value

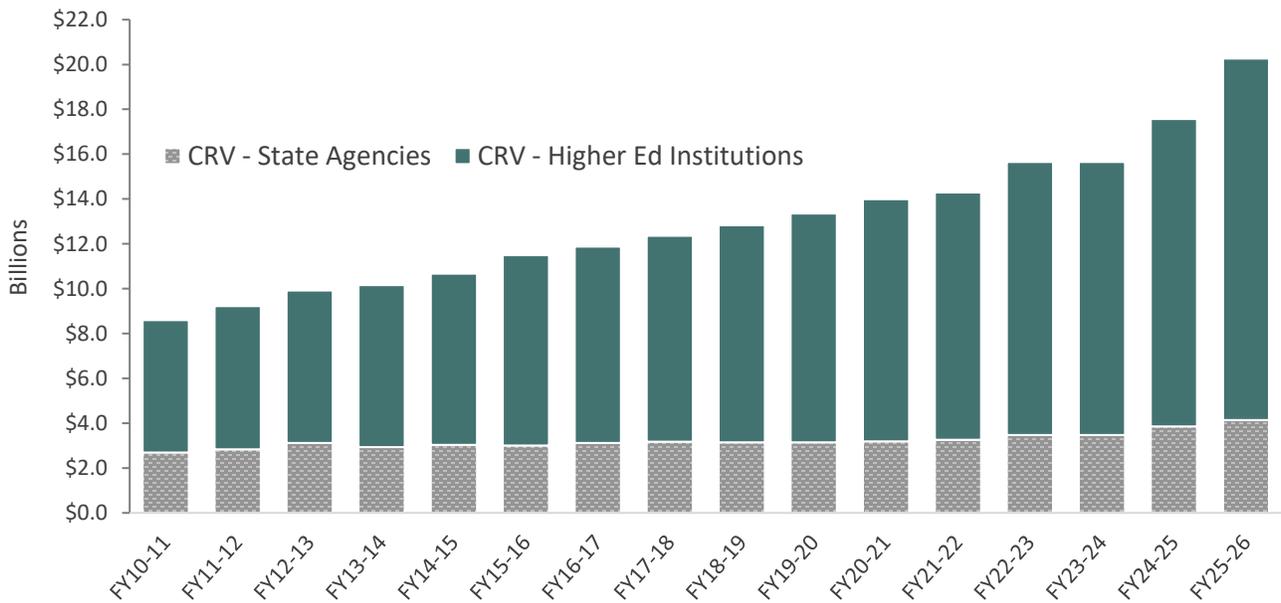


As shown above, appropriations have only met or exceeded the 1.0 percent goal in one of the last fifteen years. In FY 2018-19, total controlled maintenance funding of \$131.0 million slightly exceeded 1.0 percent CRV due to significant one-time funding provided through the S.B. 17-267 COP issuance. More recently, the General Assembly was close to meeting the 1.0 percent goal in FY 2023-24 due to the availability of ARPA funds. The total shortfall in controlled maintenance funding compared to 1.0 percent of CRV over the time period shown in the table (including the request year) equals \$1.3 billion.

Commitments for Higher Education

Institutions of Higher Education hold the largest portion of the state's building inventory. The higher education total does not include the value of non-academic buildings, which are not provided state-funded controlled maintenance. The following chart outlines the current replacement value of academic buildings at institutions of higher education and state agencies since FY 2010-11 to reflect both total scale and relative share. Institutions of higher education accounted for 79.6 percent of the current replacement value of all state buildings in recent years.

Current Replacement Value of General Funded and Academic Buildings



Summary of Request

The following three tables summarize 1) the ranked Office of State Planning and Budgeting (OSP) recommendation for state-funded (General Fund/CCF) projects, 2) the OSPB recommendation for projects funded entirely by departmental cash funds, and 3) all other projects submitted by agencies and institutions of higher education that are not recommended for funding in FY 2026-27. OSPB and Colorado Commission on Higher Education (CCH) rankings are indicated where applicable.

FY 2026-27 State-Funded OSPB Request

OSP	CCH	Project [1] [2]	Total	General Fund/ CCF	Cash Funds	Other	FY 2026-27 CCF Cost	Later Year CCF Cost
1		Controlled Maintenance Level 1	\$109,383,329	\$109,383,329	\$0	\$0	\$0	\$0
2	1	IHE: CSU Clark Building renovation & addition ph 4/4	25,798,175	25,798,175	0	0	0	0
3		DOC: Electronic security system replacement, CSP ph 1/2 (CR)	748,289	748,289	0	0	6,832,184	0
4		DOC: Level 2 perimeter security, Delta Correctional Facility	13,926,353	13,926,353	0	0	0	0
Total - State-Funded, Recommended			\$149,856,146	\$149,856,146	\$0	\$0	\$6,832,184	\$0

[1] (CR) indicates the project is capital renewal, which refers to a controlled maintenance project or bundled projects with costs exceeding \$4.7 million in a single year.

[2] IHE refers to institutions of higher education.

FY 2026-27 Cash-Funded OSPB Request

OSP	CCH	Project	Total	General Fund/ CCF	Cash Funds	Other	FY 2026-27 CCF Cost	Later Year CCF Cost
n/a		DHS: Depreciation Fund for regional center group homes	\$832,718	\$0	\$832,718	\$0	\$0	\$0
n/a		DNR: CPW Property acquisition and improvements	12,100,000	0	12,100,000	0	0	0
n/a		DNR: CPW Infrastructure and property maintenance	11,293,800	0	11,293,800	0	0	0
n/a		DOC: Colorado Correctional Industries small projects	1,000,000	0	1,000,000	0	0	0
n/a		DPA: Capitol Complex renovation and footprint reduction ph 3/4 [1]	41,450,138	0	41,450,138	0	15,845,730	15,845,730
n/a		HistCO: Collections care facility construction ph 3/3	8,000,000	0	8,000,000			
n/a		HistCO: Regional property preservation projects	700,000	0	700,000	0	0	0
Total - Cash-Funded, Recommended			\$75,376,656	\$0	\$75,376,656	\$0	\$15,845,730	\$15,845,730

[1] See the briefing issue in this document for additional information about the Capitol Complex renovation and footprint reduction project.

Projects Not Recommended for Funding by OSPB

OSPB	CCHE	Project	Total Funds	General Fund/ CCF	Cash Funds	Other	FY 2027-28 CCF Cost	Later Year CCF Cost
5		Controlled Maintenance Level 2	\$102,946,361	\$102,946,361	\$0	\$0	\$0	\$0
6		Controlled Maintenance Level 3	37,089,877	37,089,877	0	0	0	0
7		CDLE: Testing lab relocation	1,899,341	1,899,341	0	0	0	0
8		EDU: CSDB West Hall renovation and addition ph 1/2	13,778,673	13,778,673	0	0	15,897,641	0
9		DOC: Primary and secondary electrical replacement, Fremont (CR)	29,351,940	29,351,940	0	0	0	0
10		DOC: Electrical distribution infrastructure replacement, East Cañon City (CR)	21,805,010	21,805,010	0	0	0	0
11		DOC: Waste water treatment facility improvements, Trinidad (CR)	11,369,144	11,369,144	0	0	0	0
12		DHS: Campus utility infrastructure upgrade, CMHIP ph 2/3 (CR)	14,931,934	14,931,934	0	0	19,751,248	0
13		DOC: Critical living unit shower/drain/toilet improvements, Arkansas Valley ph 2/2 (CR)	12,506,208	12,506,208	0	0	0	0
14		DOC: Electronic security system, Arkansas Valley (CR)	20,328,389	20,328,389	0	0	0	0
15		DOC: Fire alarm system replacement, Fremont (CR)	11,307,357	11,307,357	0	0	0	0
16		DHS: Denver region youth service center replacement	984,500	984,500	0	0	11,786,000	35,358,000
17	15	IHE: Otero College McBride Hall student services addition & remodel	20,219,881	20,219,881	0	0	0	0
18	24	IHE: Adams State Admissions welcome center	4,292,449	4,116,459	175,990	0	0	0
19	18	IHE: Lamar CC Trustees Building renovation	6,618,378	6,618,378	0	0	10,207,949	0
20	28	IHE: Otero College McDivitt Hall cosmetology and barbering addition/remodel	4,593,895	4,593,895	0	0	0	0
21		DOC: Level 2 perimeter security, Rifle Correctional Center	12,433,591	12,433,591	0	0	0	0
22		DMVA: Veterans Memorial Cemetery improvements ph 1/2	2,211,493	2,211,493	0	0	0	1,798,199
23		DPA: Capitol Grounds Renovation (CR)	1,300,115	1,300,115	0	0	2,498,645	2,289,096
24	8	IHE: Fort Lewis Southwest Campus renewal	10,006,795	9,556,489	450,306	0	11,447,114	0
25	2	IHE: CU Boulder Macky Auditorium renovation	15,601,679	6,240,671	9,361,008	0	15,758,178	11,751,131
26	6	IHE: AHEC Tivoi Student Union infrastructure (CR)	26,891,315	26,891,315	0	0	0	0
27	11	IHE: CSU District heating plant sustainability upgrade (CR)	10,375,282	9,026,495	1,348,787	0	16,741,262	0
28	26	IHE: Pikes Peak State College Window replacement, Centennial Campus (CR)	6,411,116	6,023,243	387,873	0	0	0
29	22	IHE: CSU Plant Sciences Building (CR)	11,467,163	9,976,432	1,490,731	0	8,366,947	0
30	3	IHE: UNC McKee Hall (CR)	41,378,027	38,853,967	2,524,060	0	0	0
31	12	IHE: Western CU Leslie J. Savage Library renovation	45,576,953	43,576,953	2,000,000	0	0	0
32	27	IHE: UNC Candelaria Hall (CR)	32,258,351	31,580,926	677,425	0	0	0
33	8	IHE: UCCS Cybersecurity engineering cleanroom	15,158,000	11,358,000	3,800,000	0	0	0
34	13	IHE: UNC Crabbe Hall renewal (CR)	13,555,005	12,728,150	826,855	0	0	0
35	10	IHE: Mines Guggenheim Hall HVAC/Plumbing (CR)	13,596,222	12,100,636	1,495,586	0	0	0
36	16	IHE: Arapahoe CC Health program integration, ph 2/2	41,615,447	38,286,211	3,329,236	0	0	0
37	19	IHE: Aurora CC Classroom building third floor renovation	8,287,776	8,039,143	248,633	0	0	0

OSPB	CCHE	Project	Total Funds	General Fund/ CCF	Cash Funds	Other	FY 2027-28 CCF Cost	Later Year CCF Cost
38		DPA: Electric vehicle charging infrastructure	4,341,476	4,341,476	0	0	0	0
39	14	IHE: Mines utilities infrastructure upgrade (CR)	20,887,540	18,589,910	2,297,630	0	0	0
40	21	IHE: CMU Maverick Center renovation and expansion	65,028,688	61,094,453	3,934,235	0	0	0
41	5	IHE: CMU Rural technology hub - electrical and computer engineering building	33,132,383	31,127,874	2,004,509	0	0	0
42	6	IHE: Northwestern CC Weiss and Hefley renovation	10,212,695	10,212,695	0	0	0	0
43	20	IHE: CU Boulder Economics Building renovation	3,605,767	1,442,307	2,163,460	0	11,691,102	0
44	22	IHE: CSU Physiology Building (CR)	13,500,825	11,745,718	1,755,107	0	8,998,150	0
45	17	IHE: CSU San Luis Valley potato research and storage facility	8,964,491	5,737,274	3,227,217	0	0	0
46	4	IHE: CU Boulder Guggenheim Geography Building renovation	5,022,196	2,008,878	3,013,318	0	19,200,888	0
47	25	IHE: CMU Allied Health relocation	3,453,428	3,244,496	208,932	0	38,349,969	0
Total - Not Recommended			\$790,297,156	\$743,576,258	\$46,720,898	\$0	\$190,695,093	\$51,196,426

Project Descriptions

The following section describes the state-funded projects (to be paid for by a General Fund transfer to the Capital Construction Fund) recommended in the November 1st budget request. State agencies and the Colorado Commission on Higher Education submitted requests for 43 other projects that are not recommended for funding by OSPB. The recommendation also includes seven projects funded by departmental cash funds. Additional details for all projects can be found on the Capital Development Committee's website at leg.colorado.gov/committees/2025A/year-round/CapitalDevelopmentCommittee.

Projects Prioritized for Funding

Controlled Maintenance Level 1 - The FY 2026-27 controlled maintenance list includes 59 Level 1 projects for a total of \$109.4 million. Level 1 incorporates critical projects that are predominantly life safety and/or loss of use (resulting from equipment/system failure and/or lack of compliance with codes, standards, and accreditation requirements). The list of Level 1 projects can be found in *Appendix B* of this document.

Colorado State University (CSU) - Clark Building renovation and addition, phase 4/4: CSU requests \$25.8 million for the final phase of a four-phase project to renovate the Clark Building, add square footage to the A and C wings of the building, and demolish the B wing. This project received previous CCF appropriations totaling \$55.8 million, and CSU has put \$55.0 million of institutional funds toward the project. The FY 2025-26 Long Bill included a footnote stating the General Assembly's intent to fund the final phase of the project in FY 2026-27.

Corrections – Electronic security system replacement, Colorado State Penitentiary, phase 1/2 (capital renewal): The Department of Corrections requests \$748,289 for the design phase of a capital renewal project to upgrade the electronic security control system and the man-down system at the Colorado State Penitentiary in Cañon City. The construction phase of the project is estimated at \$6.8 million. The JBC staff analyst for Corrections has indicated that executing this project will require the use of the Centennial South C-tower to house displaced inmates during construction, which will result in additional operating costs and require legislation. This is the Department's highest priority project out of ten submitted.

Corrections – Level 2 perimeter security, Delta Correctional Center (DCC): The Department of Corrections requests \$13.9 million to construct a 12-foot high perimeter fence and other improvements that will allow DCC to be reclassified from security level 1 (minimum) to security level 2 (minimum-restricted). The JBC staff analyst for Corrections has indicated that executing this project will require legislation to authorize the change in security levels and carries significant policy implications related to the Department's custody classification system.

Issue: Capitol Complex Renovation Project

The Capitol Complex Renovation project includes four phases appropriated over seven years for a total cost of \$216.7 million. The main funding source for the project is annual depreciation lease-equivalent payments, which primarily originate as General Fund appropriations. The project has an unfunded out-year cost of \$31.7 million.

Summary

- Annual depreciation lease-equivalent (ADLE) payments were created by S.B. 25-211 (Automatic Funding for Capital Assets) to set aside funds for future capital projects. These payments are estimated at \$26.0 million for FY 2026-27, of which \$25.3 million is General Fund.
- Senate Bill 22-239 (Buildings in the Capitol Complex) created a mechanism to use the FY 2021-22 through FY 2028-29 payments as a source of funding for the Capitol Complex Renovation and Footprint Reduction project. The project includes four phases appropriated over seven years for a total cost of \$216.7 million.
- The expected FY 2026-27 through FY 2028-29 appropriations for the project total \$120.5 million, of which \$31.7 million is an unfunded General Fund cost. Of the total, \$117.3 million will be for the Centennial Building renovation project.
- The Department of Personnel and Administration's P3 Office is currently engaged in a technical study to determine whether the Centennial Building can be converted into affordable housing and/or childcare facilities. At the same time, current request paperwork anticipates design, preconstruction, and due diligence to renovate the Centennial Building for its current use starting in spring of 2026, followed by two phases of construction.
- Given the potential pivot in plans for the Centennial Building and the lack of funding to finish the renovation project, staff believes it may be prudent to pause additional appropriations and preclude DPA from moving forward with planning and design until a clear and affordable path forward is identified.

Discussion

Annual Depreciation Lease-Equivalent Payment Background

Senate Bill 15-211 (Automatic Funding for Capital Assets) created a process to annually set aside an amount equal to the calculated depreciation of a capital asset funded through the Capital Construction section of the Long Bill. This process, known as annual depreciation lease-equivalent (ADLE) payments, first applied to projects funded in the 2015 Long Bill with payment calculations beginning in FY 2017-18. ADLE payments have since been included in department operating budgets for this purpose.

If a state agency project is paid in whole or part from a cash fund source, the state agency is required to calculate the depreciable cost of the project and, once the depreciation period begins, set aside an amount equal to the calculated depreciation in a capital reserve account created within the cash fund. For state-funded capital construction or controlled maintenance projects, the depreciable cost is transferred to the Capital Construction Fund, except that 1.0 percent of the total project cost being depreciated is transferred to the Controlled Maintenance Trust Fund. The payments are intended to function as a sinking fund transfer

mechanism for capital construction appropriations. A sinking fund periodically sets aside money for the replacement of a depleted asset.

Payments in the FY 2020-21 Long Bill were paused for one year by H.B. 20-1398 (Suspend Depreciation Lease Equivalent Payments) for budget balancing purposes. This action saved \$7.6 million and impacted six departments. Statewide ADLE payments have increased in recent years due to larger investments in capital construction. **FY 2026-27 payments are estimated at \$26.0 million, of which \$25.3 million is from the General Fund.**

Capitol Complex Renovation and Footprint Reduction Project

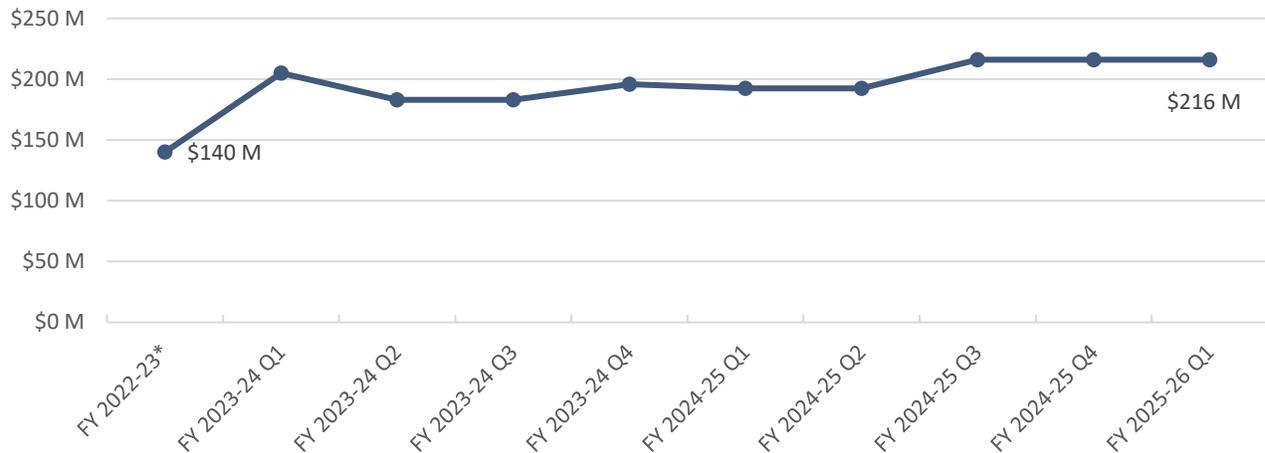
Senate Bill 22-239 (Buildings in the Capitol Complex), as modified by S.B. 23-306 (Buildings in the Capitol Complex), created a system to divert ADLE payments from FY 2022-23 through FY 2028-29 to the Capitol Complex Renovation Fund to pay for the majority of the Capitol Complex Renovation and Footprint Reduction project. The bill also transferred FY 2021-22 payments and the balance of the Capitol Complex Master Plan Implementation Fund to the Capitol Complex Renovation Fund.

The Department of Personnel and Administration (DPA) received \$96.2 million in appropriations for this project from FY 2022-23 through FY 2025-26. The FY 2026-27 request includes \$41.5 million from the Capitol Complex Renovation Fund (a combination of upcoming and current year ADLE funds) and assumes \$23.7 million available from ADLE payments in both FY 2027-28 and FY 2028-29. **The total cost of the project is currently estimated at \$216.7 million, with an unfunded \$31.7 million General Fund cost.**

The project includes four phases but is appropriated over seven years and the phases overlap and draw from multiple appropriation years, making the details very difficult for CDC staff and JBC staff to track. Initial appropriations for the project were provided by S.B. 22-239 and S.B. 23-306. Later appropriations have been made each year in the Long Bill, shown as a cash funds appropriation from the Capitol Complex Renovation Fund. While the project appears as a “cash funded” project for the purposes of the CDC’s categorization, staff notes that the majority of ADLE payments originate from the General Fund, and it has been clear from the beginning that the project has a large unfunded out-year cost that will have to come from the General Fund.

A total project cost was never cited in the S.B. 22-239 bill text or fiscal note. However, the **bill sponsors referenced a total cost of \$140 million** during committee of reference hearings in May of 2022. By the time DPA submitted its first required quarterly report for the project in FY 2023-24, the cost was estimated at \$205 million. The following table shows how the estimated total project cost has changed over time, ultimately reaching a high of \$216 million (the DPA quarterly report rounds down, CDC documents show a cost of \$216.7 million).

The total project cost has increased by \$76 million since the passage of S.B. 22-239



*Total project cost stated by S.B. 22-239 sponsors during committee of reference hearings in May 2022

The Capitol Complex Renovation Fund can be used for the following list of buildings and initiatives:

- Renovations at the Capitol Building Annex, the Centennial Building, and 1570 Grant Street;
- Installation of electric vehicle charging stations at 1570 Grant Street;
- LEED certification for the Capitol Building Annex, the Centennial Building, and 1570 Grant Street;
- Projects that address accessibility pursuant to the Americans with Disabilities Act (ADA) of 1990 and improvements to the Capitol Building first floor, basement areas, and cafeteria;
- Wedge barriers at the Capitol Building parking circle; and
- Improvement projects to legislative spaces in the Capitol Building at the discretion of the General Assembly - the General Assembly is allowed to use up to \$23.0 million from the Capitol Complex Renovation Fund.

The phases of this project, as CDC and JBC staff understands them, are as follows:

- Phase 1, which was funded for both FY 2023-24 and FY 2024-25, designed renovations in the Capitol Annex, the 1570 Grant Building, and the Centennial Building. The phase renovated the Capitol Annex and made security improvements to allow the Colorado State Patrol, the General Assembly, and the Executive Branch to occupy the space.
- Phase 2 renovates the 1570 Grant Street Building, including replacing all restroom plumbing, remodeling restrooms to address ADA issues, replacing plumbing fixtures, remodeling all of the building’s floors to Office of the State Architect’s standards in order to host new tenants, and replacing the building’s entire HVAC system. This phase also relocates an agency to the Capitol Annex building.
- Phase 3 provided funds for the General Assembly to renovate legislative spaces in the Capitol Complex, as specified by S.B. 22-239. This phase also provides for historic renovations in the Office of the Governor and ADA upgrades to the basement café and public seating area.
- Phase 4 will renovate the Centennial Building, which includes asbestos remediation, installation of new windows and new interior doors, life safety updates for code compliance, and installation of new, gender neutral restrooms. The project will completely remodel each floor with new interior finishes and replace the HVAC distribution system, including humidity controls for archive areas.

The FY 2026-27 request for cash funds from the Capitol Complex Renovation Fund covers a portion of Phase 3 construction and design, demolition, and initial construction of Phase 4. DPA has indicated that the Centennial Building renovation could be phased in several different ways to allow for stoppages and account for funding availability.

Funding Challenges

The sponsors of S.B. 22-239 made it clear that the funding scheme in the bill was not going to be sufficient to cover the final phases of the project, even mentioning that the Executive Branch initially asked for a provision that would require the State to automatically issue certificates of participation after six or seven years to fund the remaining costs.⁵ The bill sponsors were also told that the State would realize significant lease payment savings (numbers ranging from \$6 million to \$10 million were mentioned) to offset the cost of the project. DPA reporting to date lists annual savings of \$156,177 from leases terminated on or after July 1, 2023. A DPA budget request for early lease termination approved for FY 2025-26 is estimated to generate General Fund savings of \$517,968 from FY 2025-26 through FY 2028-29. It is unclear to staff what the timeline is for realizing lease savings in the realm of what was stated during S.B. 22-239 discussions.

The FY 2023-24 budget request included a proposal to transfer \$18.0 million from the Indirect Cost Excess Recovery Fund to the Capitol Complex Renovation Fund for this project. The JBC considered a staff memo on January 30, 2023 highlighting concerns with that request and the idea was soundly rejected.

The outstanding cost of the Capitol Complex Renovation Project (request years FY 2026-27 through FY 2028-29) is \$120.5 million, \$31.7 million of which will need to come from the General Fund. The remaining costs are primarily for the fourth and final phase of the project, which is to renovate the Centennial Building (1313 Sherman Street). Any reduction or suspension to ADLE payments for budget balancing purposes (see Budget Reduction Options below and in the Department of Higher Education staff briefing document) will directly translate to unfunded project costs.

Centennial Building Renovation?

The Capitol Complex Renovation project documents provided to CDC staff anticipate design, preconstruction, and due diligence to renovate the Centennial Building for its current uses starting in spring of 2026, followed by two phases of construction. The estimated cost of the Centennial Building project is \$117.3 million.

The documents provided to CDC staff failed to acknowledge that the **DPA P3 Office entered into a \$750,000 contract in October to study the feasibility of converting the Centennial Building to affordable housing and/or a childcare facility.** The Department expects to receive the findings of this study by January of 2026. The Department has indicated that they will not move forward with planning and design for the Centennial Building renovation until the viability of converting the building to other uses through a public-private-partnership is determined. It is unclear what additional state-funded capital costs would be required to move the remaining agencies out of the Centennial Building in the event that a P3 is viable. Funding for P3 projects is available from the Unused State-Owned Real Property Fund, which is continuously appropriated to DPA.

⁵ Archived audio from Senate Appropriations hearing on May 6, 2022 and House Appropriations hearing on May 10, 2022.

Given the potential pivot in plans for the Centennial Building and the lack of funding to finish the renovation project, staff believes it may be prudent to pause additional appropriations and preclude DPA from moving forward with planning and design until a clear and affordable path forward is identified.

Budget Reduction Options

Capital Construction funding (excluding IT projects) represents an estimated 0.8 percent of total state General Fund transfers, appropriations, and payments in FY 2025-26.

Summary

- Capital Construction and IT Capital effectively use zero base budgeting; budget reduction options are therefore limited.
- There is \$3.7 million available between the Capital Construction Fund and Controlled Maintenance Trust Fund for budget balancing.
- The State could save around \$25.0 million General Fund ongoing by suspending annual depreciation lease-equivalent payments. This action would effectively halt the final phase of the Capitol Complex Renovation project.

Recommendation

Staff recommends using the available balance in the Capital Construction Fund and Controlled Maintenance Trust Fund to reduce the cost of the FY 2026-27 capital list. Staff further recommends that JBC Members engage with the CDC Members about the Centennial Building Renovation and halt funding in FY 2026-27 if there is not an appetite to fund the \$31.7 million out-year General Fund cost.

Discussion

Capital Construction and IT Capital are the only part of the budget that start from a \$0 base each year. Therefore, the primary option for savings in this part of the budget is to not fund the OSPB recommended projects described above. The General Assembly can also choose to fund only a portion of any level of controlled maintenance. However, OSPB's request to fund Controlled Maintenance Level 1 falls well short of the State Architect's 1.0 percent recommendation. Staff has identified two revenue enhancement options to utilize existing fund balances for capital and one expenditure reduction related to a cash-funded project that primarily originates as General Fund dollars.

Funding History

As reflected in the table below, General Fund/CCF in this section of the budget decreased by 59.1 percent compared to FY 2018-19 after adjustments for inflation⁶.

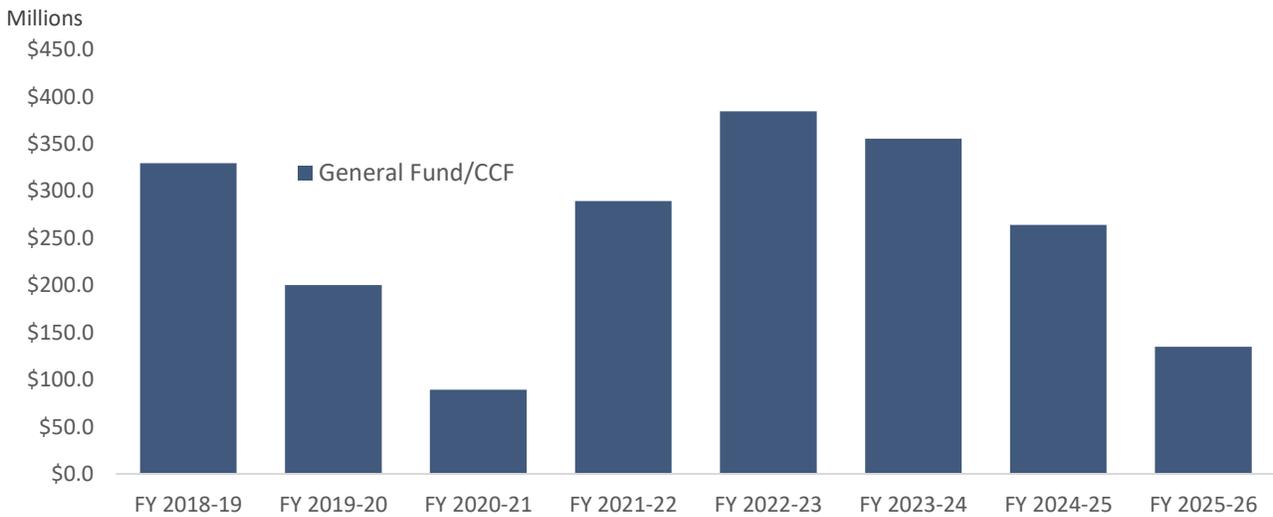
⁶ Fiscal year 2018-19 appropriations are adjusted for inflation, calculated based on the Legislative Council Staff September forecast, which reflects an increase in the Denver-Aurora-Lakewood consumer price index of 26.7 percent between FY 2018-19 and FY 2024-25.

FY 2018-19 to FY 2025-26 Appropriations Comparison - Adjusted for Inflation

Fund	FY 2018-19 Nominal	FY 2018-19 Adjusted	FY 2025-26	\$ Change from FY 2018-19 Adjusted	% Change from FY 2018-19 Adjusted
General Fund/CCF	\$262,589,345	\$341,725,517	\$139,721,972	(\$202,003,545)	-59.1%
Total Funds	\$446,501,402	\$581,062,886	\$324,012,546	(\$257,050,340)	-44.2%

General Fund support for Capital Construction varies significantly from year to year. The chart below shows appropriations for Capital Construction (excluding IT projects) adjusted for inflation. Funds originating as federal Coronavirus State Fiscal Recovery funds (ARPA) are included with General Fund/CCF.

Appropriations in Constant FY 2025-26 Dollars



Options for JBC Consideration

The OSPB request did not include any revenue enhancement or savings options related to Capital Construction. Options identified by JBC staff are described below.

Additional Options for General Fund/CCF Relief

Option	General Fund	Other Funds	Bill? Y/N	Description
Revenue Enhancements				
Utilize available CCF balance	\$1,931,592	-\$1,931,592	Y	These funds should be used for the FY 2026-27 capital construction list but are not yet accounted for in budget balancing. This balance can be factored into the annual capital transfer bill.
Utilize available CMTF balance	1,800,000	-1,800,000	Y	These funds are available for FY 2026-27 balancing and are not yet accounted for elsewhere in the budget. The balance can be incorporated into the annual capital transfer bill if utilized for the FY 2026-27 capital list.
Subtotal - Revenue	\$3,731,592	-\$3,731,592		

Option	General Fund	Other Funds	Bill? Y/N	Description
Expenditure Reductions				
Suspend annual depreciation lease equivalent payments statewide	-\$25,261,186	-\$776,787	Y	Pausing or eliminating ADLE payments would create ongoing General Fund savings of approximately \$25.3 million and effectively halt the Capitol Complex Renovation project. [1]
Subtotal - Expenditures	-\$25,261,186	-\$776,787		
<hr/>				
Net General Fund Relief	\$28,992,778			

[1] \$13.1 million of this amount is already accounted for as a balancing option in the Higher Education briefing.

Utilize Available Fund Balances

Controlled Maintenance Trust Fund

The Controlled Maintenance Trust Fund (CMTF) has a balance of \$1.8 million available for budget balancing purposes. These funds could be transferred to the Capital Construction Fund to cover a portion of the capital list or to the General Fund. The Joint Budget Committee passed legislation in the 2024 session to transfer the entire CMTF balance to the Capital Construction Fund and General Fund. Since that time, \$1.8 million has accrued to the fund. Staff suspects this money is from Federal Emergency Management Agency (FEMA) reimbursements related to the COVID-19 pandemic⁷, but is awaiting additional information from the Office of the State Controller.

Capital Construction Fund

The Joint Budget Committee passed legislation in the 2025 session to transfer reversions and interest earned in the Capital Construction Fund to the General Fund on an ongoing basis starting at the end of the 2025-26 fiscal year. The CCF currently has \$1.9 million available from prior year interest and reversions that is available for future appropriation and not yet accounted for in the November 1st budget request.

Suspend Annual Depreciation Lease Equivalent Payments/Stop Capitol Complex Renovation Project

As previously discussed, annual depreciation lease-equivalent payments are being used to fund the Capitol Complex Renovation and Footprint Reduction project through FY 2028-29. Eliminating these payments would effectively halt the final phase of the project to renovate the Centennial Building and result in a loss of funding set aside for capital projects beginning in FY 2029-30. Halting work on the Centennial Building renovation would also generate hypothetical savings of \$31.7 million, which is the unfunded General Fund cost needed to finish the project. The project submission documents estimate the General Fund request will be split across FY 2027-28 and FY 2028-29. There may be a small amount of funding required to finish Phase 3 of the Capitol Complex Renovation Project, which relates to historical restoration in the Office of the Governor and accessibility upgrades to the Capitol basement café and public seating area. It is unclear to JBC staff what portion of the FY 2026-27 request is to finish Phase 3.

⁷ Section 24-75-302.5 (2.7)(b)(II), C.R.S.

The table below shows requested ADLE payments for FY 2026-27. Absent any policy changes, these payments are expected to stay relatively stable in the future. Legislation is required to alter or suspend the payments.

FY 2026-27 ADLE Payments

Department	General Fund	Cash Funds
Agriculture	\$0	\$461,617
Corrections	659,571	0
Higher Education	13,100,234	0
Human Services	7,781,784	0
Military and Veterans Affairs	87,994	0
Natural Resources	651,475	143,912
Personnel and Administration	2,600,060	0
Public Health and Environment	380,068	103,558
Public Safety	0	67,700
	\$25,261,186	\$776,787

If ADLE payments are suspended, DPA could make a request for the Centennial Building project through the regular capital process in a future year. This would allow the JBC and CDC to consider the merits and cost of the project in consideration with all other project submissions and in the context of the budget environment at that point in time. It is staff's opinion that if the JBC and CDC do not feel confident that they will prioritize \$31.7 million for the out-year cost of the Centennial Project, then it would be advisable to pause the ADLE payments starting in FY 2026-27 and not allow DPA to start the project.

Footnotes and Requests for Information

Update on Long Bill Footnotes

The General Assembly includes footnotes in the Long Bill to:

1. set forth purposes, conditions, or limitations;
2. explain assumptions; or
3. express legislative intent.

This section discusses a subset of the footnotes relevant to the divisions covered in the briefing. For a full list of footnotes, see the end of each departmental section of the [2026 Long Bill](https://leg.colorado.gov/bills/sb25-206) (<https://leg.colorado.gov/bills/sb25-206>).

105 Capital Construction, Institutions of Higher Education, Capital Renewal and Recapitalization, Colorado State University, Clark Building Renovation and Addition – It is the General Assembly’s intent that the fourth and final phase of the Colorado State University Clark Building Renovation and Addition project will be prioritized for funding in FY 2026-27. The University voluntarily forewent funding for the final continuation phase of the project in FY 2025-26 with the understanding that the General Assembly intends to fund the out-year cost in FY 2026-27.

Comment: This footnote was added to the FY 2025-26 Long Bill to express the General Assembly’s intent to fund the final continuation phase of the Clark Building project. OSPB included this in its list of recommended projects.

Update on Requests for Information

The Joint Budget Committee may submit requests for information (RFIs) to departments. The Joint Budget Committee must prioritize the requests per Section 2-3-203 (3), C.R.S.

This section discusses a subset of the RFIs relevant to the divisions covered in the briefing. For a full list of RFIs, see the [letters requesting information](https://leg.colorado.gov/sites/default/files/rfi_fy_2025-26.pdf) (https://leg.colorado.gov/sites/default/files/rfi_fy_2025-26.pdf).

There are no FY 2025-26 Requests for Information concerning Capital Construction.

Appendix A: Recent Legislation

This appendix summarizes recent legislation impacting the capital construction portion of the budget.

S.B. 24-222 State Funding to Relocate Two State Entities: Facilitates the Department of Revenue's (DOR) relocation from the state-owned building at 1881 Pierce Street to a vacant facility at the Auraria Higher Education Center. Also facilitates the relocation of History Colorado's North Storage Facility to the Pierce Street building. The project is funded in part by a loan from History Colorado, which DOR will repay using savings from lease payments through FY 2028-29. The bill transferred \$1.9 million from the General Fund to the Capital Construction Fund for DOR's renovation and relocation costs.

H.B. 24-1426 Controlled Maintenance Trust Fund Transfer: Transfers the balance of the Controlled Maintenance Trust Fund (CMTF), estimated at \$33.2 million, to the General Fund on July 31, 2024. Those funds were originally transferred to the CMTF by S.B. 21-224 (Capital-related Transfers of Money) and were intended to be used for level 1 or 2 controlled maintenance projects.

H.B. 24-1422 Capital Renewal Project Cost Threshold: Raises the cost threshold that delineates controlled maintenance projects from capital renewal projects from \$2.0 million to \$4.7 million, and indexes it to Producer Price Index commodity data. The Department of Personnel and Administration must adjust the threshold for inflation every three years beginning on January 1, 2029.

H.B. 24-1231 State Funding for Higher Education Projects: The bill directs the State Treasurer to execute a lease-purchase agreement (also known as certificates of participation, or COPs) of about \$246.9 million by December 31, 2024, to fund capital construction projects related to health care education. Payments are expected to begin in FY 2027-28 and are limited to \$17.5 million, which will be paid by the General Fund. The COP issuance funds the following projects:

- construction of the College of Osteopathic Medicine at the University of Northern Colorado;
- construction of the Health Institute Tower at Metropolitan State University of Denver;
- construction of the Veterinary Health Education Complex at Colorado State University; and
- renovation of the Valley Campus Main Building at Trinidad State College.

The bill also transfers \$41.3 million from the General Fund to the College of Osteopathic Medicine Escrow Money Cash Fund on June 30, 2024.

S.B. 23-250 Transfer from the Severance Tax Operations Cash Fund: Transfers \$10.0 million from the Severance Tax Operational Fund to the Capital Construction Fund to provide funding for two capital construction projects: expansion of the campus-wide geothermal-exchange system on the main campus at Colorado Mesa University (\$6.0 million) and additional teaching and laboratory space for the Petroleum Geology Program at Western Colorado University (\$4.0 million).

S.B. 23-306 Buildings in the Capitol Complex: Modifies funding mechanisms established by S.B. 22-239 (Buildings in the Capitol Complex) by requiring that an existing annual transfer of approximately \$2.5 million from the General Fund to the Capitol Complex Master Plan Implementation Fund is subsequently transferred to the Capitol Complex Renovation Fund and shifting the date that annual lease depreciation funds are transferred to the Capitol Complex Renovation Fund from June 30 of each fiscal year to July 1 of each fiscal year through July

1, 2028. The bill also specifies space determinations for the Legislative Department in the Capitol Building Annex and 1525 Sherman.

S.B. 22-239 Buildings in the Capitol Complex: Diverts statutorily-required appropriations for the depreciation – lease equivalent payment mechanism for FY 2022-23 through FY 2028-29 to the Capitol Complex Renovation Fund for capital construction renovation projects in the Capitol Complex. These payments predominantly originate from the General Fund and are otherwise made to the Capital Construction Fund and Controlled Maintenance Trust Fund. Transfers \$18.6 million from the Capitol Complex Master Plan Implementation Fund to the Capitol Complex Renovation Fund on September 1, 2022. Appropriates \$26.7 million from the Capitol Complex Renovation Fund to the Department of Personnel and Administration in FY 2022-23. Beginning July 1, 2023, whenever a state agency terminates a lease for private space, it must calculate the annual reduction in its costs for the leased space. These savings must be transferred to the Capital Construction Fund each year starting in FY 2023-24 until the total equals the amount transferred into the Capitol Complex Renovation Fund as a result of this bill.

Appendix B: Controlled Maintenance Level 1

The follow list of Controlled Maintenance Level 1 projects is taken from the Office of the State Architect's FY 2026-27 Annual Report.

E. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION: CONTROLLED MAINTENANCE RECOMMENDATIONS

On the following pages is the list of current fiscal year recommendations for Controlled Maintenance (CM) project requests based on the Office of the State Architect’s (OSA) annual review process. Controlled Maintenance project requests are defined in Joint Rule 45 as requests for projects with a total cost of more than 15 thousand dollars but less than 4.7 million dollars per phase. CM is considered maintenance-driven for projects arising out of the deterioration of a facility’s physical and functional condition, including site and infrastructure; the ability to comply with current building and life-safety codes; and the ability to comply with various certifications and standards. The projects are listed by reference number, score, project title and phase, and this year’s funding request.

Following the list of recommendations are the project description pages for the requested projects. The descriptions provide a brief scope narrative of each controlled maintenance project request and the corresponding name of the state department or institution of higher education, the building or site, funding history, and current funding request. The reference number (**Ref. No.**) at the top left corner of each description page corresponds to the reference number listed for each project request in the list of recommendations.

The chart below summarizes by priority level, quantity, and dollar amount the **\$249,419,567** of current-year project requests and also lists for further consideration an additional **\$165,848,655** of associated out-year project request balances by project phase, for a total of **\$415,268,222**.

Priority	Quantity	Current-year project requests/Out-year project phases	\$ Amount
Level 1*	59	Current-year project requests	\$109,383,329
	23	Out-year project phases	\$79,567,136
Level 2**	46	Current-year project requests	\$102,946,361
	12	Out-year project phases	\$75,914,812
Level 3***	24	Current-year project requests	\$37,089,877
	4	Out-year project phases	\$10,366,707
CONTROLLED MAINTENANCE RECOMMENDED TOTALS			\$249,419,567 \$165,848,655

***Level 1** incorporates critical projects that are predominantly *life safety and/or loss of use* (the later resulting from equipment/system failure and/or lack of compliance with codes, standards and accreditation requirements) and includes the *Emergency Fund* for unanticipated circumstances.

****Level 2** incorporates projects that are predominantly causing *operational disruptions/energy inefficiencies* and/or *environmental contamination*.

*****Level 3** incorporates projects that that predominantly contain differing levels of building or infrastructure *deterioration*.

Although the annual controlled maintenance budget request has been comprised of three levels of project priorities intended to address the overall condition of the state’s building inventory, various downturns in the economy over the last twenty years have led to inconsistent and limited funding only for **Level 1** and sometimes a portion of **Level 2**. The result of not having sufficient funds for all three levels annually has caused, for example, roofing projects that were originally categorized in **Level 3**, to now increase in criticality to **Level 2** and eventually **Level 1** due to continued deterioration over time.

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 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

Ref No.	Score	Agency Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
LEVEL 1						
1CM	1	Office of the State Architect Emergency Fund, Ph 1 of 1		\$3,000,000	\$0	\$3,000,000
2CM	2	Department of Corrections Living Unit 7 Shower Improvements, FCF, Ph 1 of 1		\$2,343,652	\$0	\$5,343,652
3CM	2	Department of Corrections Fire Alarm Improvements - FMCC, Ph 1 of 1		\$4,470,890	\$0	\$9,814,542
4CM	3	Department of Human Services Upgrade Heat Plant Controls System, Building 35, CMHIP, Ph 1 of 2		\$4,188,372	\$2,582,786	\$14,002,914
5CM	3	Department of Corrections Replace Kitchen Refrigeration System, BVMC, Ph 1 of 1		\$1,000,937	\$0	\$15,003,851
6CM	3	Department of Corrections Interior Medline and Pharmacy Improvements, CTCF, Ph 1 of 1		\$587,245	\$0	\$15,591,096
7CM	4	Department of Personnel and Administration -Camp George West (CGW) Infrastructure and ADA/Parking Improvements, CGW, Ph 1 of 2		\$2,257,507	\$2,118,453	\$17,848,603
8CM	4	Department of Corrections Replace Kitchen Refrigeration System, AVCF, Ph 1 of 1		\$831,567	\$0	\$18,680,170
9CM	4	Department of Personnel and Administration - State Capitol Building (SCB) Replace Ground Source Heat Pumps Compressor, Ph 2 of 4	2026-045M25	\$1,641,375	\$6,658,917	\$20,321,545
10CM	4	Auraria Higher Education Center Replace Access Control, Security Systems, Campuswide, Ph 2 of 3	2026-036M25	\$3,110,590	\$3,266,120	\$23,432,135
11CM	4	Department of Agriculture & State Fair - Pueblo (CDA) Fire Sprinkler Installation, Code Upgrades, 4-H Complex, Ph 2 of 3	2023-041M22	\$2,328,045	\$4,044,497	\$25,760,180
12CM	4	Colorado State University Replace C Basin Sanitary Sewer Outfall, Ph 3 of 3	2021-064M21	\$3,028,814	\$0	\$28,788,994
13CM	4	Colorado State University-Pueblo Replacement/Upgrade of Building Fire Alarm Equipment, Campus, Ph 4 of 4	2018-061M17	\$1,341,571	\$0	\$30,130,565
14CM	4	Otero College Replace/Upgrade Building Automation System Controls, Campus Wide, Ph 1 of 2		\$2,192,580	\$1,163,878	\$32,323,145
15CM	4	University of Colorado at Boulder Window Replacement, Engineering Center Office Tower, Ph 3 of 3	2025-082M24	\$1,716,326	\$0	\$34,039,471
16CM	4	University of Colorado at Boulder Monumental Stair Upgrades, Carlson, Theatre, Clare Small/TB01, Ph 2 of 2	2026-030M25	\$840,308	\$0	\$34,879,779

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 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

Ref No.	Score	Agency Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
17CM	4	University of Colorado Anschutz Occupational Hazard Mitigation, R1 North, Ph 1 of 2		\$3,020,870	\$2,900,094	\$37,900,649
18CM	4	Colorado Community College System Elevator Upgrades, Six Buildings, Ph 2 of 3	2025- 089M24	\$726,841	\$800,203	\$38,627,490
19CM	5	Colorado State University ARDEC Kerbel Well Redrill, Ph 1 of 1		\$463,390	\$0	\$39,090,880
20CM	5	Arapahoe Community College Upgrade Door Hardware & Access Control, Campuswide, Ph 3 of 3	2025- 108M24	\$756,964	\$0	\$39,847,844
21CM	5	Community College of Aurora Pedestrian Bridge Replacement, Ph 1 of 1		\$469,318	\$0	\$40,317,162
22CM	5	Colorado State University-Pueblo Security and Emergency Systems Upgrade, Campus Wide, Ph 1 of 3		\$1,604,350	\$2,673,000	\$41,921,512
23CM	5	Department of Personnel and Administration - Division of Capital Assets (DCA) Modernize Restrooms, SOB, Ph 1 of 1		\$3,145,604	\$0	\$45,067,116
24CM	5	University of Colorado at Boulder Roof Replacement, Norlin Roof 400, Ph 1 of 1		\$933,290	\$0	\$46,000,406
25CM	6	Front Range Community College Security Upgrades, Campus Wide, Ph 1 of 2		\$1,900,000	\$ 1,418,000	\$47,900,406
26CM	6	Northeastern Junior College Elevator Install ADA, Walker Hall, Ph 1 of 1		\$1,251,250	\$0	\$49,151,656
27CM	6	Fort Lewis College Roof Replacement, Art and Design Hall, Ph 1 of 1		\$1,004,554	\$0	\$50,156,210
28CM	6	Colorado School of Mines Building Envelope Leak Repair, Green Center, Ph 1 of 1		\$2,494,236	\$0	\$52,650,446
29CM	6	Dept. of Local Affairs Wastewater Treatment Facility Repairs, Fort Lyon, Ph 2 of 2	2024- 079M23	\$997,616	\$0	\$53,648,062
30CM	6	Fort Lewis College Replace Fire Alarm Equipment, Multiple Buildings, Ph 1 of 3		\$1,884,573	\$3,800,033	\$55,532,635
31CM	6	Pikes Peak State College Replace & Upgrade Building Automation System, Rampart Campus, Ph 1 of 1		\$2,163,700	\$0	\$57,696,335
32CM	6	University of Colorado at Colorado Springs Critical Classroom and Office Life/Safety Security Upgrade, Multiple Buildings, Ph 1 of 2		\$2,334,609	\$2,532,756	\$60,030,944
33CM	6	University of Northern Colorado Renovate Variable Flow Chilled Water Systems, Michener and Candelaria, Ph 2 of 2	2026- 042M25	\$1,388,928	\$0	\$61,419,872
34CM	7	Department of Human Services			\$716,926	

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 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

Ref No.	Score	Agency Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
		Building Stabilization, CMHHIP Buildings 54,20,55,01,33, Ph 1 of 2		\$1,614,817		\$63,034,689
35CM	7	Colorado State University Roof Replacement, Johnson Hall, Ph 1 of 1		\$1,645,987	\$0	\$64,680,676
36CM	7	University of Colorado Anschutz Fire Alarm System Replacement, Various Buildings, Ph 1 of 4		\$2,997,553	\$7,953,215	\$67,678,229
37CM	7	Department of Agriculture Admin Insectary Foundation Repair, Ph 1 of 1		\$373,939	\$0	\$68,052,168
38CM	7	Lamar Community College Repair Roof and Ceiling, Indoor Arena and Stalls, Ph 2 of 2	2024- 077M23	\$973,191	\$660,033	\$69,025,359
39CM	8	Department of Education - Colorado Talking Book Library HVAC, Electrical & Energy Upgrades, Ph 1 of 1		\$1,179,689	\$0	\$70,205,048
40CM	8	Department of Human Services Replace HVAC Systems, NCD, DYS, and CALM, Ph 4 of 4	2024- 047M23	\$2,391,947	\$0	\$72,596,995
41CM	8	Department of Human Services Replace Domestic and Hot Water Heating Systems YSC , CALM, NMF, NMV and NPV, Ph 2 of 3	2026- 038M25	\$3,756,573	\$1,862,054	\$76,353,568
42CM	8	Department of Public Safety Replace HVAC Units, Upgrade Lighting Systems, CBI Grand University of Northern Colorado Facility, Ph 2 of 2	2026- 039M25	\$1,990,834	\$0	\$78,344,402
43CM	8	Department of Public Safety Communications (OIT) Replace Microwave Communication Site Shelters, State Wide, Ph 1 of 2		\$1,261,293	\$1,879,070	\$79,605,695
44CM	8	Colorado Mesa University Roof Replacement, CMU Tech Building A, Ph 1 of 1		\$683,090	\$0	\$80,288,785
45CM	8	Colorado Northwestern Community College Replace HVAC, Lighting, and Roof System, Cramer Bldg, Ph 1 of 1		\$897,491	\$0	\$81,186,276
46CM	8	Colorado State University NESB Chilled water Connection, Ph 1 of 1		\$1,445,479	\$0	\$82,631,755
47CM	8	Department of Military and Veterans Affairs Emergency Generator, HVAC Replacements, Restroom Remodel at FC Readiness Center, Ph 1 of 2		\$161,050	\$816,717	\$82,792,805
48CM	9	Department of Personnel and Administration - Division of Capital Assets (DCA) Roof Replacement, LSB, Ph 1 of 1		\$2,280,260	\$0	\$85,073,065
49CM	9	Department of Corrections Generator and Controls Improvements, DCC, Ph 1 of 1		\$1,891,154	\$0	\$86,964,219
50CM	9	University of Colorado Denver			\$0	

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION December 2025
FY2026/2027 ANNUAL REPORT, SECTION II - E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

Ref No.	Score	Agency Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
		Fire Alarm Upgrade, Lawrence Street Center, Ph 1 of 1		\$4,100,768		\$91,064,987
51CM	9	Department of Corrections General Population ADA Improvements, FCF, Ph 1 of 4		\$3,077,054	\$6,581,976	\$94,142,041
52CM	10	CDE - CO School for the Deaf and Blind Systems Renovation, Brown Hall, Ph 1 of 2		\$4,030,257	\$3,587,156	\$98,172,298
53CM	10	Adams State University Roof Replacement, Multiple Buildings, Ph 1 of 2		\$1,071,990	\$2,072,182	\$99,244,288
54CM	10	Department of Human Service Fire Alarm Device Replacement, CMHHIP, Ph 1 of 5		\$2,584,179	\$14,136,670	\$101,828,467
55CM	10	Department of Public Health and Environment Fence and Gate Project for CDPHE Lab, Ph 1 of 1		\$699,050	\$0	\$102,527,517
56CM	10	Colorado Mesa University Replace Building Geo Lines, Second Floor Escalante Hall, Ph 1 of 1		\$437,103	\$0	\$102,964,620
57CM	10	Front Range Community College Replace Roof, Main Building, Westminster Campus, Ph 3 of 4	2023-093M23	\$1,999,000	\$5,342,400	\$104,963,620
58CM	10	University of Colorado at Boulder Switchgear Replacement, Porter Hall, Ph 2 of 2	2026-027M25	\$1,792,202	\$0	\$106,755,822
59CM	10	Western Colorado University Upgrade Lighting, Security and Efficiency, Ph 2 of 2	2023 - 071M22	\$2,627,507	\$0	\$109,383,329
LEVEL 1 TOTALS						
Level 1 Project Requests Total:				\$109,383,329		
Level 1 Out Year Project Balance Total:					\$79,567,136	
Level 1 Cumulative Projects Request Total:						\$109,383,329