

F. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION: EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

Listed on the following pages is the Emergency Controlled Maintenance Project Status Report for the last three fiscal years as of November 30, 2023.

The Emergency Fund appropriation is included in the annual Controlled Maintenance Budget Request as priority number one. Typically, the demands for these funds are on an as-needed basis throughout the fiscal year from state agencies and institutions of higher education. The Office of the State Architect administers the fund and provides funding through the State Controller's Office for state agencies and institutions of higher education that own and maintain general funded and academic facilities. Project requests meeting the emergency criteria are immediate in nature and directly affect the health, safety and welfare of the public as well as day-to-day operations of the agencies.

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
FY2023/2024 EMERGENCY FUND APPROPRIATION		\$3,000,000.00				General Funds	2 Completed
Balance Carried Forward from Prior Fiscal Year		\$883,372.49					12 Open
EM2401	Morgan Community College Aspen Lower-Level HVAC Replacement		\$127,200.00	7/6/2023		One of three HVAC units has failed in the Aspen Hall basement (RM# HEMO0740). The units are roughly 20 years old and are at their end of life expectancy. Due to the one unit's failure, the other two remaining units have been running nonstop to make up the heat load due to the first unit's failure. It has put undue stress on the remaining two which were not designed to handle this load increase.	Open
EM2402	Pikes Peak State College Rampart Range Campus Temporary Chiller	(\$421,000.00)		7/7/2023		On June 17, the 25-year-old chiller at our Rampart Range Campus (HEPP7679) suffered a catastrophic failure causing a power outage at the Rampart campus. There is no redundancy to cool the building. A CM project to replace this chiller was approved for FY22-23 (2015-158M22) so a temporary chiller is needed for the next 12-16 months until the new chiller can be designed and installed.	Open
EM2403	Fort Lewis College Noble Hall Water Line Break	(\$23,748.65)		7/13/2023	7/27/2023	On June 30, there was a water main break just outside of Noble Hall (FLC #46). The water was turned off, the area dug up, and it was discovered that the main line as well as the flange entering the building had broken. The building was closed for repairs and programs moved to other locations for the interim. Bathrooms and AC were inoperable until the break was repaired and water restored to the building	Completed
EM2404	Department of Human Services CMHHIP South Campus Water Main Break Funds Returned	(\$86,410.50) \$17,826.35		8/2/2023	8/29/2023	On July 28, a water main broke under the concrete on the northeast side of Bldg. 7 (COPM7648). This water main is the primary source of domestic water for the Southeast Campus. Water was shut down and isolated. This water line feeds the sprinkler system and is a matter of life safety.	Completed
EM2405	Colorado Mesa University Replace Geo Piping Foster Field House	(\$42,064.75)		8/2/2023		The supply and return geo exchange piping in Foster Field House experienced a failure that allowed several thousands of gallons of water to leak past a purge port. The type of pipe originally installed has been deemed defective and no longer allowed for geo exchange. The piping needs to be upgraded to meet the new standards. This line controls the HVAC system, which has been turned off since the failure.	Open

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2406	Department of Human Services Grand Junction Regional Center Water Main Break	(\$25,000.00)		8/15/2023		On July 31, there was a water main break near the heat plant (HSGJ1096) and Building 2 (HSGJ1095). Once the break was located, it was realized that there was no water to building 2, which is currently vacant. There is no water to the sprinklers in case of fire.	Open
EM2407	Department of Personnel and Administration Transformer Replacement	(\$200,000.00)		8/19/2023		On September 18, power was lost to the Annex (GSCB0138) and Power Plant (GSCB0139) buildings. The Emergency Generator kicked in to supply power to vital equipment including the CSP Communications Center. Electrical staff determined that the transformer had blown and was no longer functional. The Electrician managed to bypass the transformer to get power back on to the Annex and Power Plant.	Open
EM2408	Colorado Northwestern Community College Waste Water Line Repair/Replacement	(\$198,850.00)		8/21/2023		On September 21, a waste line beneath the Weiss (HENW7734) and Hefley (HENW7722) buildings broke, leaking a large amount of sewage under both buildings. The problem poses immediate health and safety issues by exposing building occupants to hazardous waste. Additional issues can arise from wastewater penetrating building components including foundation damage.	Open
EM2409	Colorado School for the Def and Blind Assess & Abate Barn Facility	(\$64,900.00)		8/22/2023		An Asbestos release/spill of approximately 1,300 sq. ft was identified in the Barn Facility (RM#EDDB2621) There are 9x9 tiles that have been broken due to traffic over the years. This poses a health risk as the materials are toxic when disturbed. The facility is currently off limits for use until mitigation work is completed.	Open
EM2410	Arapahoe Community College Replace Campus Fire Panel, Littleton Campus	(\$143,000.00)		10/3/2023		On September 9, the fire system workstation computer that services the Littleton Campus crashed. Due to the age of the existing fire monitoring components across the campus, a full upgrade is needed. The buildings included are the main building(HEAR0768), Annex Building(HEAR0769), North Building(HEAR0770), Art and Design Center(HEAR5040), and Church St Building(HEAR9739)	Open

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2411	Department of Personnel and Administration Sherman St Irrigation-Landscape -Design	(\$82,000.00)		10/30/2023		The water consumption on Capital Complex property along Sherman Street has been identified as excessive and a waste of valuable resources. The irrigation system is past its useful life. In addition to excessive watering, there is poor drainage, causing erosion under sidewalks and excessive water draining toward the buildings, which could present infiltration issues. The Sherman Street parkway trees do not have proper irrigation to provide deep root watering, instead surface watering causing tree roots at grade to increase in size and heave concrete walks, creating trip and fall hazards on a very public walkway.	Open
EM2412	Department of Personnel and Administration Underground Storage Tank Repair	(\$58,022.00)		10/18/2023		April 11, during the annual inspection of a gasoline underground storage tank (UST) and gasoline fuel dispenser, it was noticed that there was a leak in the line. The UST has been locked and not in use since then. The dispenser may have leaked up to 10 gallons of fuel into the surrounding soils and may be an environmental hazard. This tank is utilized by grounds maintenance as well as State fleet vehicles to lower the cost to State operations.	Open
EM2413	Otero College Grease Trap Replacement	(\$85,897.00)		10/30/2023		The grease trap at the Student Center (HEOT0129) has been found to be outside of code by the local health department, inefficient in operation and function, and in deteriorating condition beyond structural repair. There has been increased pumping and additives to reduce the fats/oils/grease collected from the kitchen. It was determined that the trap is no longer functioning to the code and replacement is needed. If not corrected now, the college may be charged fines or the kitchen shut down by the city of La Junta	Open
EM2414	Department of Personnel and Administration Capital Irrigation and Landscape Design	(\$110,000.00)		10/30/2023		Water consumption, associated with the landscaping at the Colorado State Capital Building has been identified as excessive and wasteful. The irrigation system is past its useful life and in constant need of repair. The poor drainage has deteriorated pavers and asphalt, causing tripping and falling hazards. In places, the irrigation is draining surface water towards the building foundation, instead of away, increasing the potential for foundation damage.	Open
Totals Emergency Projects in FY2023/2024		(\$1,523,066.55)	\$127,200				
EMERGENCY FUNDS AVAILABLE		\$2,360,305.94					

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
						SLFRF Funds	15 Completed
FY2022/20223 EMERGENCY FUND APPROPRIATION		\$2,000,000.00					
Balance Carried Forward from Prior Fiscal Year		\$1,188,637.80					11 Open
EM2301	Front Range Community College WC Fire Hydrant Replacement	(\$66,000.00)		7/19/2022	10/12/2022	On 07/07/2022, the college became aware they had four failed fire hydrants, #5, 9, 13, and 12. The hydrant system has received periodic maintenance and repairs over the years, however, repairs are no longer an option. The failed hydrants pose a risk should they be needed to fight a fire, as well as potential freezing and breaking which would cause a full system failure.	Completed
	Funds Returned	\$252.00					
EM2302	Otero College McDivitt Hall Code Study	(\$12,457.50)		7/21/2022	3/16/2023	McDivitt Hall houses the Weld Shop and was found to be out of life safety Code Compliance. The space was transitioned from Automotive/Welding to a full Weld shop in 2019/2020. Without compliance, Otero will be unable to have a welding program which has shown growth for future construction trade programs planned for the coming fall semester.	Completed
	Funds Returned	\$1,132.50					
EM2303	Colorado Northwestern Community College HENW7749-Academic Building Roof Repairs	(\$148,550.00)		7/12/2022	3/16/2023	On 04/05/2022 Roof damage occurred on the Craig Campus Academic Building (HENW7749) due to wind. The roof membrane detached causing leaks and potential danger of complete blow off. Water leakage into the building has the potential for slips and mold growth. If the membrane completely separates it would be a large flying hazard.	Completed
	Insurance Reimbursement	\$148,550.00					
EM2304	Colorado School for the Deaf and Blind Steam Plant Power Failure	(\$30,963.00)		7/29/2022	2/22/2023	The Steam Plant at CSDB (EDDB2620), lost power on 7/25/2022. The power supply conductors arched and melted the 90-degree elbow in the utility tunnel. This power supply runs from the utility provider's electrical meter into an underground utility tunnel that supplies power to a panel in the Steam Plant.	Completed
	Funds Returned	\$2,815.00					
EM2305	Colorado Department of Personnel & Administration Rehabilitation of State Capitol Wells	(\$210,454.20)		8/11/2022	5/30/2023	The geothermal well system and associated equipment including the ground source heat pump, (GSHP) has failed and needs immediate attention. Over the past year the GSHP performance has decreased and aquifer temperatures are rising which trips out the well pumps and internal heat pumps begin to trip out leaving the capitol with limited cooling capacity.	Completed
	Funds Returned	\$37,297.12					

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2306	Colorado Department of Human Services CMHIFL Main Hospital Bldg. E Elevator Funds returned	(\$40,000.00) \$4,460.69		8/25/2022	11/4/2022	The elevator in Building E at the Fort Logan campus (HSFL1013) failed late on Friday 8/19. The elevator technician determined that the controller drive had failed and needs to be replaced; it cannot be repaired and it is an obsolete part. The elevator is essential for the care of our clients at Fort Logan on Team 5. Dining services and client care are affected greatly with the elevator being inoperable. If a client has a medical emergency, using the stairs to get them to an ambulance could cause injury to the client, staff, or ambulance personnel.	Completed
EM2307	Colorado School of Mines General Research Lab Building Roof Repair	(\$170,500.00)		8/29/2022		There is a leak in the General Research Laboratory Building roof parapet cap, allowing storm water to leak into the interior of the building causing damage to drywall and interior surfaces. Repairs need to be made as soon as possible to prevent further damage as water damage increases with every rain storm. The damage was first noticed in February 2022. The consistent water intrusion on exterior walls can create mold growth potentially harming occupants and visitors.	Open
EM2308	DPA-Capitol Complex Replace Pre-action Fire Suppression Valves Funds Added	(\$50,048.00) (\$12,620.30)	\$20,000.00	11/2/2022		On 09/15/2022 the Denver Fire Department ordered a full building test of the State Capitol (RM#GSCB0137) fire life safety system. The testing found a catastrophic failure of eight pre-action fire suppression valves that serve the 3rd floor, attic, House Chambers, Senate Chambers & Old Supreme Court Chambers. The inspector attempted to trip test the valves, but the piston that releases the valve was seized and would not open the valve. Even manually releasing the pressure behind the pin would not operate the valves. These valves allow water to release to sprinkler heads in case of fire. Without a functioning fire suppression system the building is at risk.	Open
EM2309	Department of Human Services Water Main Break Zeb Pike YSC Bldg. 98 Funds Added Funds Returned	(\$40,000.00) (\$18,490.00) \$3,417.00		11/3/2022	5/25/2023	On 11/1/22, the maintenance group received a call that water was coming out on the side of Building 098 (RMH52E2841) at the Zeb Pike YSC. A mechanical supervisor isolated water main by 9:00 am. The break in the water main is located on the Northwest side of the Building 098 and is the primary line for the fire suppression system. Without a functioning system the building occupants must be on fire watch.	Completed

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2310	Colorado Mesa University LHH Boiler Replacement Funds Returned	(\$32,450.00) \$2,950.00		11/4/2022	2/7/2023	Lowell Heiny Hall(216) is an administrative office building that serves as a hub for student services including the Registrar's Office, Financial Aid, Business Office, and the Advising Center at Colorado Mesa University. On 10/30/22, Boiler Number 1 failed leaving one boiler operational with no redundancy. Operating on one boiler heading into Winter poses a high risk. Should the second boiler fail, it would become an immediate health and safety hazard.	Completed
EM2311	Colorado Department of Human Services CMHIP- Cooling Tower Failure North of Bldg. Funds Returned	(\$27,434.00) \$1,174.00		12/20/2022	5/25/2023	On December 14, the cooling tower on the north side of Building 118(HSSH2889) failed and had to be shut down. This left only one tower operational to meet the needs of the building If the other tower were to fail there would be on cooling available in any buildings serviced. The failed cooling tower needs to be repaired to prevent any further disruption.	Complete
EM2312	Colorado Department of Human Services CMHIP Water Main Break Bldg. 10 and 16 Funds Returned	(\$19,349.00) \$3,259.00		1/24/2023	4/12/2023	On January 9, a water main break was discovered between building 10 and building 16 (HSMH2856) at CMHIP. This water main is the primary domestic water feed through the South campus, and the current failure is preventing raw water to feed the building.	Completed
EM2313	Department of Local Affairs Ft. Lyon Bldg. #6 Personnel Elevator	(\$105,511.65)		2/15/2023		In August 2022 the personnel elevator in Building #6(GSCS0075) went out of service due to mechanical issues. This elevator services the kitchen, cafeteria and food storage facilities. These locations are all on different floor. This is causing an issue with getting personnel to and from all locations. This poses life safety issues as the majority of the kitchen staff are residents with mobility issues. There is no ADA access at this time.	Open
EM2314	Department of Personnel and Administration HVAC Repairs 1313 Sherman St Funds Added	(\$410,510.00) \$ (\$132,744.00)	40,000	3/6/2023		On December 24, 2023, the Centennial Building(GSCB0140) had a broken heating coil and chilled water coil that leaked water into the archives. Later the same day, a hot water pipe burst and made matters worse. At this time, all leaks have been stopped, but the HVAC system needs to be repaired and updated.	Open

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2315	Pueblo Community College Mancos Sewer Line Repair Funds Returned	(\$5,500.00) \$396.99		3/22/2023	4/12/2023	On March 14 it was discovered that the Weld shop building(HEP0100) had a sewer line issue causing problems with the weld shop bathroom. The sewer line grade is causing sewage to not discharge as it should. The line needs to be replaced and graded correctly in order for the bathrooms to be functional.	Completed
EM2316	Pikes Peak Community College Slope Erosion Mitigation Funds Returned	(\$100,000.00) \$51,007.00		4/3/2023	11/20/2023	In 2015 slope erosion began on the north side of the Main Building (HEPP0021) at the Centennial Campus Firing Range. It is encroaching dangerously close to the building and parking lot. The parking lot drain is currently causing significant degradation of the slope. Erosion occurring at the parking lot drain is undermining the drain structure and parking lot. If the drain structure fails, there is the potential for water main issues, including fire suppression.	Completed
EM2317	Colorado Mesa University Replace GEO Piping in Escalante Hall	(\$200,000.00)		4/3/2023		Escalante Hall (CMU#72) is currently under renovation. The GEO thermal piping needs to be replaced, as it is defective. Replacing the piping at the same time as the renovation, is a cost savings to the State.	Open
EM2318	Department of Personnel and Administration Utility Tunnel Cable Support Replacement Funds Returned	(\$20,000.00) \$4,779.47		4/14/2023	6/14/2023	On April 11 the support system that keeps the communication cabling for the State Capitol Building, fiber optic cabling for the complex fire alarm system, and telecommunication cabling for elevators call boxes that are elevated to the ceiling failed. The major risk is the high probability of communication failure from anyone of these critical systems due to the support failure. The tunnel is blocked by the hanging cable and this poses a serious tripping hazard.	Completed
EM2319	Colorado School for the Deaf and Blind West Hall Renovation	(\$134,750.00)		4/26/2023		CSDB West Hall(EDDB2617) is in severe disrepair due to persistent water infiltration from the roof, window, poor ventilation and overall age of the building . In order to expedite the repairsand ultimate approval of a Capital Request, funds are needed for Pre-Design to expedite the process.	Open
EM2320	Colorado Department of Agriculture Palace of Ag Mercury Abatement	(\$91,240.00)		5/8/2023		The Palace of Agriculture (AGSF1338) has been found to have high levels of lead mercury in the floor. There is currently a CM project to address ADA requirements. This project can not move forward without first mitigating the lead mercury. The levels of lead mercury are significantly higher than the EPA allowable. This is a life safety issue and if not mitigated, makes the building unusable.	Open

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2321	Colorado Community College System Water Main Break-CCA Bldg. 965 Funds Returned	(\$34,265.00) \$3,115.00		5/31/2023	9/18/2023	On May 21, Building 965 (HEOE-9119) had a water main line break underneath a driveway and sidewalk. The old pipe was transite connected to ductal steel coming into the building. If left unrepaired, there is significant water waste and the possibility of a large sink hole that causes risk of injury and greater damage.	Completed
EM2322	Pueblo Community College Campus HVAC Repairs Funds Returned	(\$42,660.00) \$3,878.00		5/31/2023	8/29/2023	The Pueblo Community College Buildings Central Administration (HEPV66), San Juan (HEPV65), Student Center (HEPV69) and GATC Building (HEPV8120) HVAC systems have experienced numerous issues including compressors not working, failed actuators, controls, timer, air flow sensors. The combination of failed components throughout the buildings has caused failure. It has made controlling the environments challenging and dangerous.	Completed
EM2323	Colorado School of Mines Engineering Hall Transformer Replacement	(\$282,700.00)		6/6/2023		The transformer and conductors serving Engineering Hall (EH) were tested in the Spring of 2023 and results indicate a high potential for failure. Failure of the transformer and conductors would render the building unusable. If the transformer were to fail, then the building would only have generator power serving only life safety systems.	Open
EM2324	Colorado Department of Human Services CMHIFL Flooding Bldgs. 2 & 59	(\$24,557.43)		6/12/2023		On June 5, during heavy rains, flooding was discovered in Bldg. 2(HSFL1024) and Bldg. 59(HSFL1054), The flooding has caused the items in the basements to be damaged beyond repair and discarded. There is the imminent risk of mold which poses health threat to those occupying the buildings	
EM2325	Colorado Northwestern Community College Hill Roof Repair Funds Returned	(\$117,966.80) \$7,971.80		6/23/2023	8/13/2023	In early 2023 it was discovered that the Hill Bldg.(HENW77 roof has begun to fail in multiple areas. Sections have been cleaned and patched, however, the membrane is now shrinking and pulling away from the parapet, allowing water inside. There is concern for electrical fires and mold from water damage.	Completed
EM2326	Colorado State University ISL Revitalization Settlement		\$ 184,933.5	6/25/2023		Due to several years of litigation on the Industrial Science Laboratory Exterior Revitalization project (2018-071M19 the remaining funding was reverted. Funds are needed to partially cover the settlement cost.	Open
Totals Emergency Projects in FY2022/2023		(\$2,305,265.31)	\$244,934				
EMERGENCY FUNDS AVAILABLE		\$883,372.49					

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
FY2021/2022 EMERGENCY FUND APPROPRIATION		\$3,000,000.00					37 Completed
Balance Carried Forward from Prior Fiscal Year		\$2,454,836.97					1 Open
EM2201	Community College of Aurora Classroom Bldg. RTU Repair	(\$8,800.00)		7/30/2021	11/10/2022	On July 23rd, work orders came in describing warm temperatures in the Classroom Building (HECA6023). CCA Facilities staff investigated and found RTU1 air temperature higher than normal and Circuit 1 compressor shutting down on high head pressure. After testing, it was found to be void of refrigerant. The leak must be found and the refrigerant replaced.	Completed
	Funds Returned	\$1,368.58					
EM2202	Colorado Community College System Chiller Rental Bldg. 959	(\$175,000.00)		7/29/2021	9/19/2022	In Bldg. 959, Administration Bldg., CCCS first started having problems with the 20 year old chiller in late June when a leak in the condenser was repaired. A new leak was identified almost immediately afterwards but the source couldn't be located. In early July the leak was identified to be in the chiller coils in a place very difficult to access. In addition the compressor was also bad and needed replaced. The chiller is currently not operable. With the building reaching temperatures over 100 degrees - a temporary chiller is necessary.	Completed
	Increase Funds	(\$49,900.00)					
	Funds Returned	\$33,022.40					
EM2203	Colorado Community College System Chiller Replacement Bldg. 959	(\$426,080.00)		8/3/2021	8/4/2022	Related to EM2202, this project is to replace the chiller in Building 959.	Completed
	Funds Returned	\$217,006.72					
EM2204	Department of Public Safety CSP Training Facility Structural Repair	(\$322,592.00)		9/7/2021	4/13/2022	On July 22, 2021, after removal of the existing ceil materials and insulation within the attic space of Bldg. #43 at CGW, the contractor discovered roof trusses with fire damage along with other trusses that have been broken and partially repaired. Structural support beams have been cut to install a makeshift catwalk. Structural repairs are required.	Completed
	Funds Returned	\$32,259.70					

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2205	Colorado School for the Deaf & Blind Gottlieb Hall Roof Leak Repairs Funds Returned	(\$27,917) \$8,166.98		9/14/2021	12/14/2021	In July the Gottlieb Hall (EDDB2611) which houses both deaf students and teaching staff was found to have a roof leak that is causing damage to the 3rd floor ceiling and walls, impacting day-to-day school activities, students/staff that walk through the area. Also, the buildings fire alarm conduit system located above the ceiling has water coming from the conduits posing a potential failure of the fire alarm system used in that building. The leak has been detected under the duct attached to the Energy Recovery Ventilator (ERV). It is impossible to get to the leak area without removing and relocating 30+ feet of ducting allowing access to the roof membrane.	Completed
EM2206	Trinidad State College Sewer Line Repair Funds Returned	(\$9,570.00) \$870.00		9/27/2021	9/14/2022	An 8-inch sewage line has been bored through to accommodate (2) 4-inch conduits containing fiber optic lines serving the Davis building (HETRO203) and the Berg building (HETRO205). Nearby trees have grown into and around the fiber optic conduit into the sewage line. If the deterioration continues there is a danger of the sewage pipe collapsing and damaging the fiber optic line and conduit.	Completed
EM2207	University of Northern Colorado Crabbe Hall Crawl Space Abatement & Piping Funds Returned	(\$157,464.00) \$117,049.80		9/24/2021	9/19/2022	The original steam and condensate piping in the crawl space and tunnel under the Crabb Building is experiencing frequent leaks. These lines were insulated with asbestos containing materials. There is a significant amount of ACM in the dirt floor that will need to be removed in addition to any intact insulation. After abatement, the piping in the crawl space will then be replaced and reinsulated.	Completed
EM2208	Department of Personnel & Administration Remove Abandoned Fuel Pipes and Replace Irrigation Vaults Funds Returned	(\$273,231.00) \$255,361.00		9/24/2021	11/9/2023	The emergency generator fuel tank at 1881 Pierce Street building (GSCS8746) was removed in 1995, but the vault and associated infrastructure were abandoned in place. Since 2018, whenever there is a substantial rain, the pipe penetrates through the basement wall leak, leaving large puddles of water on the floor, containing a slight amount of fuel residue. The amount of rain and snow has increased annually since 2018 increasing the frequency of water penetrating the foundation walls and flooding the floor. In addition, the nearby irrigation valves have failed over the years and maintenance staff purchased overhaul kits for the valves and repaired the guts of the existing valves. Unfortunately, the overhaul kits are no longer sold so the entire valve assembly needs to be replaced. There are now four failed valves causing the grass to fade and die in some areas.	Closed

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2209	DOLA - Ft. Lyon Ft Lyon HVAC Repair, Bldgs. 4 and 8 Funds Returned	(\$211,268.70) \$66,080.70		9/30/2021	3/23/2022	Several fan coil units that provide room temperature regulation in Fort Lyon Buildings 4 (GSCS0068) and 8 (GSCS0070) have deteriorated and need to be replaced. The existing thermostatic controls have failed causing poor temperature management within the rooms. Poor fan coil function contributed to the frozen fire suppression lines and subsequent water damage in Building 4 during the extreme cold weather event in early 2021.	Complete
EM2210	Department of Military & Veteran Affairs CGW Structural and Roof Repairs	(\$803,453.00)				In July 2020, maintenance was notified that the central roof beam on the south side of Bungalow Bldg. 67 (MANG0002) has separated and opened a 4"-6" gap in the roof peak. This separation has also caused cracking within the exterior stone wall masonry and interior walls/ceilings. Similarly a roof study noted that the roof shingles, fascia, and wood planks are failing on Museum Bldg. 52 (MANG0003). The entire roof is well beyond the service life and needs to be replaced.	Open
EM2211	Red Rock Community College Relocate Existing Gas Main Funds Returned	(\$136,200.00) \$45,100.00		9/29/2021	9/14/2022	Multiple gas main leaks have been found on the line from the Gas House to the Construction Tech Building (#HERR0765). Most recently on Sept. 17, gas smell was noted in the main entry/courtyard. Upon further investigation, bubbling in a puddle of water was noted. The source of the bubbles was gas leaking from the existing underground gas main. The piping needs to be relocated and replaced.	Completed
EM2212	Department of Human Services FL Fire Main Repair Funds Returned	(\$17,619.05) \$1,601.73		9/23/2021	3/11/2022	The morning of 9-21-2021 DFM was notified of large amounts of water flowing in front of the H hospital building. The water was isolated to stop any immediate building damage. The entire Hospital building, Sheridan Clinic, leased kitchen, and Facility Maintenance are currently without fire protection.	Completed
EM2213	Front Range Community College Westminster Boiler Replacement	(\$62,000.00)		10/5/2021	2/23/2022	The single, main boiler that serves most of the Westminster Campus (HERF0750) has failed. Upon inspection, the unit has suffered corrosion from condensate buildup and the ignitors require a complete re-build or replacement of the boiler. The boiler was reassembled on 9/24/2021 to provide FRCC with some domestic hot water until the boiler is rebuilt or replaced. Because of the age of the boiler there are concerns that a re-build may fail again.	Completed

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2214	Colorado School of Mines Lakes Library Steam Line Replacement Funds Returned	(\$442,200.00) \$21,259.25		10/5/2021	2/23/2023	The steam line serving Arthur Lakes Library and it's chiller plant is failing. Stormwater is seeping into the conduit that surrounds the steam line and flashing to vapor. During rain storms, water vapor is spraying into the chiller plant adjacent to the library and condensing on electrical equipment. This will result in the line failing and interruption heat to the library and chiller plant.	Completed
EM2215	Department of Personnel & Administration CGW Domestic Water Line Repair	(\$32,313.00)		10/2/2021	10/19/2021	On 10/02 Capitol Complex received a report that Camp George West was experiencing a water line break near the Training Academy building #120. This event removed water service to the Training Academy #105, CSP Mechanics Shop and CSP Armory/Gun Range #126. Capitol Complex responded immediately to isolate the water line failure and make emergency repairs.	Completed
EM2216	Department of Personnel & Administration Annex RTU Repairs and Fan Replacement Funds Returned	(\$132,000.00) \$12,000.00		10/7/2021	5/24/2022	During routine maintenance of the Capitol Annex Building (#GSCB0138) Rooftop Air Handling Units (RTU), it was discovered that the west RTU fan had exploded into multiple pieces. The local RTU representative was contacted to investigate. They believe the supply fan blower wheel was out of balance and it shook apart, sending parts flying damaging adjacent components. The shaking also cracked some of the supports.	Completed
EM2217	Community College of Aurora Bldg. 901 VFD Replacement Project Increase Funds Returned	(\$7,026.00) (\$8,413.00) \$7,026.00		10/20/2021 3/7/2022	5/19/2022	On October 4th, the variable frequency drive (VFD) for air handler #4 serving Bldg. 901, North Quad Classrooms stopped working. Without a functioning VFD this air handler cannot provide ventilation to approximately 12 classrooms.	Completed
EM2218	Department of Human Services CMHIFL Bldg. 2 Boiler Replacement Funds Returned	(\$51,700.00) \$5,536.00		11/1/2021	11/3/2022	On Oct. 13th, Facilities Management was notified of boiler leak at Building 2 (# HSFL1024) on the Ft Logan campus. The boiler serves a leased residential treatment program. The boiler sections are no longer available to replace individually. The leak also caused oxidation on the burner tubes. The boiler was inspected by the State Boiler Inspector in August with no deficiencies noted. The boiler is currently heating at a diminished capacity with intermittent leaking on heat cycles.	Completed
EM2219	Department of Personnel & Administration Human Services Bldg. ATS replacement Funds Returned	(\$109,782.00) \$3,992.74		11/2/2021	8/15/2023	On October 22nd, the Denver campus buildings experienced a power surge. The State Human Services Bldg., (GSCB0146) did not recover. The Automatic Transfer Switch (ATS) to the emergency generator and associated equipment requires replacement	Completed

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2220	Northeastern Junior College Walker Hall North Boiler Replacement Funds Returned	(\$198,000.00) \$26,249.00		11/17/2021	12/15/2022	On the morning of November 16th the boiler on the north side of Walker Hall (HENE4265). The tube bundle was found to be irreparable	Completed
EM2221	Department of Personnel & Administration CGW Sewer Line Overflow	(\$54,916.00)		11/24/2021	1/6/2022	Camp George West has experienced a sewage leak on the campus. Immediate investigation and repair is needed	Completed
EM2222	Colorado Mesa University Houston Hall Lighting Controls Failure Funds Returned	(\$166,669) \$16,669.00		12/10/2021	3/13/2023	The lighting system has already failed several times and we can no longer get parts.	Completed
EM2223	Lamar Community College Betz Technology Center Condensing Unit	(\$50,000.00)		12/27/2021	11/13/2023	On December 13 the condensing units serving the IT server room failed. These servers support the fire alarm, building automation and phone systems for the campus.	Completed
EM2224	Department of Human Services Bldg. 9 Water Leak and Possible Mold Remediation CMHIP Rescinded	(\$25,000.00) \$25,000.00		1/24/2022	2/8/2022	Voided	Completed
EM2225	Pueblo Community College Mancos Health Science Building Sanitary Line Funding increase	(\$9,635.38) (\$213.18)		1/31/2022	5/25/2022	The Pueblo Community College SCCC Health Science Building (HEPV0104) sewer line experienced a backup beyond the 300' reach of the service company. During the servicing, it was discovered that the sewer line it rises back to 2' below grade before connects to the main sewer line causing sewage to not discharge naturally with gravity. It is advised that the line is replaced with a sewer line properly graded and connected to the main sewer line.	Completed
EM2226	DOLA Ft. Lyon Bldg. 6 Kitchen Hood Repair Funds Returned	(\$35,108.38) \$3,191.67		2/3/2022	2/3/2023 2/3/2023	Building 6 (GSCS0075) houses the dining facilities and kitchen. The kitchen hood fire suppression and ducting failed the latest fire system safety inspection. The system needs to be updated to current safety standards.	Completed
EM2227	DOLA Ft. Lyon Bldg. 5 Elevator Repair Funds Returned	(\$144,473.20) \$15,861.20		2/8/2022	9/14/2022	Fort Lyon Building 5 (GSCS0069) elevators continue to have problems with frequent outages and operational issues. The controller and other upgrades in 2018 have not fully addressed the issue. Door actuators have been identified as the culprit, which is causing the elevators to become stuck on random floors.	Completed

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
 FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
 EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2228	Department of Human Services Bldg. 34 LMYSC Boiler Repair Funds Returned	(\$88,368.00) \$3,086.00		2/22/2022	2/27/2023	The heating boiler for Building 34 (HSL02945) on the Lookout Mountain campus has suffered a catastrophic failure of four cracked sections. Building 34 is the main school building for most of the youth on the campus.	Completed
EM2229	Colorado Community College System Building 903 VFD Replacement Returned	(\$7,609.00) \$691.00		2/11/2022	5/10/2022	In Bldg. 903, West Quad Classrooms, the VFD for AHU #1 stopped working on 2/4/2022. The contractor verified that the VFD is broken and needs replaced.	Completed
EM2230	Pueblo Community College Fremont Campus CRAC Unit Repair	(\$6,871.00)		2/18/2022	4/27/2022	The computer room cooling unit serving the Fremont campus that holds the electronic door controls (Risk #HEPV9729) was showing errors and not cooling the room. Service has been called, it has be an issue with a defective gas bypass and solenoid are needing to be replaced.	Completed
EM2231	Department of Human Services CMHIP Water Main Repair Near Building 119 Funds Returned	(\$82,126.00) \$766.00		2/28/2022	6/28/2022	On February 23rd water was discovered rising up from the asphalt in front of The Chapel of Hope, Building 119 (HSSH2890). The water main break is under the asphalt on the North side of the Chapel of Hope parking lot located on the CMHIP campus. This water main is the primary domestic water feed through the center of the North CMHIP campus. Should another main feed fail, it would shut down domestic water to several patient and office buildings.	Completed
EM2232	CDHS Grand Junction Regional Center Water Main Returned	(\$22,000.00) \$5,974.27		4/1/2022	9/14/2022	On April 1 a domestic water leak on the 12 inch main on the southwest side of the GJRC campus, east of building WRC029 was identified. It appears to have begun several weeks ago.	Completed
EM2233	CDHS CMHIP Water Main Repair Near Bldg. 106 Returned	(\$79,448.00) \$7,223.00		4/25/2022	7/1/2022	On April 21 a water main break was discovered under the east side of the asphalt parking lot of Building 106 (HSSH2877) located on the CMHIP campus. This water main is the primary domestic water feed through the East CMHIP campus. without this main, Hydrant 74 inoperable, which provides fire protection coverage for the east side of building 106. Should the south extension of this main feed fail, it would shut down domestic water to several patient buildings	Completed

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2024/2025 ANNUAL REPORT, SECTION III - F: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION
EMERGENCY CONTROLLED MAINTENANCE PROJECT STATUS REPORT

December 2023

Project No.	Agency Project Title	Emergency Fund	Transfer from CM Project(s)	Date Opened	Date Closed	Description	Status
EM2234	Arapahoe Community College Replace Library Air Handler Additional Funds 9/16/2022	(\$114,259.00) (\$217,190.00)		4/14/2022	8/29/2023	The library air handler unit (AHU) is original to the 1999 addition and has failed. This unit is well passed its life expectancy of 15-20 years. It is responsible for cooling the entire library 1st and 2nd floors. In addition, the AHU uses R-22 refrigerant, so it should be considered for replacement rather than repaired	Completed
EM2235	Department of Human Services CMHIP Water Main Repair Near Bldg. 106 #2 Returned	(\$20,600.25) \$1,872.75		6/16/2022	7/1/2022	The water main break is under the parking lot of Building 106 on CMHIP campus, Bldg. 106 (HSSH2877). The break is located on the East side of the parking lot on the South side of the building. This water main is the primary domestic water feed through the East CMHIP campus. The water is now shut down. This is a Fire protection issue as this line provides coverage.	Completed
EM2236	Colorado School of Mines Temporary Chiller at Plant 5 Funding Increase Funding Increase Funds Returned	(\$185,000.00) (\$53,680.00) (\$247,570.00) \$39,124.68		6/17/2022 7/6/2022 2/14/2023	9/11/2023	On June 15, 2022 A motor drive integral to a chiller in Mines Chiller Plant 5 failed leaving the chiller not operational. This chiller plant serves Alderson Hall, Center for Technology and Learning Media (including the campus network/data center), Marquez Hall and the USGS and is critical to keep the campus fully operational. It also serves the data center which provides 911 service	Completed
EM2237	Fort Lewis College Talon Lane Road and Irrigation System Repairs Funds Returned		\$65,000.00	6/21/2022	1/11/2023	May 29, 2022 FLC experienced roadway damage as a result of irrigation main failure. This has caused a small sink hole. Due to safety issues, service to the roadway needs to be restored. A portion of the irrigation main will need to be rerouted so that it is no longer under the intersection.	Completed
EM2238	Fort Lewis College Reed Library Heating and Cooling Coil		\$65,719.00	6/21/2022	6/9/2023	One of the two cooling coil in the Reed Library (HEFL 1293) air handling unit has failed causing a loss of redundancy. If the second coil were to fail, cooling would be lost in the Library, which would detrimentally impact classes and program delivery during the warm months- May thru October. They would like the system operational by mid-August for fall semester	Completed
Totals Emergency Projects in FY2021/2022		(\$4,266,199.17)	\$130,719				
EMERGENCY FUNDS AVAILABLE		\$1,188,637.80					