

B: STATE AGENCIES: CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS

On the following page(s) is a list of recommendations for Capital Renewal (CR) project requests for the current fiscal year based on the Office of the State Architect’s (OSA) annual review process. Capital Renewal is a maintenance-driven need greater than 4.7 million dollars per phase, as defined by Section 24-30-1301(3) C.R.S., that is more cost effective or better addressed by corrective repairs or replacement rather than a limited repair.

Following the list of recommendations are the 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 table below lists the Capital Renewal recommended projects.

Ref. No.	Agency Project Title, Phase	Project P#	Prior Funding	Current – Year Project Request	Out – Year Project Balance	Total Project Cost
1CR	Department of Corrections Critical Living Unit Shower/Drain and Toilet Room Improvements, AVCF, Ph 2 of 2	2021-023P22	\$12,402,937	\$17,237,855	\$0	\$29,640,792
2CR	Department of Corrections Arkansas Valley Correctional Facility (AVCF) Electronic Security System Replacement, Ph 1 of 1		\$0	\$28,374,454	\$0	\$28,374,454
3CR	Department of Corrections Colorado State Penitentiary (CSP) Electronic Security Replacement, Ph 1 of 1		\$0	\$8,995,324	\$0	\$8,995,324
4CR	Department of Corrections Denver Reception and Diagnostic Center (DRDC) Fire Protection System Replacement, Ph 1 of 1		\$0	\$21,333,662	\$0	\$21,333,662
5CR	Department of Corrections East Canon City Prison Complex (ECCPC) Electrical Distribution Infrastructure Replacement, Ph 1 of 1		\$0	\$29,510,506	\$0	\$29,510,506
6CR	Department of Corrections Fremont Correctional Facility (FCF) Fire Alarm System Replacement, Ph 1 of 1		\$0	\$15,951,352	\$0	\$15,951,352
7CR	Department of Corrections Fremont Correctional Facility (FCF) Primary and Secondary Electrical Replacement, Ph 1 of 1		\$0	\$41,867,516	\$0	\$41,867,516
8CR	Department of Corrections Limon Correctional Facility (LCF) Support Building Roof Replacement, Ph 1 of 1		\$0	\$6,003,911	\$0	\$6,003,911
9CR	Department of Corrections Trinidad Correctional Facility (TCF) Waste Water Treatment Facility (WWTF) Improvements, Ph 1 of 1		\$0	\$22,430,162	\$0	\$22,430,162

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION
FY2025/2026 ANNUAL REPORT, SECTION II – B: STATE AGENCIES
CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS

December 2024

Ref. No.	Agency Project Title, Phase	Project P#	Total Prior Funding	Current - Year Project Request	Out - Year Project Balance	Total Project Costs
10CR	Department of Higher Education – History Colorado Regional Property Preservation Projects, Ph 1 of 1		\$0	\$280,000	\$0	\$700,000
		Other Funds	\$0	\$420,000	\$0	
11CR	Department of Personnel and Administration – State Capitol Building State Capitol Landscape, Ph 1 of 3		\$0	\$1,238,206	\$8,549,535	\$9,787,741
12CR	Department of Public Safety Operational Master Plan / Facilities Master Plan, Ph 1 of 1		\$0	\$4,258,489	\$0	\$4,258,489
CAPITAL RENEWAL RECOMMENDED TOTALS			\$12,402,937	\$197,481,437	\$8,549,535	\$218,853,909

Ref. No.

Funding Recommendation

1CR Department of Corrections

Critical Living Unit Shower/Drain and Toilet Room Improvements, AVCF, Ph 2 of 2

\$ 17,237,855

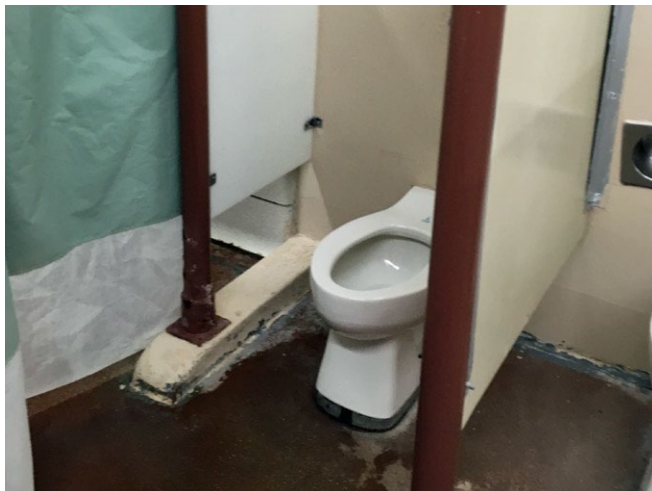
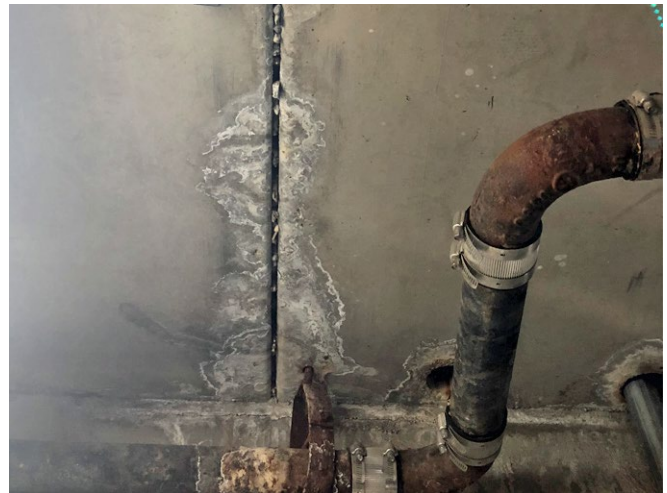
PROJECT DESCRIPTION / SCOPE OF WORK:

Arkansas Valley Correctional Facility (A.V.C.F.), located in Ordway, is a Security Level III facility with a total capacity of 1,105 inmates within six cell houses. A.V.C.F. is comprised of 16 buildings totaling 371,534 square feet and sits on 460 acres. This facility opened in 1987 and currently houses medium security male inmates. The shower/toilet areas have not been renovated since the facility opened over 37 years ago. The showers' drain design has proven unsuccessful at containing the amount of water used by inmates on a daily basis. These drains leak into the restroom area, under the floor, and behind the walls, further deteriorating other systems in these buildings. Additionally, the ratio of toilets and sinks is less than a typical Level III facility. A major investment is needed to upgrade the facilities in order to meet State of Colorado penal requirements, pass State of Colorado health inspections, meet Americans with Disabilities Act guidelines, and maintain appropriate accreditation.

This request is for the second phase of a previously funded capital renewal project. The previous phase resulted in a failed bid due to the extraordinarily robust construction market. The design was completed in Phase 1.

PROJECT FUNDING:

Prior Phasing: 2021-023P22		Future Phasing:	
FY22/23 Ph 1:	\$ 12,402,937	Project Balance:	\$ 0
Funded to Date:	\$ 12,402,937	All Phases:	
Current Phase:		Project Total:	\$ 29,640,792
FY25/26 Ph 2:	\$ 17,237,855		



Ref. No.

Funding Recommendation

2CR Department of Corrections

Arkansas Valley Correctional Facility (AVCF) Electronic Security System Replacement, Ph 1 of 1 \$ 28,374,454

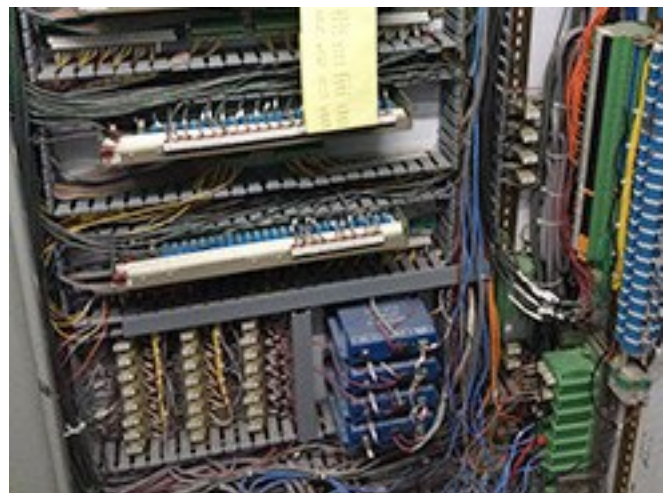
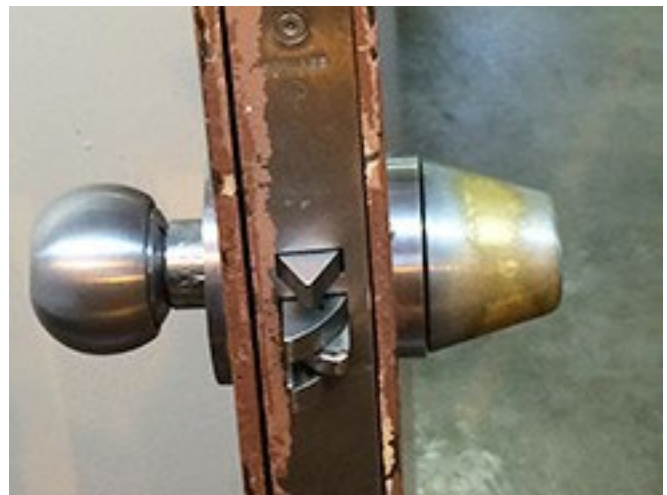
PROJECT DESCRIPTION / SCOPE OF WORK:

The Arkansas Valley Correctional Facility (A.V.C.F.) opened in 1987 and has a capacity of 1,105 offenders within six cell houses. It is a Security Level III facility located in Ordway, Colorado. A.V.C.F. is comprised of 16 buildings totaling 371,534 square feet and sits on 460 acres. It currently houses mixed-level custody, close and below Level III, male offenders. The facility operates over 40 clinical and educational Colorado Correctional Industries (C.C.I.) programs with an additional 22 faith and citizen-based programs. The Department risks loss of use of this facility due to failing security systems. Faults, failures, and outages in these systems create significant security and life-safety risks for offenders, staff, and the public. The Department is unable to move all of these offenders to another facility.

This single-phase project will replace the original electronic security system and update the door control and intercom systems to meet the current Department of Corrections (D.O.C.) standards. This project will continue the standardization of D.O.C. electronic security systems that have already been installed at three other department facilities.

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded to Date:	\$ 0	Project Balance:	\$ 0
Current Phase:		All Phases:	
FY25/26 Ph 1:	\$ 28,374,454	Project Total:	\$ 28,374,454



Ref. No.

Funding Recommendation

3CR Department of Corrections

Colorado State Penitentiary (CSP) Electronic Security Replacement, Ph 1 of 1

\$ 8,995,324

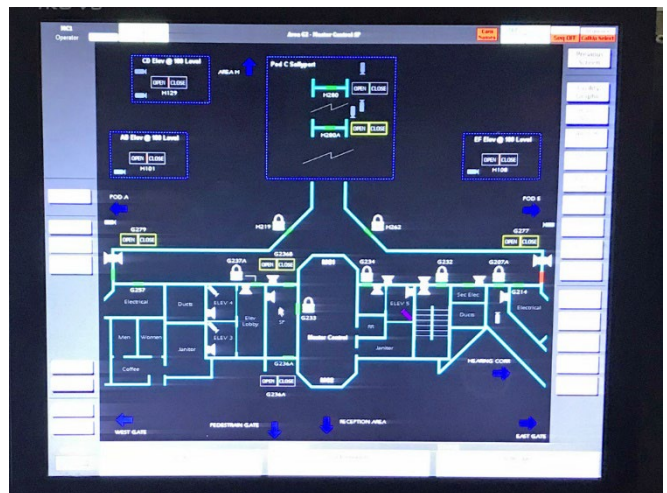
PROJECT DESCRIPTION / SCOPE OF WORK:

This capital renewal project request is to upgrade the Colorado State Penitentiary (C.S.P.) electronic security control system (E.S.C.S.) that supports the door control, intercom, and video call-up functions. Operational function and maintenance of this system is becoming more challenging, as a majority of its replacement parts are no longer available. The original "Man Down" system is now an outdated stand-alone system. With the change of facility mission from administrative-segregation towards unhindered inmate movement and increased rehabilitation through programs and education, there has been a significant increase in direct inmate-staff contact. The E.S.C.S. is used to protect and safeguard staff, the public, and inmates. These systems control and restrict movement, monitor and maintain secure conditions, observe and prevent incidents, and provide communication throughout the facility supporting mission-critical tasks.

This project would update the security workstations, software, central processing units, monitors, networking system, power supply systems, cabinets, and intercoms. Additionally, the "Man Down" system will be repaired and upgraded. The current system is isolated, internal, and not connected to the internet; it is planned that the new system will remain the same. This protects the system from any external cybersecurity threats.

PROJECT FUNDING:

Prior Phasing: Funded to Date:	\$ 0	Future Phasing: Project Balance:	\$ 0
Current Phase: FY25/26 Ph 1:	\$ 8,995,324	All Phases: Project Total:	\$ 8,995,324



Ref. No. Funding Recommendation

4CR Department of Corrections

Denver Reception and Diagnostic Center (DRDC) Fire Protection System Replacement, Ph 1 of 1 **\$ 21,333,662**

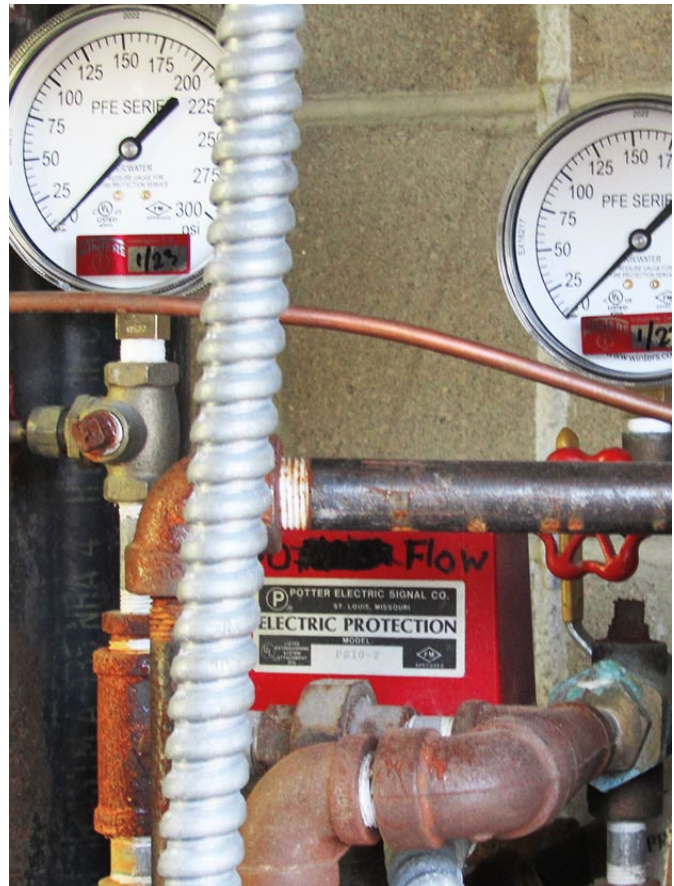
PROJECT DESCRIPTION / SCOPE OF WORK:

The Denver Reception and Diagnostic Center (D.R.D.C.) opened in 1991. The 347,192 square foot facility was constructed as a Security Level V facility with a capacity of 638 inmates of all genders, ages, and security levels in both single and double-bunked cells with running water – i.e. “wet” cells. D.R.D.C. provides multiple critical inmate services for the Department that include: intake for all individuals sentenced to D.O.C., the second Department infirmary, a special needs medical unit for inmates with long term care, and the Department’s dialysis unit. Loss of use of this facility due to failing systems will be detrimental to the Department; as the functions of D.R.D.C. are unique and cannot be accomplished anywhere else. Faults and outages in these systems create significant life safety and security risks for inmates, staff, and the public.

This request would include: a full fire alarm system replacement throughout all buildings, complete with control panels, initiating devices, and an occupant notification-fire sprinkler interface; a full fire suppression system replacement including incoming water service flange, backflow devices, and all system components; and would address identified deficiencies associated with Americans with Disabilities Act regulations and code compliance.

PROJECT FUNDING:

Prior Phasing: Funded to Date:	\$ 0	Future Phasing: Project Balance:	\$ 0
Current Phase: FY25/26 Ph 1:	\$ 21,333,662	All Phases: Project Total:	\$ 21,333,662



Ref. No.

Funding Recommendation

5CR Department of Corrections

East Canon City Prison Complex (ECCPC) Electrical Distribution Infrastructure Replacement, Ph 1 of 1 \$ 29,510,506

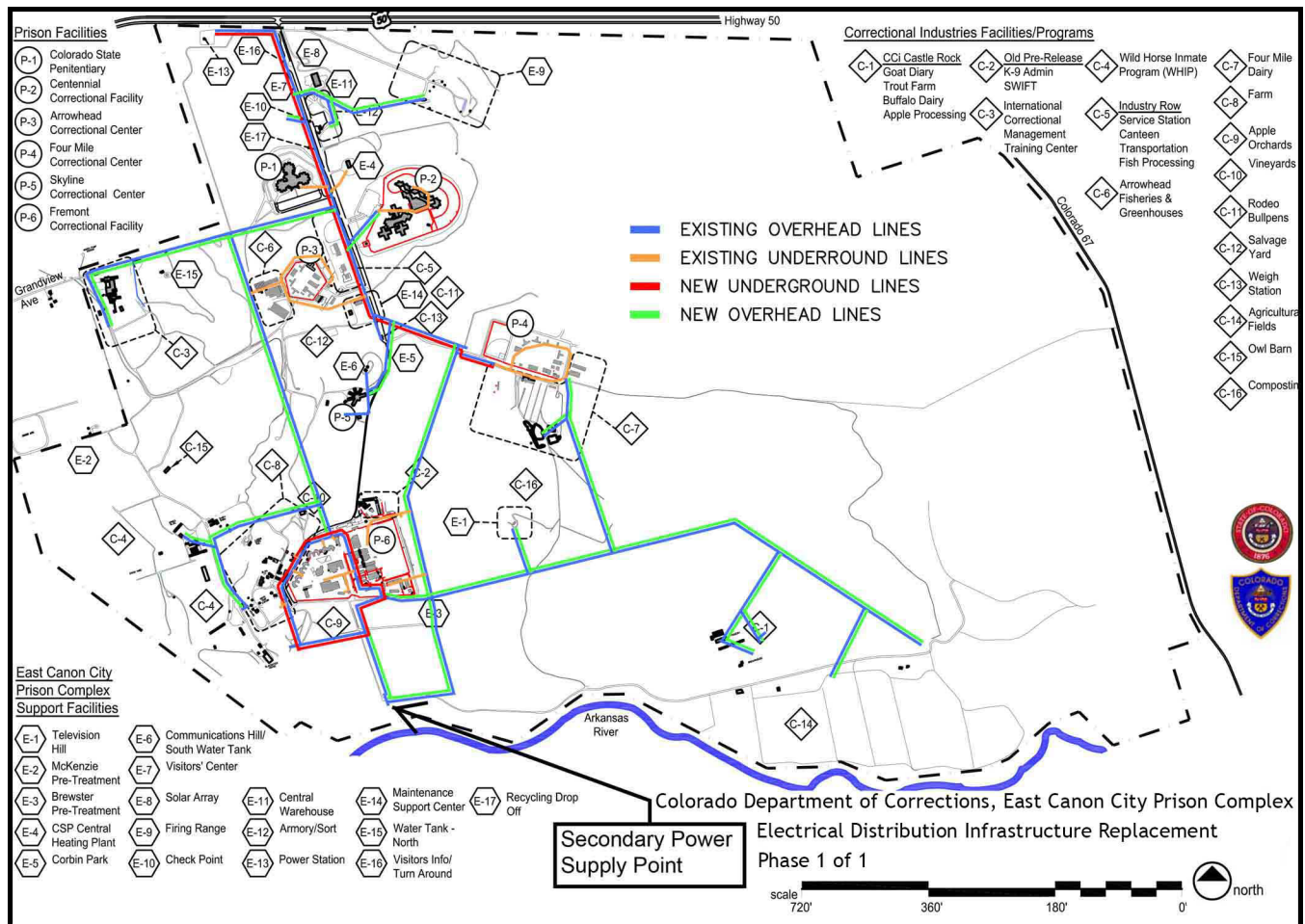
PROJECT DESCRIPTION / SCOPE OF WORK:

The East Canon City Prison Complex (E.C.C.P.C.) is a correctional facility that houses 5,024 offenders, or 31% of the state's prison population, and includes all offender security levels (I to V). Recently, power supply across several support facility buildings has been interrupted due to power line disruptions from weather and wildlife interference. When the systems fail during these disruptions, the complex is at significant risk because of its reliance on power to protect and safeguard staff, the public, and offenders. Electricity allows staff to control and restrict movement, monitor and maintain secure conditions, and observe and prevent incidents while simultaneously promoting inter-facility communication in support of mission-critical tasks.

This request seeks to renovate the existing electrical infrastructure and systems throughout support facilities, which include water, heat, electricity, sewage treatment, and building maintenance. The project will replace the existing single point power supply system and overhead transmission lines with a two-point power supply system and underground lines to eliminate environmental disruptions. The system will be upgraded to comply with the State of Colorado's building code requirements and the State's health standards.

PROJECT FUNDING:

Prior Phasing: Funded to Date:	\$ 0	Future Phasing: Project Balance:	\$ 0
Current Phase: FY25/26 Ph 1:	\$ 29,510,506	All Phases: Project Total:	\$ 29,510,506



Ref. No.

Funding Recommendation

6CR Department of Corrections

Fremont Correctional Facility (FCF) Fire Alarm System Replacement, Ph 1 of 1

\$ 15,951,352

PROJECT DESCRIPTION / SCOPE OF WORK:

At present, the outdated and unreliable fire safety network at Fremont Correctional Facility (F.C.F.) suffers from frequent failures and raises critical life and safety concerns for the staff and offenders. The network includes 12 interconnected fire alarm panels and an additional stand-alone panel. Issues range from device malfunctions to electrical shorts, grounding faults, and programming malfunctions. However, the primary issue is that the existing fire alarm panels are of different ages from various manufacturers, which hinders seamless communication across the facility's network. Due to disparate panel models and aging fiber optic cables, the system's maintenance has become increasingly difficult and costly. Control over the fire alarm system is compromised during emergencies, which poses a severe risk to the facility's operation and safety protocols.

This single-phase project involves a comprehensive upgrade to a unified, modern fire alarm system that can communicate effectively across the entire network.

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded to Date:	\$ 0	Project Balance:	\$ 0
Current Phase:		All Phases:	
FY25/26 Ph 1:	\$ 15,951,352	Project Total:	\$ 15,951,352



Ref. No.

Funding Recommendation

7CR Department of Corrections

Fremont Correctional Facility (FCF) Primary and Secondary Electrical Replacement, Ph 1 of 1

\$ 41,867,516

PROJECT DESCRIPTION / SCOPE OF WORK:

Fremont Correctional Facility (F.C.F.) was originally built in 1957 for 900 offenders with the newest building constructed in 1998. Most of the electrical systems within the facility are 43 to 65 years old and have reached the end of their safe and expected life. Failure of the electrical system may bring cascading system failures such as door controls; fire protection panels; and the heating, ventilation, and air-conditioning (H.V.A.C.) system. An additional stand-by generator is needed to back up the central boiler system maintaining heat and hot water for the facility during power outages.

This single-phase request is to replace the existing primary and secondary electrical systems.

PROJECT FUNDING:

Prior Phasing: Funded to Date:	\$ 0	Future Phasing: Project Balance:	\$ 0
Current Phase: FY25/26 Ph 1:	\$ 41,867,516	All Phases: Project Total:	\$ 41,867,516



Ref. No.

Funding Recommendation

8CR Department of Corrections

Limon Correctional Facility (LCF) Support Building Roof Replacement, Ph 1 of 1

\$ 6,003,911

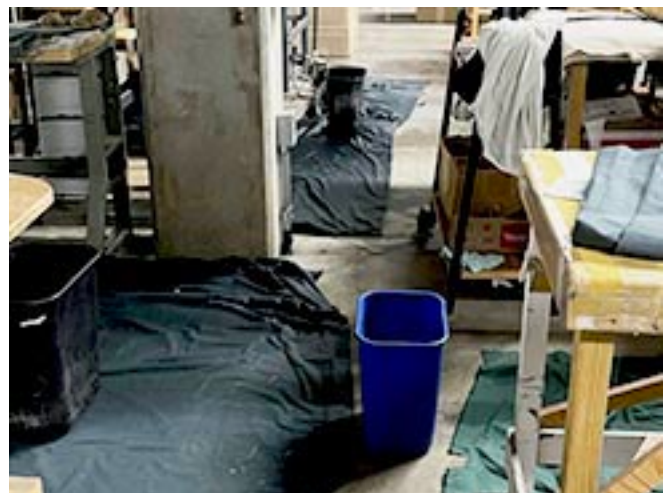
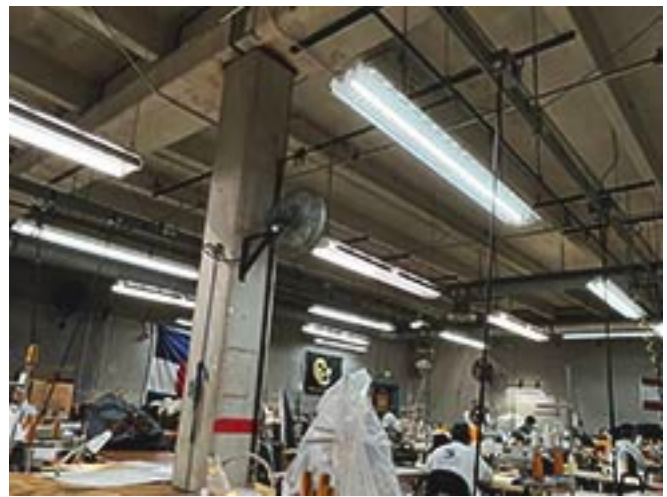
PROJECT DESCRIPTION / SCOPE OF WORK:

Limon Correctional Facility (L.C.F.) is a Security Level IV facility with a capacity of 966 offenders. The Support Building (COLI9999) provides essential functions to maintaining daily facility operations; including 45 clinical and educational Colorado Correctional Industries (C.C.I.) programs and an additional 27 faith and citizen-based programs. The original roof, installed over 32 years ago, is now at the end of its usable life and requires immediate replacement. The roof's ongoing leaks have caused damage to the building's interior and equipment housed in the facility; therefore causing disruptions to daily operations and program activities. Additionally, ongoing and frequent maintenance of the roof system causes a considerable strain on the maintenance staff and their budget.

The scope of this request is the installation of a new roofing system. The consultant design was completed within the scope of a previous appropriation, but must be updated to current building codes.

PROJECT FUNDING:

Prior Phasing: Funded to Date:	\$ 0	Future Phasing: Project Balance:	\$ 0
Current Phase: FY25/26 Ph 1:	\$ 6,003,911	All Phases: Project Total:	\$ 6,003,911



Ref. No.

Funding Recommendation

9CR Department of Corrections

Trinidad Correctional Facility (TCF) Waste Water Treatment Facility (WWTF) Improvements, Ph 1 of 1 \$ 22,430,162

PROJECT DESCRIPTION / SCOPE OF WORK:

The Trinidad Correctional Facility's (T.C.F.) Waste Water Treatment Facility (W.W.T.F.) was constructed in 1997. T.C.F. is a Security Level II male facility has consistently maintained occupancy of 508 offenders. The W.W.T.F. is 27 years old and its components are reaching the end of their expected service life. This, in addition to not meeting current State of Colorado code requirements, places the facility at risk of critical failure. Staff have proactively requested assessment of the W.W.T.F. operations. An independent firm determined in June 2022 that the W.W.T.F. system was still working, but identified inefficiencies that would soon be in crisis if they were not addressed.

This single-phase project will replace all of the water treatment equipment in the W.W.T.F. and address the known deficiencies.

PROJECT FUNDING:

Prior Phasing: Funded to Date:	\$ 0	Future Phasing: Project Balance:	\$ 0
Current Phase: FY25/26 Ph 1:	\$ 22,430,162	All Phases: Project Total:	\$ 22,430,162



Ref. No.

Funding Recommendation

10CR Department of Higher Education - History Colorado

Regional Property Preservation Projects, Ph 1 of 1

\$ 280,000

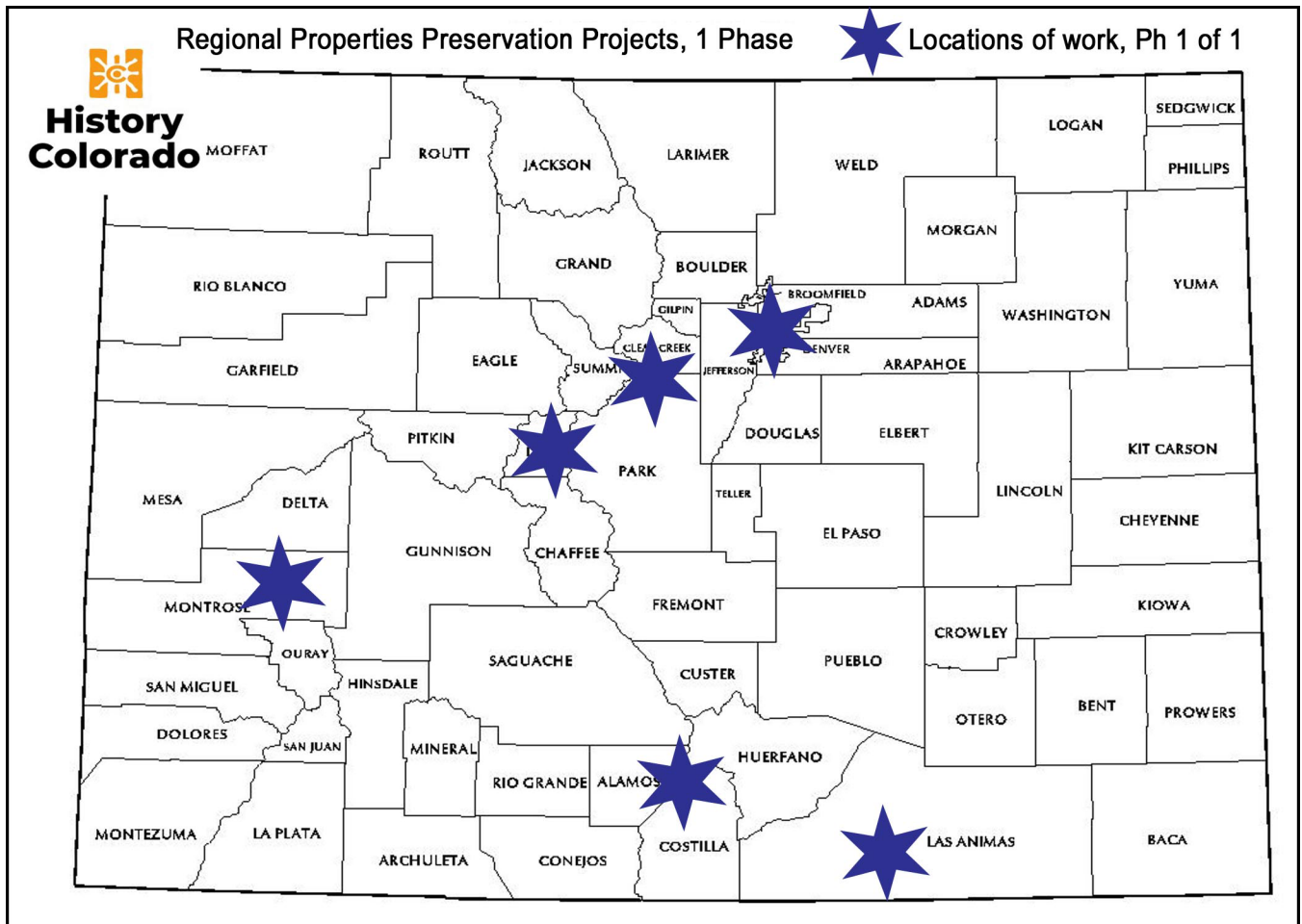
PROJECT DESCRIPTION / SCOPE OF WORK:

C.R.S. 24-80-501 gives History Colorado authority to have exclusive management over historical monuments; allowing the agency to reconstruct, restore, repair, construct, install, and furnish at its discretion to the extent of funds available. These funds come directly from earned revenue such as admissions, educational programs, gift shop sales, and rentals. However, in recent years, the agency’s facility needs have far outpaced the funds available to address regional museum facility and infrastructure needs throughout the state. History Colorado is requesting a total of \$700,000 to address these needs, \$280,000 (40%) from the General Fund and \$420,000 (60%) from History Colorado’s Cash Fund (see 2C for more information).

The current projects under this request will address, but are not limited to, Healy House (HEHS4106) roof rehabilitation and window-door restoration - \$95,000; Ute Indian Museum (HEHS4108) boardwalk lighting - \$35,000; Fort Garland Museum (HEHS4098) window security - \$45,000; Trinidad History Museum (HEHS4114) landscape maintenance implementation - \$50,000; and the Denver Center for Colorado Women’s History window restoration - \$50,000.

PROJECT FUNDING:

Prior Phasing:	CCF	CF	Future Phasing:	CCF	CF
Funded to Date:	\$ 0	\$ 0	Project Balance:	\$ 0	\$ 0
Current Phase:			All Phases:		
FY25/26 Ph 1:	\$ 280,000	\$ 420,000	Project Total:	\$ 280,000	\$ 420,000



Ref. No.

Funding Recommendation

11CR Department of Personnel and Administration

State Capitol Landscape, Ph 1 of 3

\$ 1,238,206

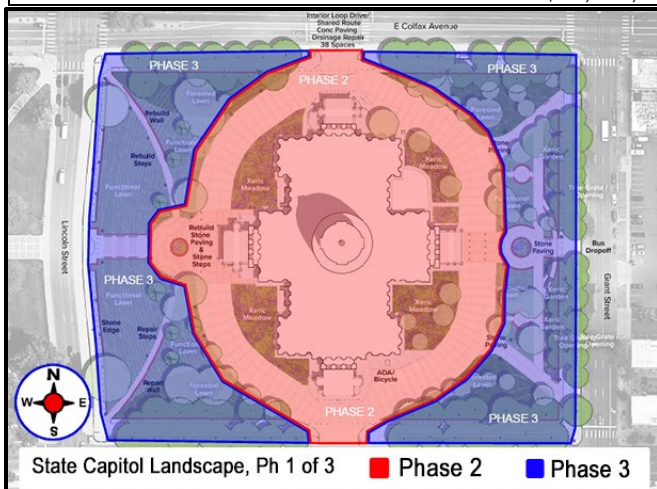
PROJECT DESCRIPTION / SCOPE OF WORK:

The Colorado State Capitol Building (S.C.B.) (GSCB0137) and grounds are a significant architectural and historical site, built in the 1890s. Its current landscape is a more traditional turf grass and irrigation system. To lead by example and meet the Governor’s Executive Order D 2023 018, Development of a Water Efficient Landscape Policy, ground improvements to reduce water usage are necessary. The sandstone walls will be repaired along a section of the north wall on the west side of the building damaged by poor storm water drainage. Comprehensive water efficiency will require addressing drainage, erosion, and grading issues; improve pedestrian, bicycle, vehicular, and exterior building accessibility; repair site paving, walls, and steps; provide a new irrigation system; and replace the primarily turf landscape with a xeric meadow. In addition, trees will be planted to maximize the urban tree canopy and provide increased carbon sequestration.

Phase 1 will provide complete construction documents for the S.C.B. grounds. Phase 2 would improve grading and drainage; rebuild the inner loop drive; provide clear pedestrian routes, bicycle parking, and accessible spaces and routes; and provide electric vehicle charging stations. Phase 3 will include all the remaining hardscape, irrigation, and landscape material. Damaged pavers will be replaced. Handrails and accessible routes will be installed and sandstone will be repaired as needed.

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
		FY26/27 Ph 2:	\$ 4,461,865
		FY27/28 Ph 3:	\$ 4,087,670
Funded to Date:	\$ 0	Project Balance:	\$ 8,549,535
Current Phase:		All Phases:	
FY25/26 Ph 1:	\$ 1,238,206	Project Total:	\$ 9,787,741



Ref. No.

Funding Recommendation

12CR Department of Public Safety

Operational Master Plan / Facilities Master Plan, Ph 1 of 1

\$ 4,258,489

PROJECT DESCRIPTION / SCOPE OF WORK:

The Department of Public Safety (D.P.S.) is expecting considerable programmatic changes in the coming years that will result in the need to expand or renovate existing facilities. To meet the requirements for a capital construction funding request state statute requires that the agency aligns its facility needs, arising from programmatic changes, in a Facilities Master Plan spanning 10-years into the future. Additionally, when the state agency is ready to request a specific project from within their Facilities Master Plan, the agency is required to provide a Facilities Program Plan to detail the project at hand.

To ensure future capital construction funding requests meet minimum requirements D.P.S. is requesting funding to develop a comprehensive Facilities Master Plan, as well as other planning documents, that will help the agency strategize their facility needs related to upcoming program changes. D.P.S. currently manages approximately 466,697 square feet of owned real-estate and, after an assessment in partnership with the Statewide Planning Program (S.P.P.), the Department intends to evaluate their entire real-estate portfolio's needs to aid in the prioritization of their annual budget requests moving forward.

PROJECT FUNDING:

Prior Phasing: Funded to Date:	\$ 0	Future Phasing: Project Balance:	\$ 0
Current Phase: FY25/26 Ph 1:	\$ 4,258,489	All Phases: Project Total:	\$ 4,258,489

