



Re: Facilities Condition Index of CU Buildings

Date: September 4, 2024

Facilities Condition Index

The Facilities Condition Index (FCI) measures the cost of remedying a building’s deficiencies compared to the building’s current replacement value. It is expressed as a percentage, and decreases by about one point per year. A new building has an FCI of 100%. For example, the Anschutz Engineering Center at UCCS, which was built in 2024, has an FCI of 100%.

An FCI of 85% or greater means that a building is in good condition. If a building’s FCI is below 85%, the building deficiencies are broadly described as deferred maintenance, meaning that outstanding maintenance or repair needs have been delayed, typically because of budget constraints. While CU strives to maintain the best FCI possible for its buildings, the campuses generally prioritize buildings with lower FCIs or pressing maintenance needs. Major repairs, replacements, or renovations can increase a building’s FCI. For example, Hellems Arts & Sciences Building at CU Boulder has an FCI of 32% but is currently undergoing a major renovation. When the renovation is complete, Hellems’s FCI will be 80% or better.

How is FCI Determined?

To determine building FCI, each campus periodically conducts a Facilities Condition Audit (FCA). This method provides an accurate picture of the condition of each building, including the anticipated maintenance needs and the expected life of each system.

CU Anschutz completed an FCA in November 2022, and CU Denver completed an FCA in April 2023. UCCS completed an FCA of auxiliary buildings in 2023, and of general fund buildings in 2024. CU Boulder audits 20% of its general fund buildings every year, achieving a complete audit every five years. The Boulder campus is also beginning an audit its auxiliary buildings.

FCIs by Campus

Increasing the FCI of CU’s buildings by decreasing deferred maintenance is one of the goals in the CU Systemwide Strategic Plan. The average FCI and deferred maintenance backlog is reported annually to the Regent Finance Committee and was last reported in May 2024.

Average FCI by Campus	
<i>CU Boulder</i>	55.6%
<i>CU Denver</i>	78.3%
<i>UCCS</i>	83.0%
<i>CU Anschutz</i>	83.6%

The average FCI of buildings at CU Denver, UCCS, and CU Anschutz is higher than that of CU Boulder, largely because of the age of the building infrastructure. Of the 236 CU Boulder buildings, 204 (86%) were constructed before the year 2000. In contrast, 50% of buildings at UCCS, 32% at CU Anschutz, and 29% at CU Denver were built before 2000.

Appendix A shows the FCI score of every CU building. The data is organized by building name, occupancy type, size, and year built. Buildings under 2,000 square feet are removed from this list because they are largely unused buildings (like storage sheds and mechanical spaces).