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Vacant CU chancellor's house needs \$4.2M in maintenance

Constructed in 1986, it hasn't been lived in since the summer of 2024



The University of Colorado Boulder Flatiron House at 3600 Caddo Parkway is seen on Aug. 7. MATTHEW JONAS — DAILY CAMERA

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DAILY CAMERA

Most of the millions of dollars in renovations that the University of Colorado cited as the reason for buying a new — and now unoccupied — home for the chancellor had revised due dates that were several years away, records show.

In the summer of 2024, as the transition was taking place between former Chancellor Phil DiStefano and current Chancellor Justin Schwartz, it was clear the existing chancellor's home would need "really significant renovations" before Schwartz and his family of four could move in, CU Boulder spokesperson Nicole Cousins said.

"It wouldn't have been sufficient for a new family to move in July of 2024," Cousins said. "... This residence is 40 years old and has not undergone any significant renovations since it was built."

There's about \$4.2 million worth of unresolved deferred maintenance on the property. Of that \$4.2 million, about \$108,000 worth of work was due by 2025, records reviewed by the Daily Camera show. The remaining roughly \$4.1 million in deferred maintenance was listed as needing to be addressed by 2027 or later, according to a CU Boulder building detail report.

Since 2024, the university has invested \$274,000 into repairs and renovations on the vacant chancellor's home at 3600 Caddo Parkway, unrelated to the items listed in the building detail report, records show.

The CU Foundation purchased a ^{new} home for Schwartz near the University Hill neighborhood in August 2024 for \$3.75 million. No funds from the state or tuition were used to buy the home. That home is back on the market after Schwartz moved out of the home this summer for personal reasons.

Constructed in 1986, the previous chancellor's home at 3600 Caddo Parkway is an 11,054-square-foot, two-floor home on 36 acres. CU Boulder identified about 120 deferred maintenance items for the Caddo house in a 2025 building detail report, which The Daily Camera obtained through a public records request. The building report is an assessment of the deferred maintenance needed at the property, a report that the university conducts for all campus buildings. Deferred maintenance is the postponement of any necessary repairs or repairs that are past their scheduled maintenance cycle.

All of the 120 items, except one, were listed as renewals, meaning the university determined those items need repairs or upgrades to extend their lifespan. The only item that wasn't listed as a renewal was an exterior door assembly with an estimated cost of \$94,820.

The vast majority of the 120 maintenance items were listed with action dates of 2027 or later. Action dates are the new, rescheduled deadlines for completing overdue repairs that were postponed past their original due date. Items with action dates in 2025 included repairs for a garage door opener; water heater; dewatering pump — which removes groundwater or surface water; furnace; exhaust fan; fan coil unit; and heater, with an estimated cost totaling approximately \$108,000. The remaining \$4.1 million worth of renovation and repairs had deadlines of 2027 or later.

Some of the long-term repairs listed for the Caddo house are structural, including repairing and renewing the wood floor joists that support the home, for \$611,460; and renewing the HVAC air distribution system, for \$295,326. Others include surface restoration and refinishing, including painting, flooring and countertop and tile renewals, according to the 2025 building assessment. Examples are renewing the hardwood floors throughout the house for \$614,887 and upgrading the lighting fixtures for \$185,069.

The university also continues to maintain the Caddo house, which it will not sell because the 36-acre property where the house sits is expected to be utilized for faculty and staff affordable housing. The campus is evaluating options for the site, Cousins said, and are planning to conduct further analysis this fall.

"It also doesn't make sense to significantly invest into a home that may potentially be demolished so that we can built faculty and staff graduate housing," Cousins said.

Even though the chancellor is living elsewhere, CU has spent about \$274,000 on the Caddo house since the leadership transition began in 2024, according to a cost summary obtained in a public records request. That includes security upgrades, WiFi upgrades, flooring and paint. The money the university spent on the property does not include the \$108,000 in deferred maintenance needs due by 2025 identified in the university's 2025 building assessment.

Since DiStefano moved out of the Caddo house, the campus has continued to use the home for various purposes, including campus unit work sessions and staff appreciation events. Cousins said the campus has more events planned at the Caddo house for this academic year and plans to use it to host events surrounding the Sundance Film Festival.