

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.

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 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 Agriculture Gate 5 Ticket Booths & Office Buildings, Ph 1 of 1		\$0	\$2,378,608	\$0	\$2,378,608
2CC	Department of Agriculture New Livestock & Multipurpose Pavilion, Ph 1 of 2		\$0	\$3,037,872	\$36,220,150	\$39,258,022
3CC	Department of Education – CO School for the Deaf and the Blind West Hall Blind School Renovation & Addition, Ph 1 of 2		\$0	\$12,773,031	\$14,720,038	\$27,493,069
4CC	Department of Higher Education – History Colorado Latino Heritage Museum, Ph 1 of 1		\$0	\$30,000,000	\$0	\$30,000,000
5CC	Department of Human Services Kitchen Replacement at Mental Health Hospital at Pueblo, Ph 2 of 2	2023-031P23	\$9,899,619	\$24,098,508	\$0	\$33,998,127
6CC	Department of Human Services Denver Region Youth Service Center Replacement, Ph 1 of 3		\$0	\$936,000	\$34,940,704	\$35,876,704
7CC	Department of Public Health and Environment Building Renovation – State Public Health Laboratory, Ph 1 of 1		\$0	\$17,000,000	\$0	\$17,000,000
CAPITAL CONSTRUCTION RECOMMENDED TOTALS			\$9,899,619	\$90,224,019	\$85,880,892	\$186,004,530

Ref. No.

Funding Recommendation

1CC Department of Agriculture – State Fair

Gate 5 Ticket Booths & Office Buildings, Ph 1 of 1

\$ 2,378,608

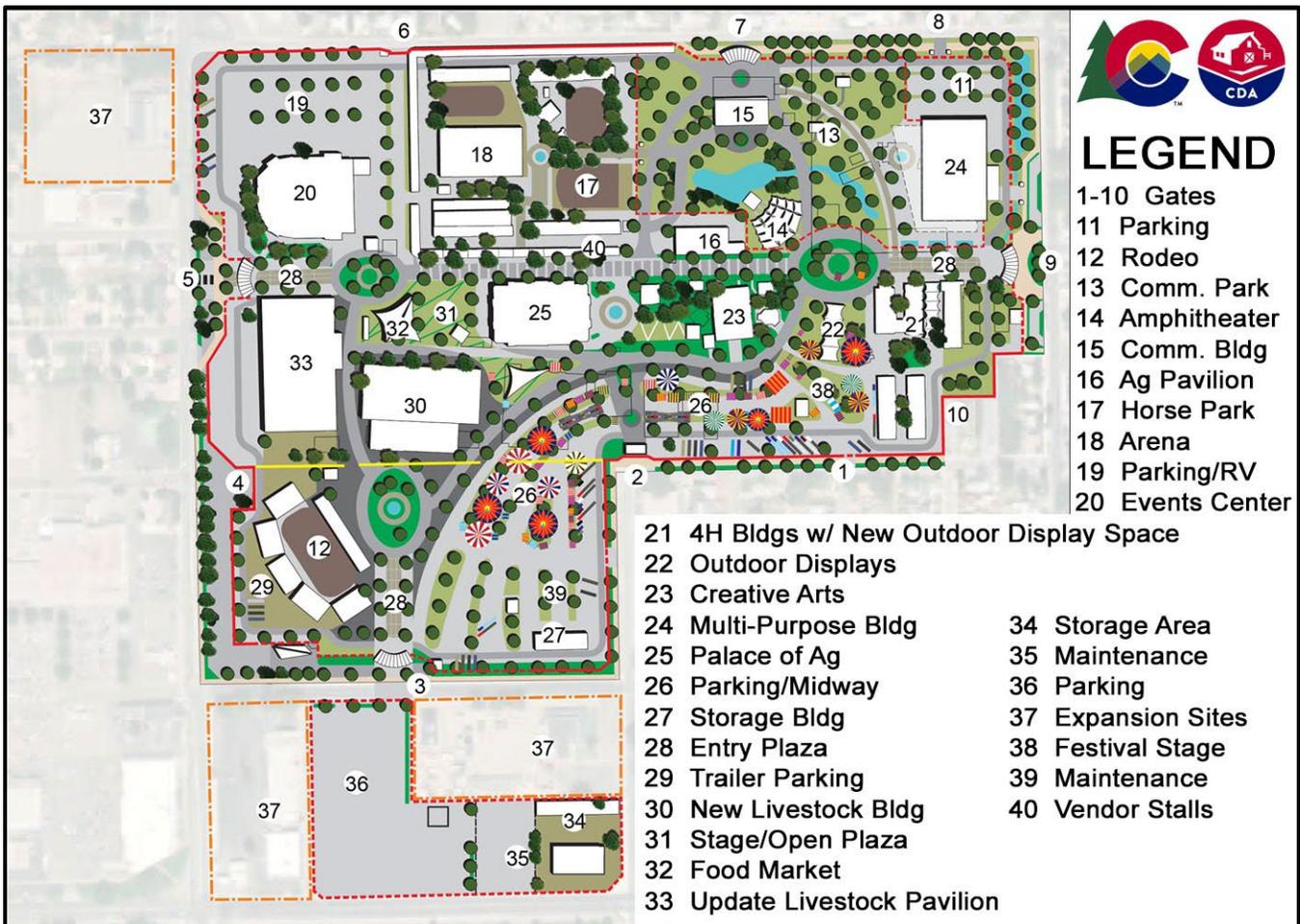
PROJECT DESCRIPTION / SCOPE OF WORK:

Currently the police, security, and additional financial functions serving the Colorado State Fair are housed in the Security building (AGSF1334). This building is approximately 7,800 square feet with a Facility Condition Index (F.C.I.) of 3%. The Office of the State Architect's F.C.I. goal for all state buildings is 85%. The Security building was originally an open-air animal barn that was retrofitted into a dormitory; however, despite its use as a dormitory, the building is not equipped with a heating system and cannot be used year-round. During events hosted at the State Fair all ticketing occurs within temporary, portable ticket booths which are 400 square foot steel buildings that are stored inside the fairgrounds and moved into place when needed.

This request was originally part of the stimulus-funded *Gate 5 Remodel Project* in 2021. Due to time and funding constraints these four buildings were eliminated from the initial project, but are fully designed and engineered. This shovel-ready project is seeking funding for the minor professional services and construction phase of one permanent ticket booth and a new Security building.

PROJECT FUNDING:

Prior Phasing: CDA 21-001		Future Phasing:	
Funded to Date:	\$ 0	Project Balance:	\$ 0
Current Phase:		All Phases:	
FY25/26 Ph 1:	\$ 2,378,608	Project Total:	\$ 2,378,608



Ref. No.

Funding Recommendation

2CC Department of Agriculture – State Fair

New Livestock & Multipurpose Pavilion, Ph 1 of 2

\$ 3,037,872

PROJECT DESCRIPTION / SCOPE OF WORK:

In alignment with the State Fair’s Master Plan, this request proposes the construction of a new Livestock & Multipurpose Pavilion. This pavilion will be a state-of-the-art facility for year-round use with flexible spaces able to host horse and livestock shows, athletic tournaments, major events, and disaster response efforts.

This project is proposed in two phases. The first phase will include design and engineering services to develop 100% of the construction documents. The second phase will include the demolition of five buildings to make way for the new Multipurpose Pavilion. The five buildings are the Sheep & Swine building (AGSF1332) which measures 36,875 square feet, built in 1938, and has a 28% F.C.I.; the Security Office (AGSF1334) which measures 7,802 square feet, built in 1948, and a 3% F.C.I.; the Goat Barn (AGSF1333) which measures 7,802 square feet, built in 1936, and a 47% F.C.I.; the Small Animals Barn (AGSF1331) which measures 66,966 square feet, built in 1938, and a 28% F.C.I.; and, lastly, the Fine Arts Building (AGSF1329) which measures 14,097 square feet, built in 1921, and a F.C.I. rating of 39%. After demolition, the second phase will begin and complete the construction of the new pavilion.

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded to Date:	\$ 0	FY26/27 Ph 2:	\$ 36,220,150
		Project Balance:	\$ 36,220,150
Current Phase:		All Phases:	
FY25/26 Ph 1:	\$ 3,037,872	Project Total:	\$ 39,258,022



Ref. No. Funding Recommendation

3CC Department of Education - CO School for the Deaf and the Blind

West Hall Blind School Renovation & Addition, Ph 1 of 2

\$ 12,773,031

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 seeks to renovate 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 1932 condition and does not meet current Americans with Disabilities Act (A.D.A.) requirements. The building lacks sufficient cooling capacity and does not have a backup power system to ensure continuous cooling during power outages.

The primary focus of this project is renovating West Hall by adding an extension to accommodate the School for the Blind and Early Education Program (E.E.P.) while also ensuring A.D.A. 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. This project is proposed in two phases. The first phase will fund the design/engineering to enable the installation of a chiller plant expansion, solar panels, a backup generator, and electric vehicle (E.V.) charging stations. The second phase will focus on asbestos abatement, interior renovation, and a pre-school playground.

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded to Date:	\$ 0	FY26/27 Ph 2:	\$ 14,720,038
		Project Balance:	\$ 14,720,038
Current Phase:		All Phases:	
FY25/26 Ph 1:	\$ 12,773,031	Project Total:	\$ 27,493,069



Ref. No.

Funding Recommendation

4CC Department of Higher Education - History Colorado

Latino Heritage Museum, Ph 1 of 1

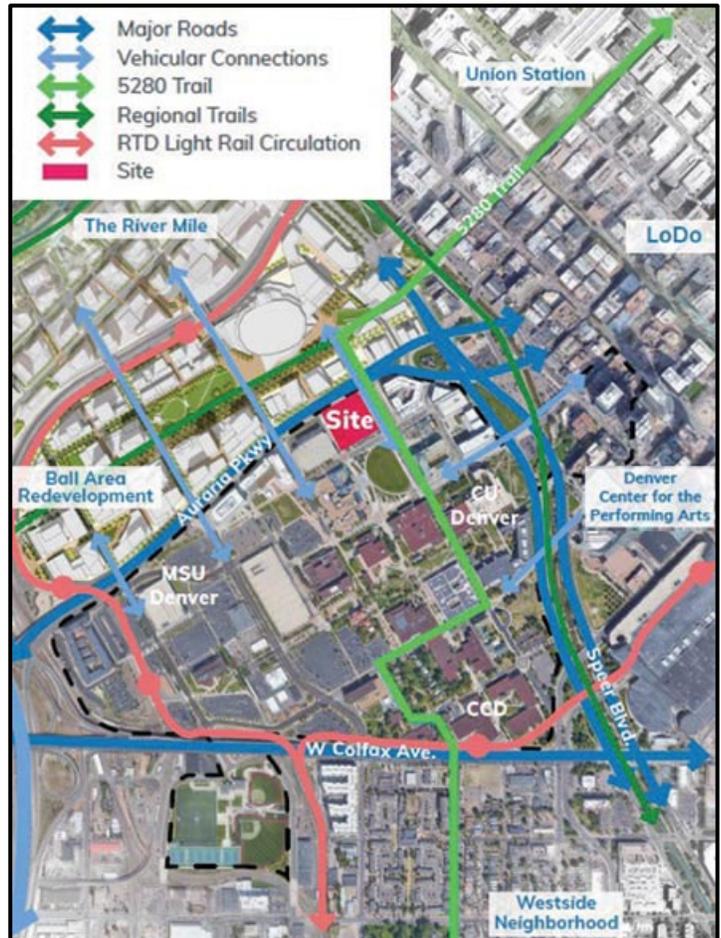
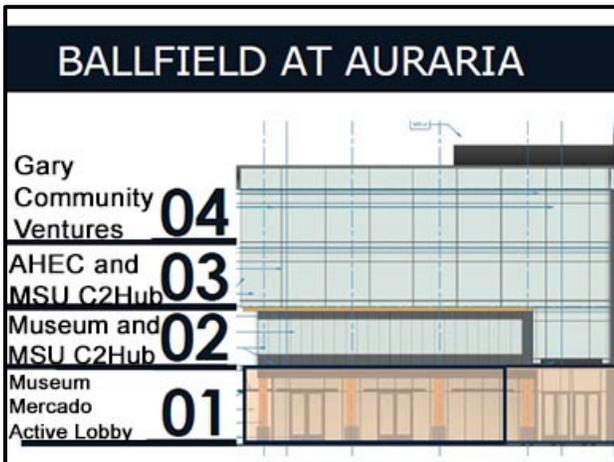
\$ 30,000,000

PROJECT DESCRIPTION / SCOPE OF WORK:

History Colorado is actively exploring opportunities to identify a facility that can preserve a collection centered on the shared history of the Hispano, Latino, and Chicano community in Colorado. One prominent opportunity for this collection is the Ballfield project at the Auraria Higher Education Center (A.H.E.C.) campus. This funding request would support the construction of a new building in collaboration with a private developer as part of the State's P3, or Public-Private-Partnership, Office. The developer's provided preliminary figures show \$2.7 million in professional services and development and \$16.7 million in construction costs. Roughly \$10 million will be for core and shell of the building, while \$6.3 million will be for tenant improvements. An additional \$8 million will be for exhibit design and implementation, as well as the inclusion of proper climate control for artifacts.

PROJECT FUNDING:

Prior Phasing: Funded to Date:	\$ 0	Future Phasing: Project Balance:	\$ 0
Current Phase: FY25/26 Ph 1:	\$ 30,000,000	All Phases: Project Total:	\$ 30,000,000



Ref. No.

Funding Recommendation

5CC Department of Human Services

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

\$ 24,098,508

PROJECT DESCRIPTION / SCOPE OF WORK:

The need for a kitchen improvement/replacement was originally identified two decades ago, but was reaffirmed and identified as critical in the Colorado Mental Health Institute Pueblo (C.M.H.I.P.) 2017 Facility Program Plan. A review of the C.M.H.I.P. north kitchen's (HSSH2888) operability, completed in 2000, concluded that the existing 11,395 gross square foot building was both spatially and operationally inadequate for accommodating food production demands. The current location of the kitchen precludes any major expansion due to site circulation constraints; 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. These 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 D.O.C. inmates and Colorado Department of Human Services (C.D.H.S.) patients housed on the 302-acre C.M.H.I.P. campus without disruption.

Phase 1, which was funded in FY24-25, included design, site infrastructure, and necessary 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: 2023-031P23		Future Phasing:	
FY24/25 Ph 1:	\$ 9,899,619	Project Balance:	\$ 0
Funded to Date:	\$ 9,899,619	All Phases:	
Current Phase:		Project Total:	\$ 33,998,127
FY25/26 Ph 2:	\$ 24,098,508		



Ref. No.

Funding Recommendation

6CC Department of Human Services

Denver Region Youth Service Center Replacement, Ph 1 of 3

\$ 936,000

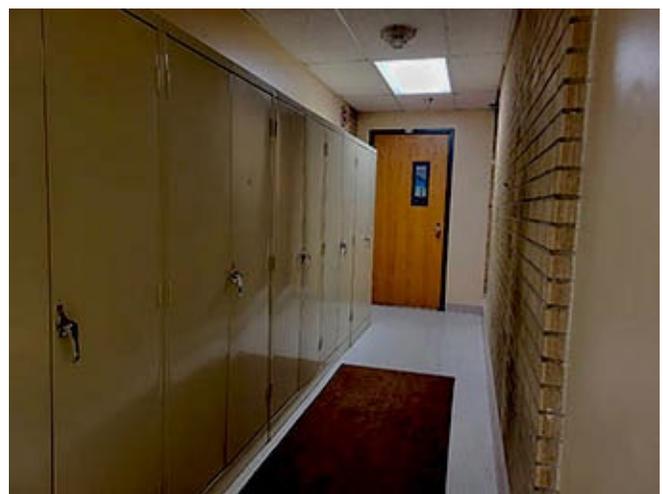
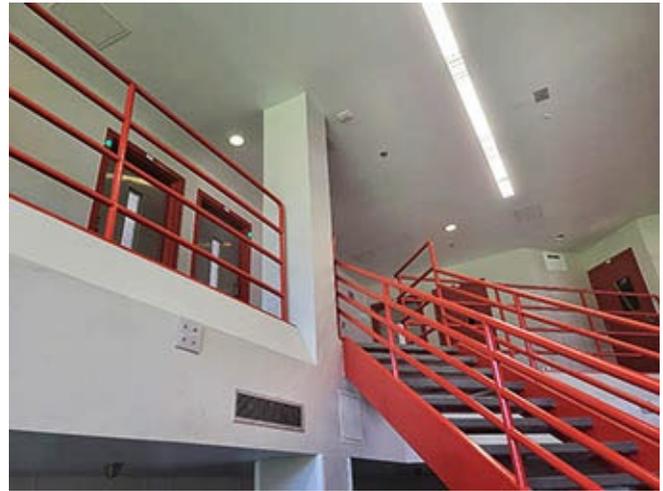
PROJECT DESCRIPTION / SCOPE OF WORK:

This request is a three-phase plan to design and build a 40 bed, 33,071 gross square foot replacement facility for Gilliam Youth Services Center (G.Y.S.C.) 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 general deterioration from constant 24/7 use.

Phase 1 will focus on land investigation/acquisition and develop the schematic design. Phase 2 will complete the professional services including architectural/engineering design and code review. Phase 3 will include construction through occupancy, including furniture, fixtures, and equipment (F.F.E.).

PROJECT FUNDING:

Prior Phasing:		Future Phasing:	
Funded to Date:	\$ 0	FY26/27 Ph 2:	\$ 17,470,352
		FY27/28 Ph 3:	\$ 17,470,352
		Project Balance:	\$ 34,940,704
Current Phase:		All Phases:	
FY25/26 Ph 1:	\$ 936,000	Project Total:	\$ 35,876,704



Ref. No.

Funding Recommendation

7CC Department of Public Health and Environment

Building Renovation - State Public Health Laboratory, Ph 1 of 1

\$ 17,000,000

PROJECT DESCRIPTION / SCOPE OF WORK:

The 2021 Statewide Planning Program Space Needs Study has projected that the laboratory building will begin running out of laboratory space by 2028. The current laboratory sizes, layouts, and conditions are not optimal to support modern day processes, functions, and instrumentation. Additionally, current inefficiencies have been identified such as workers having to navigate through all office zones and warehouses to perform their daily duties. Furthermore the huddle, break, and rest rooms are insufficient.

This request would upgrade, expand, and relocate the following programs: chemistry, microbiology public health, microbiology environmental health, microbiology molecular science, water quality, and Evidential Breath Alcohol Testing (E.B.A.T.). Expanding and renovating the offices will provide more efficient pathways for laboratory workers. It will also increase spatial efficiency, add better adjacencies between labs, provide adequate exhaust capacities, and additional electrical and data connectivity allowing for more flexible laboratory conditions. It would also renovate an existing shell space into a wet teaching laboratory with an adjoining training room. This will provide necessary swing space if and when faced with another pandemic. Similarly, the training room will also serve as a backup emergency communication center for the Colorado Department of Public Health & Environment (C.D.P.H.E.).

PROJECT FUNDING:

Prior Phasing: Funded to Date:	\$ 0	Future Phasing: Project Balance:	\$ 0
Current Phase: FY25/26 Ph 1:	\$ 17,000,000	All Phases: Project Total:	\$ 17,000,000

