

CCO Tracking of Fund 71 & 74 for CU Boulder as of 6/30/2021

Buildings, Improvements to Land, Construction In Progress, Land, and Leasehold Improvements Construction Activity

On average, 317 capital construction projects are tracked in Fund 71 (expected to exceed \$75k and qualify to be capitalized) each year totaling between \$200-300 million of CIP with 8,500 – 10,000 transactions. The large range is due to new building construction and which phase it is in, preconstruction, construction, or final.

396 buildings are listed on the campus master building list as of Aug 2021. CCO tracks them with 155 Building Fund 74 FOPPS. Buildings are sometimes grouped; e.g. Williams Village, Family Housing, etc.

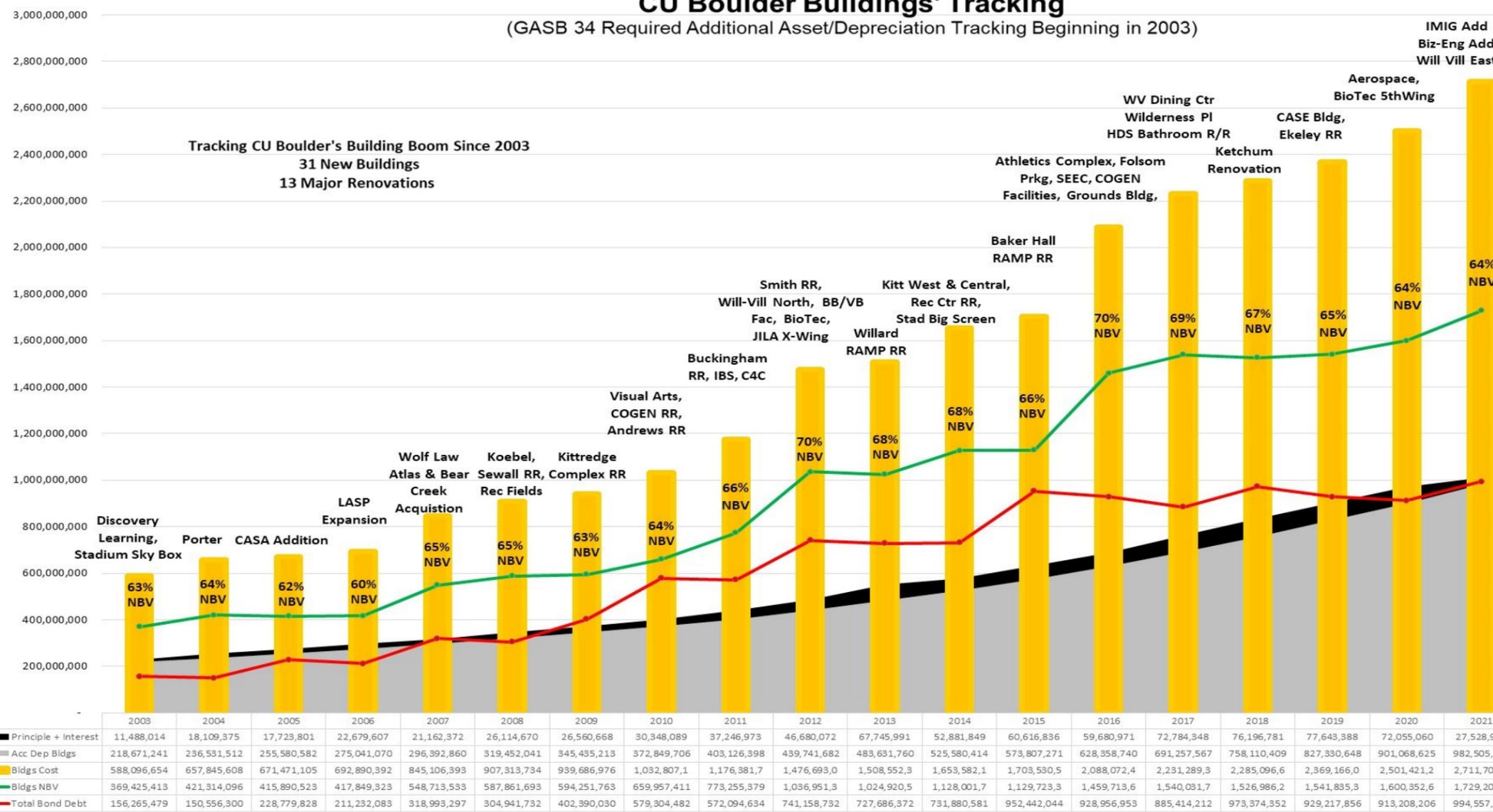
32 Land & Land Improvement Fund 74 FOPPS track asset value and depreciation on parking lots, utilities, infrastructure, bridges, roads, and large scale landscaping projects.

Depreciation is active on 5,628 of the 17,352 asset IDs within PSAM totaling \$87.7 million CY depreciation in 2021. Depreciation is recorded based upon an estimated useful life of the asset; e.g. new bldgs. = 40 yrs, Imprv = 20 yrs, research bldgs. are componentized b/w 10 categories & useful lives. Grey area = ACC DEP

Total Costs — Depreciation = Net Book Value (NBV) which is an estimation of the remaining useful life of an asset before major repairs need to be made to sustain or reset its useful life. The **Green** line on the chart shows NBV, with NBV as % of Total Cost above it.

Average Age of Buildings is 65 years and the **Median Year for when buildings were built is 1963**. Median is the point where there is an equal number before and after. 7 years ago the median point was 1960.

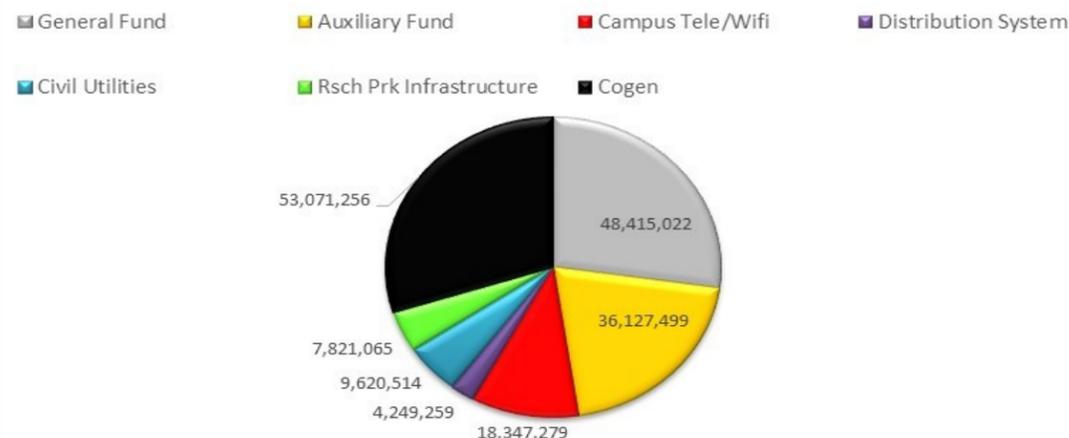
CU Boulder Buildings' Tracking (GASB 34 Required Additional Asset/Depreciation Tracking Beginning in 2003)



Bond Debt is typically pledge to revenue sources within campus operations. Red Line = Total Debt for Capital Projects. Black Fill Area shows Principle Pymts, Interest, Issuance Costs for Bonds.

The Campus FBA handles planning with Depts, CU Treasury Office manages the bond financial transactions, CCO Staff oversees the campus accounting & JEs, and Dept'l Staff with the pledged revenue transfer the cash to cover their payments.

Land Improvements Total Costs \$177,651,894



Fun Facts Related to Buildings and Improvements to Land:

- ◆ Old Main, the campus' first building, completed in 1877 in time for the first school term cost just over \$28,000 to build. In addition to housing the classes, the male college students were dormed on the 3rd floor, President Sewell and his family lived on the west side 2nd floor, and the custodian and his family lived in part of the basement.
- ◆ CU Boulder still retains "Ditch Rights" to raw water that is used to irrigate our landscaping. You can still see the original concrete canals around the main quad. The tree on the south side of Old Main is estimated to be one of the first trees transplanted to the campus to take root and grow.
- ◆ The Guggenheim Building has sister buildings on CSU, UNC, and School of Mines. Mr Guggenheim when asked to donate insisted on the same design to minimize architectural costs. Google them!