

C: STATE AGENCIES: CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS

The table below lists recommendations for Capital Construction (CC) project requests for the current fiscal year based on the Office of the State Architect’s (OSA) annual review process. Capital Construction projects are based on program driven needs arising out of an agency or institution’s needs to create, expand, relocate or alter a program due to growth, advances in technology or changes in methods or program delivery. The projects are listed by reference number, project title, and dollar amount. The OSA process includes an annual site visit to each state agency to initiate the verification of the projects followed by the review of the submitted documentation for each general funded project request. This list of state agency funding recommendations has been sent to the Governor’s Office of State Planning and Budgeting as required by Section 24-30-1303 (1) (t) (l) C.R.S.

On the following pages are individual project descriptions for the recommended projects. The descriptions provide a brief scope narrative of each recommended capital renewal project request and the corresponding name of the state department, 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 Office of the State Architect prepares the list based on criteria developed in coordination with the Department of Higher Education and the Governor’s Office of State Planning and Budgeting. Specifically, emphasis was placed on the following criteria: was the project request mandated by law, life safety/loss of use concerns, availability of matching funds other than state general funds, is the project request multi-phased and previously partially funded, life cycle cost comparisons to buy/build/lease scenarios, space needs analysis, re-use of existing facilities, incorporation of deferred maintenance, sustainability and justification based on previous facilities five year maintenance plans.

The table below lists the Capital Construction recommended projects.

Ref. No.	Agency Project Title, Phase	Project P#	Prior Funding	Current – Year Project Request	Out – Year Project Balance	Total Project Cost
1CC	Department of Education – CO School for the Deaf and Blind West Hall Renovation & Addition, Ph 1 of 1		\$0	\$20,285,783	\$0	\$36,883,241
		Other Funds	\$0	\$16,597,458	\$0	
2CC	Department of Human Services Denver Region Youth Service Center Replacement & DYS Training Center, Ph 1 of 3		\$0	\$4,626,466	\$72,755,508	\$77,381,974
3CC	Department of Human Services Electronic Security Upgrades, Statewide, Ph 1 of 3		\$0	\$3,967,802	\$22,275,379	\$26,243,181
4CC	Department of Human Services Health and Safety Upgrades Bldg. 125, CMHIP, Ph 1 of 2		\$0	\$3,951,197	\$45, 213, 439	\$49,164,636
5CC	Department of Human Services Kitchen Replacement at Mental Health Hospital in Pueblo, Ph 1 of 2		\$0	\$9,899,619	\$16,950,877	\$26,850,496
6CC	Department of Human Services Mitigate Life/Safety ZPYSC Parking Lot, Ph 1 of 2		\$0	\$401,283	\$2,456,886	\$2,858,169
7CC	Department of Human Services Regional Center Kitchens, Pools and Parking Lot, Ph 2 of 3	2024-031P23	\$1,390,291	\$1,483,534	\$7,075,286	\$9,949,111
8CC	Colorado Department of Labor and Employment Oil and Gas Testing Lab Relocation, Ph 1 of 1		\$0	\$6,281,152	\$0	\$6,281,152

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2024/2025 ANNUAL REPORT, SECTION II – C: STATE AGENCIES
CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS

December 2023

Ref. No.	Agency Project Title, Phase	Project P#	Total Prior Funding	Current - Year Project Request	Out - Year Project Balance	Total Project Costs
9CC	Department of Military and Veterans Affairs Construct New Field Artillery Readiness Center, Ph 2 of 4	2022-012P20	\$614,750	\$0	\$10,167,000	\$29,546,750
		Other Funds	\$0	\$1,788,000	\$16,977,000	
10CC	Department of Personnel and Administration Solar Viability, Ph 1 of 1		\$0	\$4,840,000	\$0	\$4,840,000
11CC	Department of Revenue Office Collocation and Consolidation to Auraria, Ph 1 of 1		\$0	\$3,533,931	\$0	\$3,533,931
CAPITAL CONSTRUCTION RECOMMENDED TOTALS			\$2,005,041	\$59,248,401	\$212,963,046	\$274,216,488

Ref. No

Funding Recommendation

1CC Department of Education - Colorado School for the Deaf and the Blind

West Hall Renovation & Addition, Ph 1 of 1

\$20,285,783

PROJECT DESCRIPTION / SCOPE OF WORK:

The Colorado School for the Blind is a center for educational services for K-12 students who are blind/visually impaired. It is currently housed in Adams Hall (EDDB2626) and the number of enrolled students has exceeded the building's capacity. To meet current needs and modern educational and accessibility standards, this request renovates West Hall (EDDB2617) and improves site conditions to directly support its services. West Hall, despite meeting many requirements to house the School for the Blind, remains largely in its original condition and does not meet current ADA requirements. The building lacks sufficient cooling capacity and does not have a back-up power system to ensure continuous cooling during power outages. Additionally, the existing playground poses safety hazards from inadequate fall protection, insufficient number of play components, and outdated equipment that does not meet current safety standards.

The primary focus of the project is renovating West Hall, adding an extension to accommodate the School for the Blind and Early Education Program (EEP), and ensuring ADA accessibility. This building's multiple stories will enable the separate education of elementary, middle, and high school students; similar to the model followed by the School for the Deaf on the same campus. Additionally, the Chiller Plant's capacity will be expanded and reinforced with a generator to effectively cool West Hall and other campus buildings and to ensure uninterrupted power generation for the Chiller and Steam Plants during power outages. The project will also renovate the existing playground to meet current safety standards. The Department is seeking a BEST grant for a portion of the project.

PROJECT FUNDING:

Prior Phasing:	CCF	Other	Future Phasing:	CCF	Other
Funded to Date:	\$0	\$0	Project Balance:	\$0	\$0
Current Phase:			All Phases:		
FY24/25 Ph 1:	\$20,285,783	\$16,597,458	Project Total:	\$20,285,783	\$16,597,458



Ref. No

Funding Recommendation

2CC Department of Human Services

Denver Region Youth Service Center Replacement & DYS Training Center, Ph 1 of 3

\$4,626,466

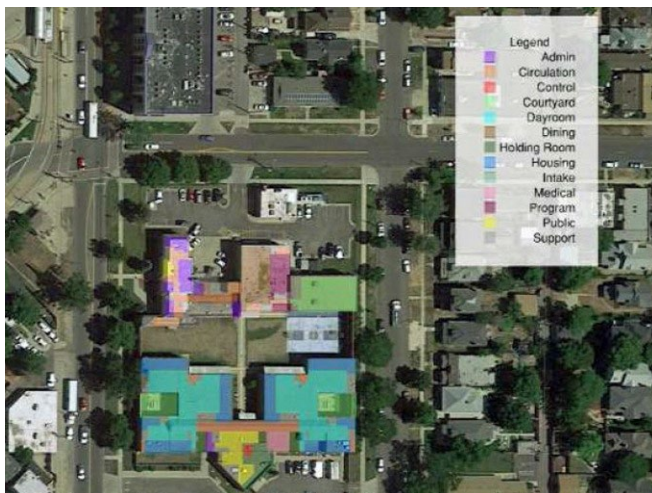
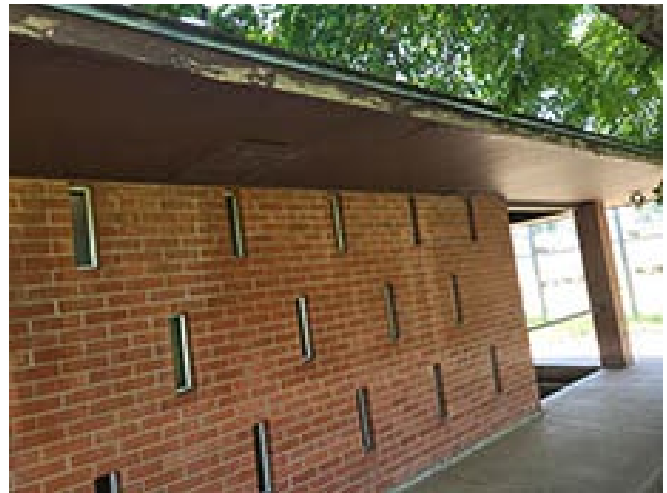
PROJECT DESCRIPTION / SCOPE OF WORK:

This request is a three-phase plan to design and build a 40-bed, 57,514 GSF replacement facility for Gilliam Youth Services Center (GYSC) in the City and County of Denver. The existing, 117 year old facility is located in a busy neighborhood and has no room for expansion. Additionally, it has inadequate and poorly configured program space, family visitation areas, and living units; poor security and life safety conditions both inside and around the perimeter; and poor condition from constant 24/7 use.

Phase 1 starts the professional services such as architectural/engineering design, code review, and site preparation including site surveys, investigations, reports, grading, and infrastructure preparation. Phase 2 will complete the architectural/engineering design services for GYSC replacement, and include funds for additional code review, inspections, and commissioning. A viable identified site (site acquisition will occur concurrently to Phase 1) will enable the completion of design in Phase 2. Phase 3 will include construction through occupancy, including Furniture, Fixtures, and Equipment (FFE).

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded To Date:	\$0	FY25/26 Ph 2:	\$68,567,031
		FY26/27 Ph 3:	\$4,188,477
		Project Balance:	\$72,755,508
Current Phase:		All Phases:	
FY24/25 Ph 1:	\$4,626,466	Project Total:	\$77,381,974



Ref. No

Funding Recommendation

3CC Department of Human Services

Electronic Security Upgrades, Statewide, Ph 1 of 3

\$3,967,802

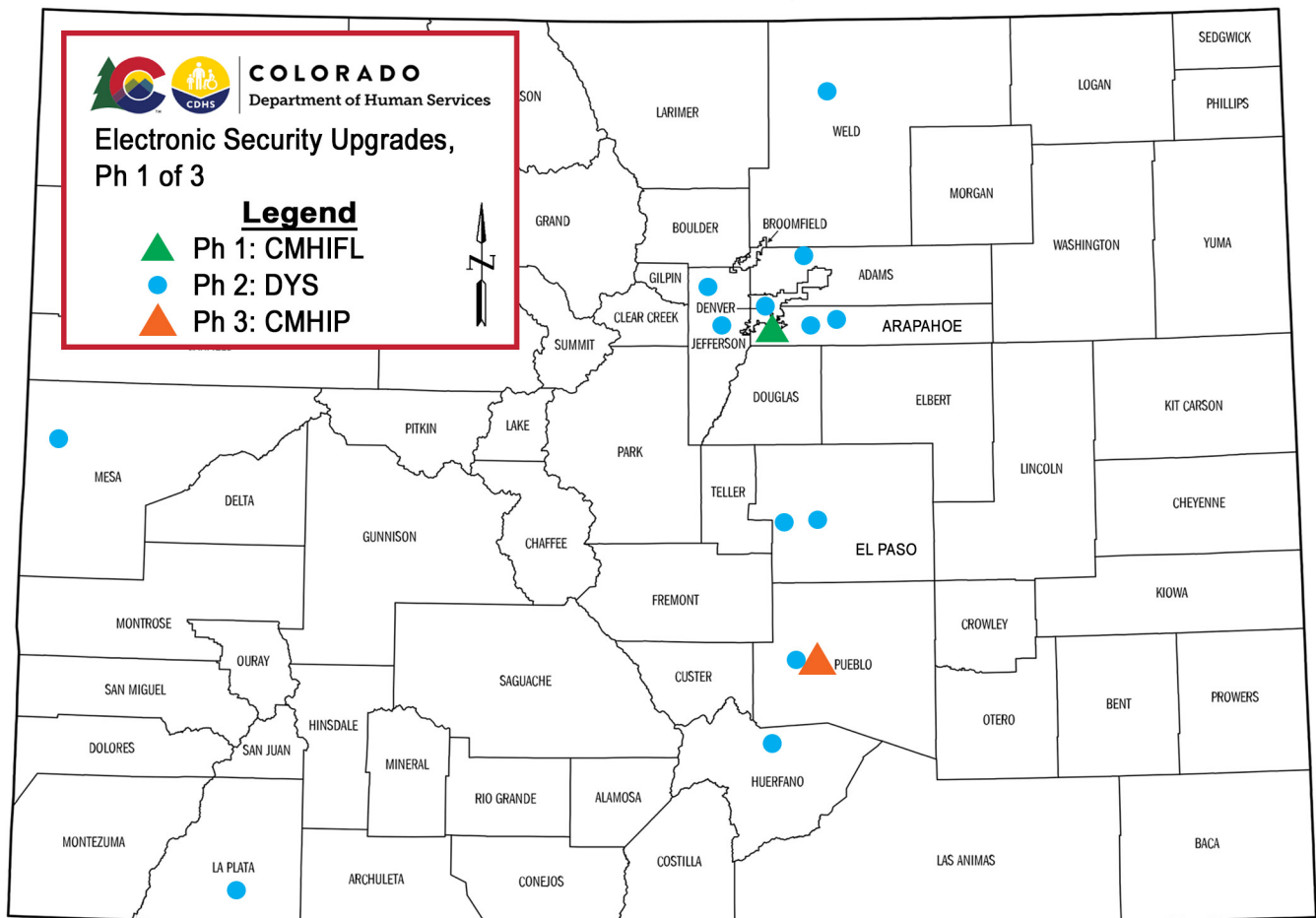
PROJECT DESCRIPTION / SCOPE OF WORK:

The Colorado Department of Human Services (CDHS) has identified electronic deficiencies through the Facility Program Plans (FMPs) for the hospitals at the Colorado Mental Health Institute Fort Logan (CMHIFL), the hospital at the Colorado Mental Health Institute Pueblo (CMHIP), and the Division of Youth Services (DYS).

Phase 1 will include electronic security upgrades, security expansion, access control upgrades, and updated/new proxy across the hospital buildings at CMHIFL. Phase 2 will upgrade the cameras at DYS facilities. Phase 3 will provide access control upgrades, additional exterior cameras, and all interior cameras for the hospital buildings at CMHIP.

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
		FY25/26 Ph 2:	\$16,706,534
		FY26/27 Ph 3:	\$5,568,845
Funded To Date:	\$0	Project Balance:	\$22,275,379
Current Phase:		All Phases:	
FY24/25 Ph 1:	\$3,967,802	Project Total:	\$26,243,181



Ref. No

Funding Recommendation

4CC Department of Human Services

Health and Safety Upgrades Bldg. 125, CMHIP, Ph 1 of 2

\$3,951,197

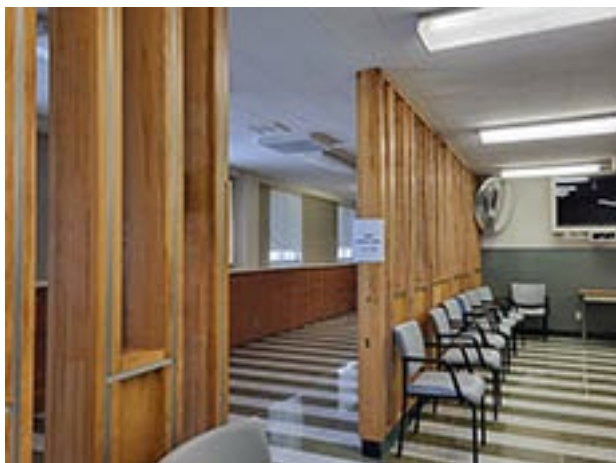
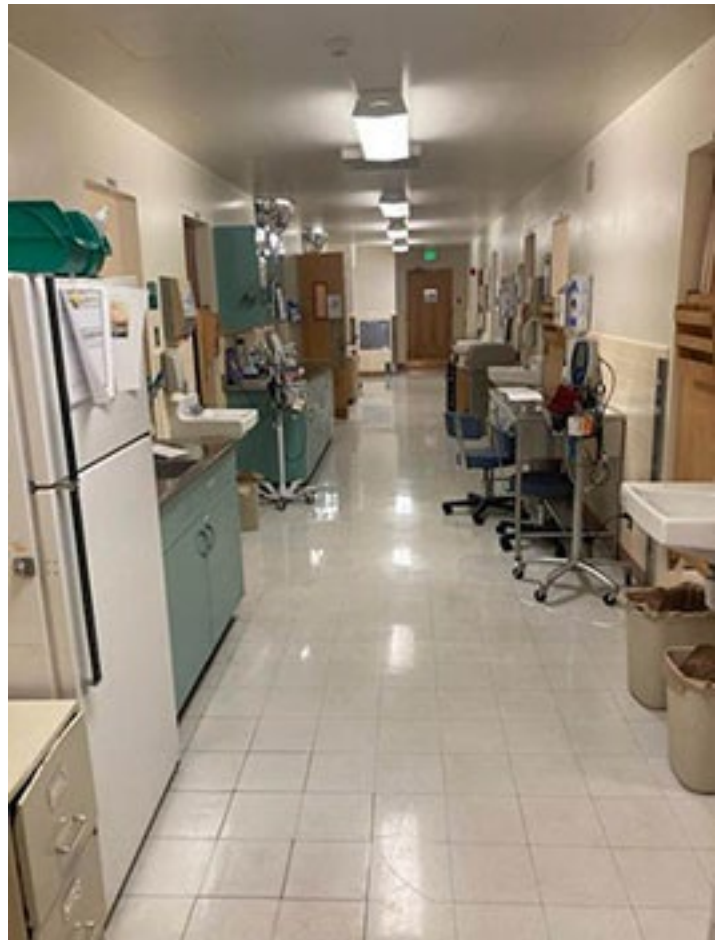
PROJECT DESCRIPTION / SCOPE OF WORK:

The Colorado Department of Human Services (CDHS) has identified facility and program deficiencies at Building 125 (HSSH2895) at the Colorado Mental Health Institute Pueblo (CMHIP) campus. The health and safety of patients, staff, and visitors is impacted as a result of multiple deficiencies, namely: a lack of secured perimeters around work and patient care areas that are currently open to unsecured halls and doors; poor sightline to monitor patients in the admissions and patient care areas; ligature points; and an antiquated HVAC system. The HVAC work for Building 125 was pulled from a future phase of project #2021-003P21, titled "HVAC Replace Four Building and Emergency Suicide Mitigation CMHIP", and incorporated in this request.

Phase 1 will address design and engineering for both the HVAC system replacement and the risk mitigation. Phase 2 is the construction renovation.

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded To Date:	\$0	FY25/26 Ph 2:	\$45,213,439
		Project Balance:	\$45,213,439
Current Phase:		All Phases:	
FY24/25 Ph 1:	\$3,951,197	Project Total:	\$49,164,636



Ref. No

Funding Recommendation

5CC Department of Human Services

Kitchen Replacement at Mental Health Hospital at Pueblo, Ph 1 of 2

\$9,899,619

PROJECT DESCRIPTION / SCOPE OF WORK:

The need for kitchen improvement/replacement was originally identified two decades ago, but was reaffirmed and identified as critical in the Colorado Mental Health Institute Pueblo (CMHIP) 2017 Facility Program Plan (FPP). A review of the kitchen's operability completed in 2000 concluded that the 11,395 GSF building was inadequate for accommodating the increased demand of food production. The current location of the kitchen precludes any major expansion due to the constraints of site circulation; meaning there is not enough space to effectively park, load, and unload food deliveries while supporting other buildings and operations. Despite all of the campus growth over the last 30 years, there has been little equipment replacement. Equipment maintenance averages \$35,000 per year because the old equipment is no longer manufactured or supported. The overcrowded conditions pose a continuous safety risk to kitchen staff.

By building a new kitchen, Nutrition Services can continue operations efficiently – providing over 1.82 million meals annually to approximately 1,700 DOC inmates and CDHS patients housed on the 302-acre CMHIP campus without disruption. Phase 1 will include design, site infrastructure, and any needed site improvements for the kitchen's new location. Phase 2 will complete the construction of the project and install the fixtures and equipment.

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded To Date:	\$0	FY25/26 Ph 2:	\$16,950,877
		Project Balance:	\$16,950,877
Current Phase:		All Phases:	
FY24/25 Ph 1:	\$9,899,619	Project Total:	\$26,850,496



Ref. No

Funding Recommendation

6CC Department of Human Services

Mitigate Life/Safety ZPYSC Parking Lot, Ph 1 of 2

\$401,283

PROJECT DESCRIPTION / SCOPE OF WORK:

Zebulon Pike Youth Service Center (ZPYSC) is a detention facility serving the 4th Judicial District encompassing Teller and El Paso counties. Parking needs are critical since a detention facility has a higher traffic and visitor volume due to more frequent interactions with law enforcement, a shorter length of stay, and more frequent transports of pre-adjudicated youth. The ZPYSC parking lot is undersized and unpaved. It is too small and causes conflict when utilizing the surrounding neighborhood for overflow parking. Based on a recent Facility Master Plan (FMP) study and a Facility Program Plan (FPP), more parking is needed and steps must be taken to mitigate these adverse conditions. During the winter months, ice and snow create conditions in the current parking lot that are hazardous to visitors and a liability to the state. Additionally, the parking lot and walking paths do not meet ADA standards nor accommodate emergency vehicles and situations.

Phase 1 will focus on land acquisition and design of the parking expansion. Phase 2 will construct the new parking lot (including 35 additional spaces) and resurface/repaint the existing lot. Any problematic subsurface soil conditions will be addressed during this phase as well.

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded To Date:	\$0	FY25/26 Ph 2:	\$2,456,886
		Project Balance:	\$2,456,886
Current Phase:		All Phases:	
FY24/25 Ph 1:	\$401,283	Project Total:	\$2,858,169



Ref. No Funding Recommendation

7CC Department of Human Services

Regional Center Kitchens, Pools and Parking Lot, Ph 2 of 3 \$1,483,534

PROJECT DESCRIPTION / SCOPE OF WORK:

The Department of Human Services (DHS) has identified program deficiencies at the Wheat Ridge Regional Center (WRRRC) and the Pueblo Regional Center (PRC), which include: building code compliance, inadequate electrical and mechanical systems, program issues, and ADA non-compliance. These occur at training kitchens, therapy pools, and in parking lots. The PRC Therapy Pool, though originally not included, has been added to this request because of its immediate need for repair.

Phase 1 began correcting these deficiencies by designing, constructing, and repairing PRC's therapy pool and training kitchens. Phase 2 will address the therapy pools at the WRRRC and PRC. Phase 3 will complete the project with the design and construction of the WRRRC therapy pool.

PROJECT FUNDING:

Prior Phasing: 2024-031P23		Future Phasing:	
FY23/24 Ph 1:	\$1,390,291	FY25/26 Ph 3:	\$7,075,286
Funded To Date:	\$1,390,291	Project Balance:	\$7,075,286
Current Phase:		All Phases:	
FY24/25 Ph 2:	\$1,483,534	Project Total:	\$9,949,111



Ref. No **Funding Recommendation**

8CC Department of Labor and Employment

Oil and Gas Testing Lab Relocation, Ph 1 of 1

\$6,281,152

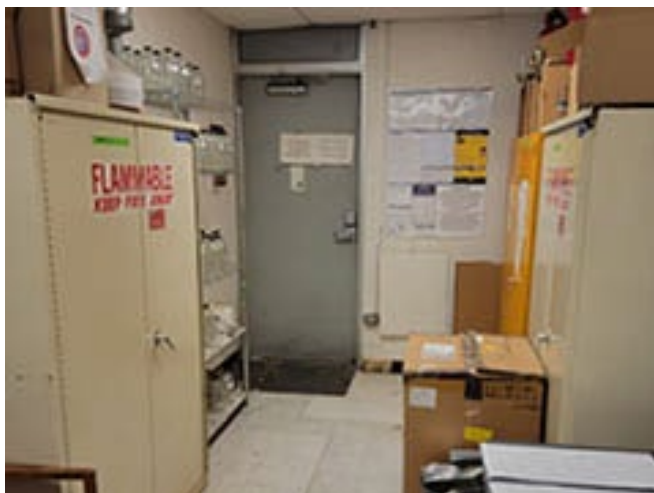
PROJECT DESCRIPTION / SCOPE OF WORK:

The Colorado Division of Oil and Public Safety’s Petroleum Lab has been in the same location for over 30 years and the program has outgrown its space. The lab is at the Department of Personnel and Administration’s (DPA) North Campus West building (GSCS1312). The lab program does not have adequate air ventilation which is impacting the full building, not just the physical lab space. The facility is undersized; has outdated, inadequate electrical and mechanical systems; and has ADA compliance and safety concerns.

The project will study whether to relocate the lab in another underutilized space in the North building (GSCS1314) or in an adjacent DPA lot. The new construction would include a larger lab, octane engine room, replace the classroom office and hoteling space, remodel the existing OPS shop area, and add a dedicated gender neutral restroom and shower facility.

PROJECT FUNDING:

Prior Phasing: Funded To Date:	\$0	Future Phasing: Project Balance:	\$0
Current Phase: FY24/25 Ph 1:	\$6,281,152	All Phases: Project Total:	\$6,281,152



Ref. No Funding Recommendation

9CC Department of Military and Veterans Affairs

Construct New Field Artillery Readiness Center, Ph 2 of 4 **\$0**

PROJECT DESCRIPTION / SCOPE OF WORK:

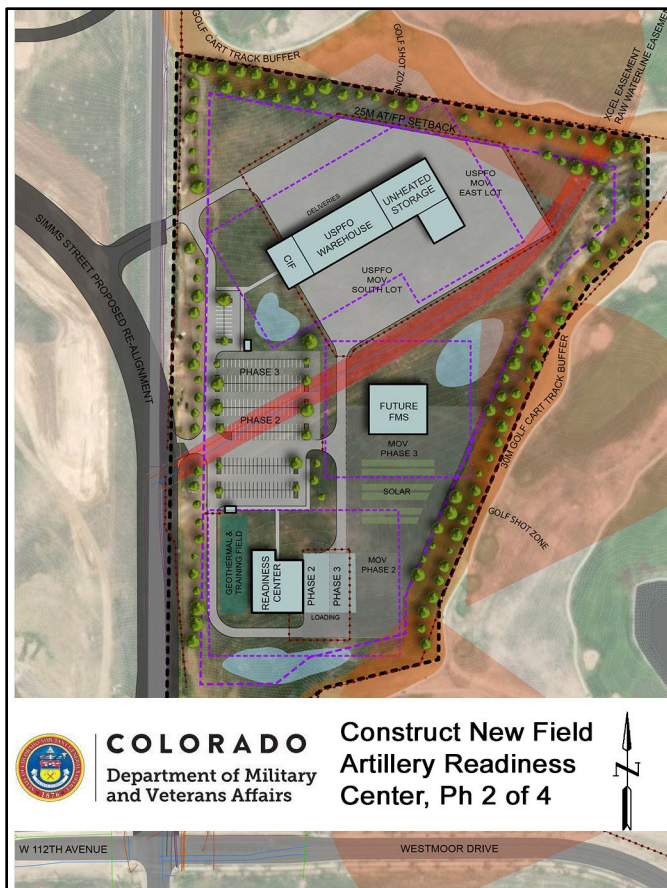
This project will replace the Longmont Readiness Center because it is 60 years old and beyond its useful life. It no longer meets the size and modern program requirements and, therefore, is critical to the State of Colorado's Readiness Program.

The new main Readiness Center will be 25,526 square feet. Support buildings will include a 3,453 square foot Unheated Storage Building, a 330 square foot block Controlled Waste Facility, and a 110 square foot block Flammable Materials Facility. The National Guard Readiness Center holds the following integral items: Backup/Emergency Generator, Organizational Vehicle Parking (Paved), Electric Power, Photovoltaic, and Heating Plant (Geothermal). The facility will be designed to meet industry standards as well as all local, state, and federal building codes. Construction will include all utility services, information systems, fire detection and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas, and site improvements. The facilities will be designed to a minimum life of 50 years. Access for individuals with disabilities will be provided. Security measures in accordance with DoD Minimum Antiterrorism for building standards will also be provided.

Phase 1 utilized state funds for pre-design. Phase 2 requests federal funds and completes design. Phase 3 will utilize both state and federal funding for construction. Phase 4 will provide for the Furnishing, Fixtures and Equipment (FFE) from federal funds.

PROJECT FUNDING:

Prior Phasing: 2022-012P20	CCF	Other	Future Phasing:	CCF	Other
FY21/22 Ph 1:	\$614,750	\$0	FY25/26 Ph 3:	\$10,167,000	\$15,500,000
Funded to Date:	\$614,750	\$0	FY27/28 Ph 4:	\$0	\$1,477,000
Current Phase:			Project Balance:	\$10,167,000	\$16,977,000
FY24/25 Ph 2:	\$0	\$1,788,000	All Phases:		
			Project Total:	\$10,781,750	\$18,765,000



Ref. No

Funding Recommendation

10CC Department of Personnel and Administration - Division of Capital Assets

Solar Viability, Ph 1 of 1

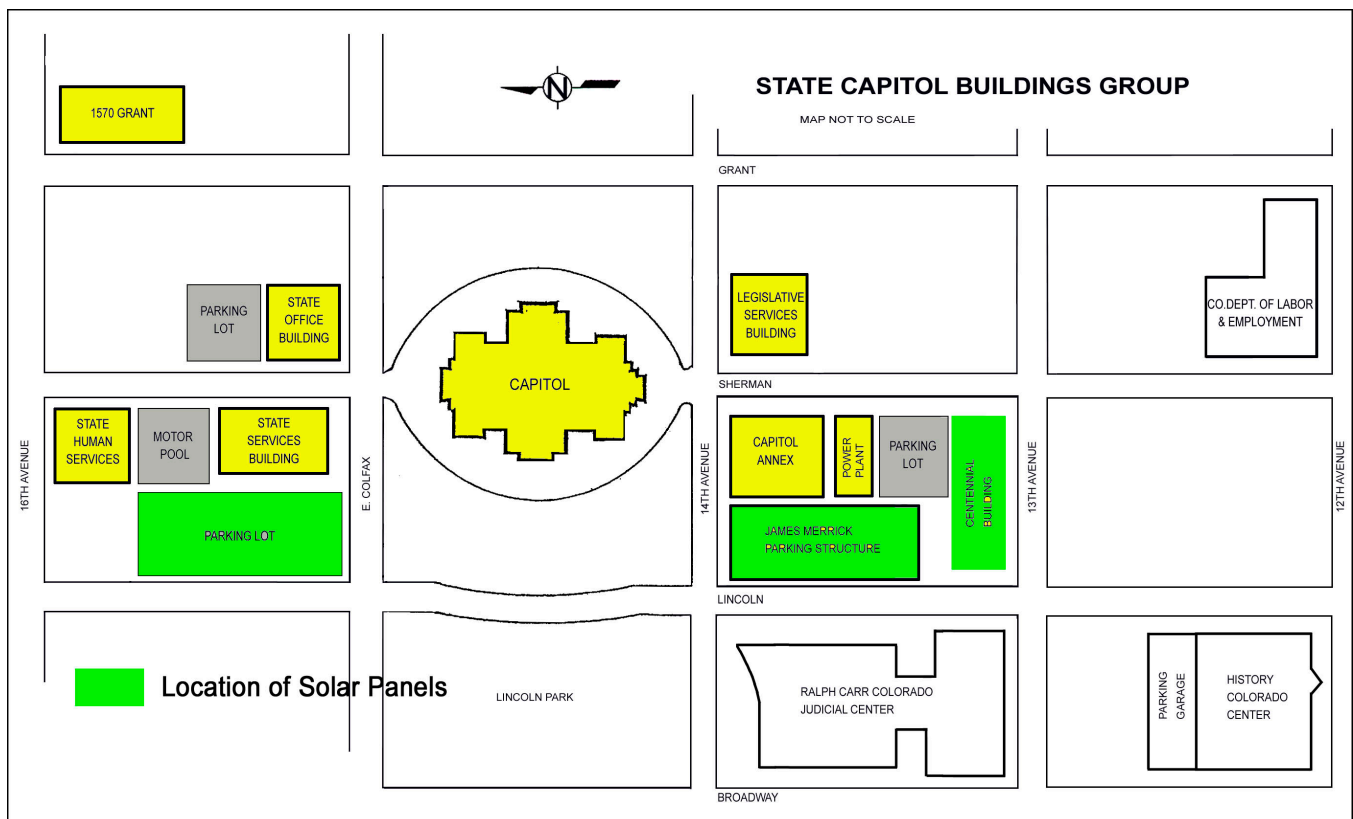
\$4,840,000

PROJECT DESCRIPTION / SCOPE OF WORK:

The request is in support of the Governor’s Executive Order D 2022 016 “Greening of State Government”. This project will install solar panels on three separate sites within the Capitol Complex Building Group. Solar panels will be installed on the roof of the Centennial Building (GSCB0140), the Merrick Parking Garage (GSCB0157), and the tan parking lot adjacent to the State Services Building (GSCB0144). The project will produce clean and renewable energy and save about \$109,000 in annual utility costs. No program space will be consumed or impacted by this project; as all improvement will be made to outdoor space(s).

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded To Date:	\$0	Project Balance:	\$0
Current Phase:		All Phases:	
FY24/25 Ph 1:	\$4,840,000	Project Total:	\$4,840,000



Ref. No

Funding Recommendation

11CC Department of Revenue

Office Collocation and Consolidation to Auraria, Ph 1 of 1

\$3,533,931

PROJECT DESCRIPTION / SCOPE OF WORK:

The Department of Revenue (DOR) intends to vacate 1881 Pierce Street entirely by January 2025; as it no longer needs the entire building. Also factoring into this relocation is the existing parking lot which is in severe disrepair with correction estimates of \$3.5 million and the HVAC system cannot be zoned to match the needed space. DOR plans to co-locate on the Auraria Higher Education Center (AHEC) in the shell space of the 5th Street Garage, 498 Walnut Street. The relocation would include three divisions and over six programs, including: a Driver's License Office (DMV) which services over 200 customers daily, a Full Taxpayer Service Center (TAX) that accommodates over 50 customers daily, and Financial Services. Financial Services is a full service Cashier Office that would accept Marijuana sales tax and offer cash services for the DMV and TAX divisions. Also included is Mail Services - over 700,000 pieces of mail would be processed through this facility and distributed to DOR locations in the Denver metro and statewide.

This single phase project would include full service design and tenant finish-build out.

PROJECT FUNDING:

Prior Phasing: Funded To Date:	\$0	Future Phasing: Project Balance:	\$0
Current Phase: FY24/25 Ph 1:	\$3,533,931	All Phases: Project Total:	\$3,533,931

