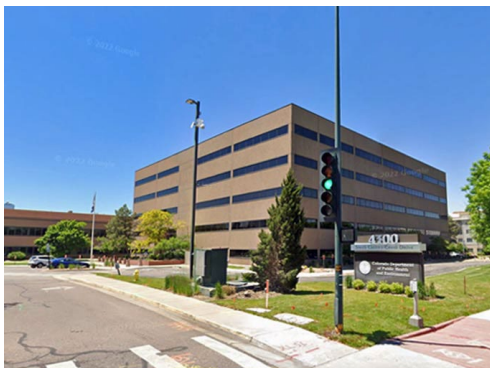




STATE OF COLORADO OFFICE OF THE STATE ARCHITECT  
**ANNUAL REPORT**

PRESENTED TO THE **CAPITAL DEVELOPMENT COMMITTEE**  
DECEMBER 2022

BY THE  
**DEPARTMENT OF PERSONNEL & ADMINISTRATION**  
OFFICE OF THE STATE ARCHITECT







---

## SECTION I - EXECUTIVE SUMMARY

## SECTION II - RECOMMENDATIONS

- A. STATE AGENCIES:  
Cash Funded Project Request List and Descriptions
- B. STATE AGENCIES:  
Capital Renewal Project Request List and Descriptions
- C. STATE AGENCIES:  
Capital Construction Project Request List and Descriptions
- D. STATE AGENCIES:  
Acquisitions / Dispositions Request List and Descriptions
- E. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Controlled Maintenance Prioritized Project List and Descriptions

## SECTION III - ANNUAL REPORTS

*All files are located on the OSA/State Architect webpage (OSA Reports & Training)*

- A. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Gross Square Feet (GSF) And Current Replacement Value (CRV)
- B. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Historical Gross Square Footage
- C. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Historical Controlled Maintenance Funding
- D. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Construction Project Status Report
- E. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Emergency Controlled Maintenance Project Status Report
- F. STATE AGENCIES:  
Facility Planning Status Report
- G. STATE AGENCIES:  
Planning Fund Status Report
- H. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Project Request Five Year Plans
- I. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Energy Performance Contract Status Report
- J. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
High Performance Certification Program Status Report
- K. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Acquisitions and Dispositions
- L. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Commercial Leases
- M. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Interagency Leases
- N. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Vacant Facilities Summary
- O. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION:  
Apprenticeship Training Contributions Report





## COLORADO

### Office of the State Architect

Department of Personnel & Administration  
1525 Sherman St. Suite 500  
Denver, CO 80203

December 7, 2022

Representative-elect Story, Chair, and  
Members of the Capital Development Committee  
State of Colorado General Assembly  
46 State Capitol Building  
Denver, CO 80203

Re: Office of the State Architect  
Annual Report to the Capital Development Committee

Dear Chair Story and Committee Members:

The Office of the State Architect (OSA) hereby submits to the Capital Development Committee (CDC) the FY2023/24 Annual Report. As in past years, the OSA combines its statutory oversight and reporting responsibilities into a single document that highlights statewide Capital Construction and Controlled Maintenance funding recommendations, the status of state funded construction projects, the inventory of state owned buildings, facility planning, energy conservation measures, and real estate activities.

The FY 2023/24 Capital Construction project requests listed in Sections II - A, B, C, and D, Recommendations and Request, were submitted for review to OSA from each state agency as part of their Capital Construction Five-Year Plan and Annual Budget request submission. Capital Construction as defined in statute is Cash Funded, Capital Renewal, Capital Construction, Controlled Maintenance project requests, and Acquisitions / Dispositions request. As required by Section 24-30-1303 (1) (t) (I) C.R.S., OSA submitted the recommendations to the Governor's Office of State Planning and Budgeting (OSPB). Please note that the Colorado Department of Higher Education (CDHE) recommends Capital Construction project requests from institutions of higher education separately to the OSPB and CDC. Concurrently, the Controlled Maintenance project requests listed in Section II - E, Recommendations, were submitted to OSA from each state agency and institution of higher education as part of their Controlled Maintenance Five-Year Plan and also included in their Annual Budget request submission. As required by Section 24-30-1303 (1) (t) (II), C.R.S., OSA submits these recommendations as the *state's controlled maintenance budget requests* to OSPB and the CDC. Subsequently in most years, OSPB considers the recommendations made by the CDHE and the OSA and submits a single prioritized list to the CDC.



As in previous years, OSA continues to recommend the annual controlled maintenance funding goal of 1% of the Current Replacement Value (CRV) of the State's inventory of general funded and academic buildings. The prioritized list of Controlled Maintenance project requests in Section II – E represents a balanced approach to addressing annual facility maintenance needs across the state's building inventory. Due to a lack of available revenue, controlled maintenance appropriations have historically been inconsistent and below recommended goals as the state's building inventory continued to grow and age. It is important to note that despite the great work of this committee, within the last twelve years, our annual controlled maintenance funding goal of 1% was achieved one time.

The past two years have challenged our state agencies and institutions of higher education with COVID safety protocols which kept our projects moving forward, labor shortages and increased costs due to supply chain issues. Throughout all of the turmoil, we are proud of our delegates in their abilities to adapt to uncertainties and endeavor to deliver the highest quality construction possible for their facilities. Their level of professionalism and pride is demonstrated through their stewardship of well-maintained facilities.

We thank this committee for its unwavering support of the State of Colorado's built environment and look forward to continuing to serve this committee and the State of Colorado. To repeat what we have said before, OSA and the state agencies and institutions of higher education sincerely value the essential role that the Capital Development Committee plays in supporting, as possible, the need for annual capital construction, capital renewal and controlled maintenance funding.

Sincerely,

Cheri R. Gerou, FAIA, LEED AP BD+C  
State Architect



## SECTION I: EXECUTIVE SUMMARY - STATE BUILDINGS PROGRAM

### INVENTORY

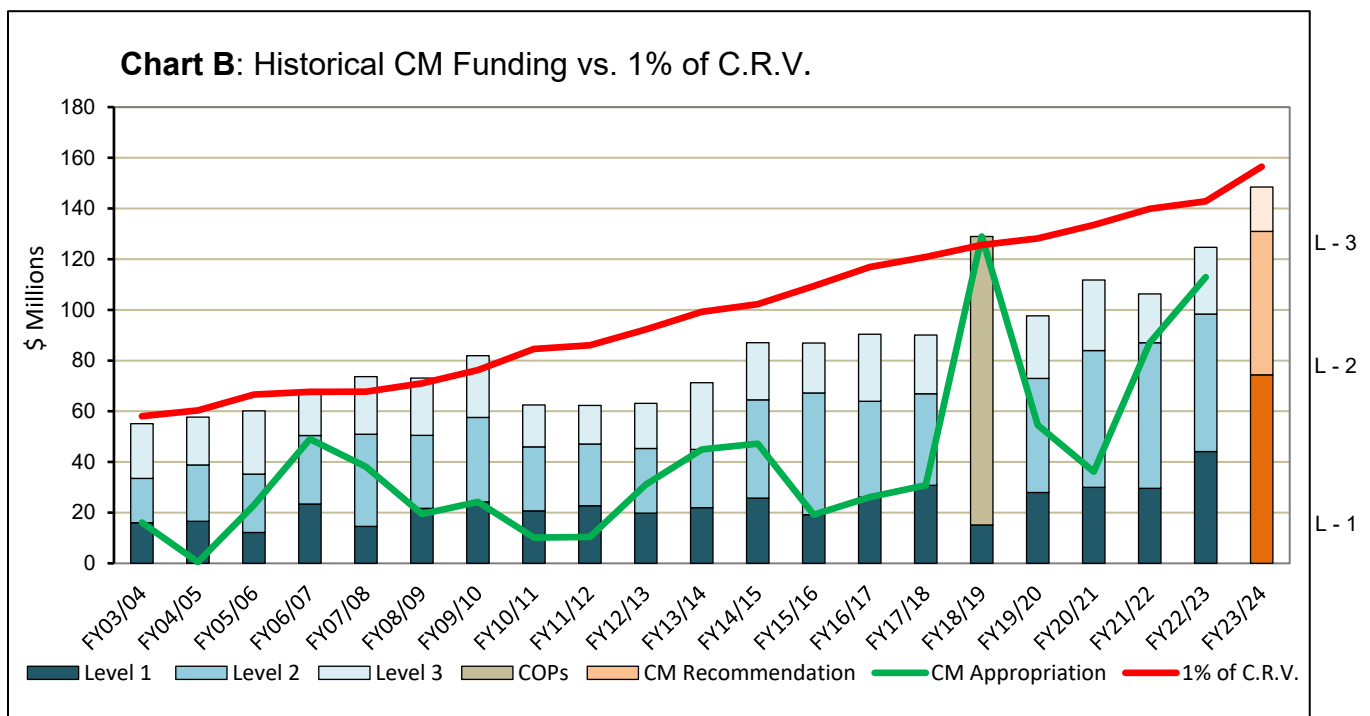
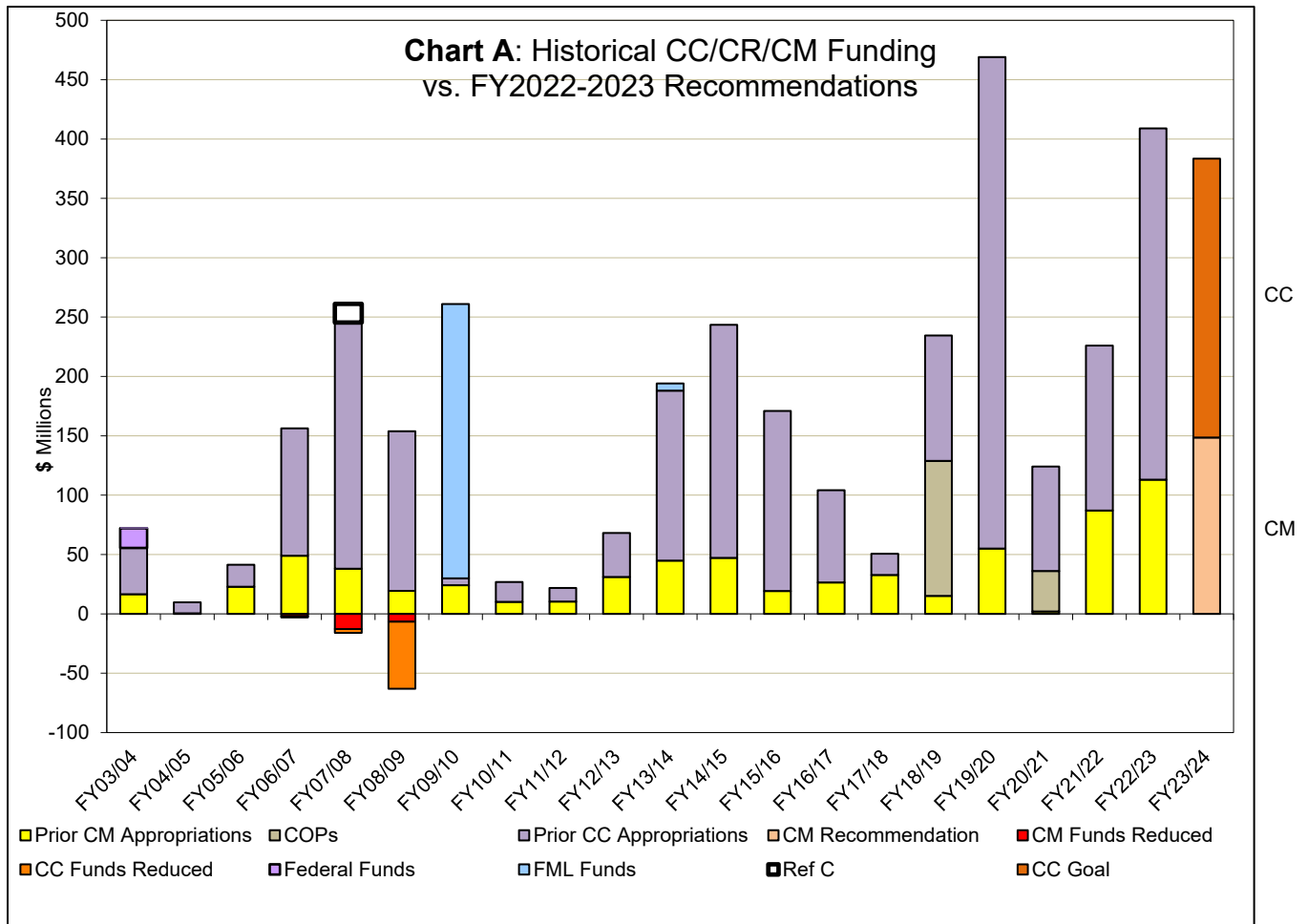
- **Gross Square Feet/Current Replacement Value:** The reported inventory of state owned general funded and academic buildings has increased by approximately 33% (12.6 million GSF) over the past twenty years, from 37.9 million GSF in FY2003-2004 to **50.5 million GSF** in FY2023-2024 with a Current Replacement Value (CRV) of **\$15.65 billion dollars**. (The CRV is calculated from insured values from DPA-Division of Risk Management and as reported from Institutions of Higher Education). Auxiliary funded and non-academic buildings have been reported at an additional 33.4 million GSF with an additional CRV of \$8.5 billion dollars and are not included in the calculations for number, age, facility condition or funding recommendations below.
- **Number and Age of Buildings/Facility Condition:** Forty Four (40) state agencies and institutions of higher education are included in the inventory of state owned general funded and academic buildings comprising **2,435** buildings. Approximately 1,285 buildings, comprising 28.0 million gross square footage (GSF) (55% of the total inventory) were constructed pre-1980. Of that, 1,022 buildings, 20.1 million GSF are pre-1970 (40% of the total inventory) and 710 buildings, 12.6 million GSF are pre-1960 (25% of the total inventory). Facility assessments conducted by the agencies and institutions to estimate building conditions were reported as follows: approximately 7% of the GSF was within an FCI of less than 0.35 (poor condition), 21% was within an FCI of 0.35 to 0.60 (poor-fair condition), 50% was within an FCI of 0.60 to 0.85 (fair-good condition), and 18% was within an FCI of 0.85 to 1.0 (targeted condition). Conversely, 86% of the buildings assessed were constructed more than 15 year ago and therefor, are eligible for controlled maintenance funding.

### ANNUAL APPROPRIATIONS

- **Historical Funding:** Capital Construction appropriations over the last twenty years have been inconsistent due to a lack of available revenue as illustrated in **CHART A** on the next page. This has resulted in controlled maintenance appropriations below recommended funding levels with the exceptions of FY2018-2019 as illustrated in **CHART B** on the next page. Industry guidelines (i.e. The Association of Higher Education Facilities Officers (APPA), 2016 report on Capital Renewal and Deferred Maintenance) continue to recommend an annual Reinvestment Rate (RR) of 2% to 4% of the CRV of a building inventory be dedicated for capital improvements to operate, maintain and renew to targeted levels. The Office of the State Architect continues to recommend, as a **goal**, an annual RR equivalent to **1% of the CRV** to address Controlled Maintenance and an **additional** RR goal of 1% - 1.5% equivalent to **2.5% of the CRV** to address Capital Renewal/Capital Renovation project requests in existing buildings. Note that funding recommendations for Capital Construction (new facilities) are separate and in addition to the RR recommendations and do not impact existing facility conditions.

### FY2023-2024 RECOMMENDATIONS

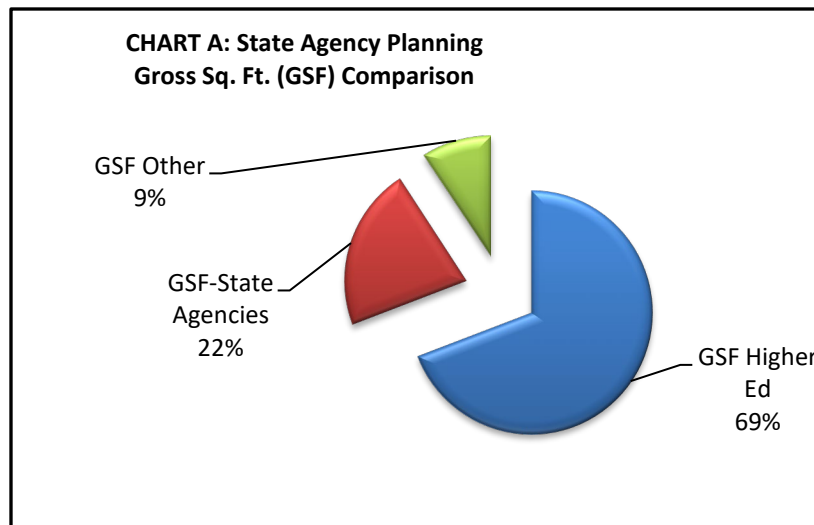
- **Cash Funded Requests for State Departments (Planning Services to Facilities Maintenance):** Two (2) cash funded project requests from state agencies were recommended by the OSA to the OSPB for a total of \$2,500,000 (Refer to SECTION II – A for project details).
- **Capital Renewal/Capital Renovation Requests for State Departments (Upgrades to Existing Facilities):** Fourteen (14) Capital Renewal/Capital Renovation project requests from state agencies were recommended by the OSA to the OSPB for a total of \$166,752,132 (Refer to SECTION II - B for project details).
- **Capital Construction Requests for State Departments (New Facilities):** Eleven (11) Capital Construction project requests from state agencies were recommended by the OSA to the OSPB for a total of \$120,199,252 (Refer to SECTION II - C for project details).
- **Acquisitions / Dispositions for State Departments (Purchase, Transfer, or Disposing of Real Property):** Two (2) Acquisitions / Dispositions requests from state agencies were submitted to the OSA (Refer to SECTION II - D for project details).
- **Statewide Controlled Maintenance Budget Request (Repairs to Existing Facilities):** One hundred and twenty (120) prioritized project requests are recommended by OSA for FY2023-2024 as the *statewide controlled maintenance budget request* comprised of **\$148,468,915** for current-year project requests and **\$43,282,964** for twenty-one (21) associated out-year project phases for a total of **\$191,751,879** (Refer to SECTION II - E for project details). As a RR, the current and out-year budget request total is equivalent to **1.22% of the CRV** for FY2023-2024. Controlled Maintenance project requests fall into the following categories: life-safety, structural, heating-ventilation and air conditioning, electrical, plumbing, roofing, general maintenance and infrastructure.
- **Project Request Five Year Plans:** The reported Controlled Maintenance project request five year plan total for general funded state agency and academic buildings and infrastructure is of **\$676,299,322** for FY2023-2024. The reported Capital Construction/Capital Renewal project request Five-Year Plan total for general funded/academic buildings and infrastructure for state agency's is **\$2,157,329,584** and for institutions of higher education is **\$3,475,017,828** for a total of **\$5,632,347,412** (Refer to SECTION III – H).





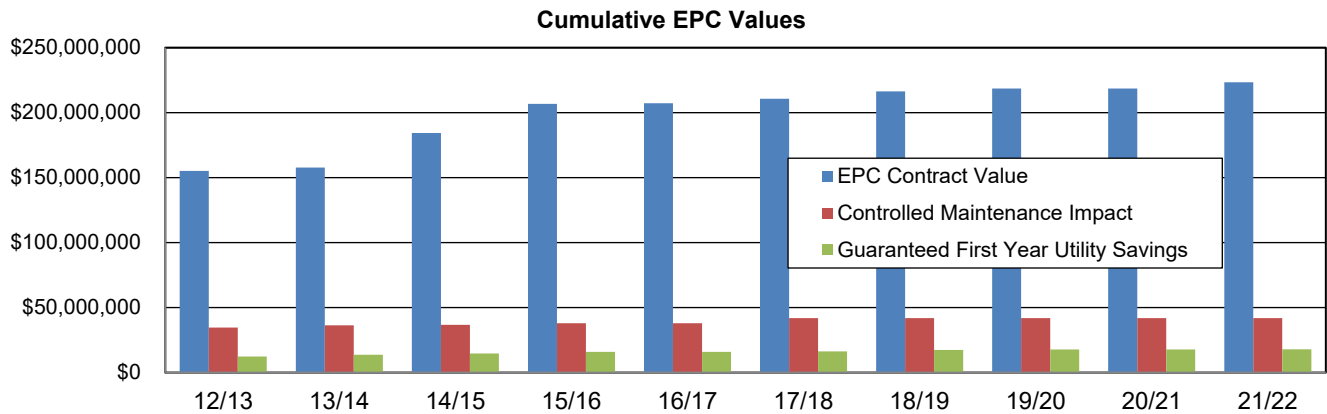
## SECTION I: EXECUTIVE SUMMARY - STATEWIDE PLANNING PROGRAM

- **Planning Program Established:** A management audit in 2012 identified that the State lacked “a comprehensive mechanism for long-term planning for its real estate assets. Such a mechanism could assist the State in its efforts to maximize the value of its real estate assets, reduce facility costs and support funding decisions.” In a subsequent master planning effort for the Capitol Complex, the consultant recommended strategies for addressing the issue. Ten peer state processes were analyzed which resulted in policy recommendations. In 2015, the State passed **SB15-270** along with an update to Section 24-1-136.5, CRS, which added the Statewide Planning Program (SPP) to the Office of the State Architect. These two updates coordinate the responsibilities of Executive Directors to establish planning efforts within their agencies and the State Architect to enact policies for the creation of state agency planning documents and a process for review, approval, and reporting. The result of this effort is a mission driven capital plan that maximizes the value of each capital investment by minimizing long term costs.
- **Planning at State Agencies:** In 2015, the SPP developed and established the framework for a planning process for **15** State Agencies that parallels the requirements established by the Colorado Commission for Higher Education. These agencies occupy 22% of the total owned real estate as noted **CHART A**. SPP created and published guidelines, instructions and templates for the state agency process and submittal requirements for **Operational Master Plans (OMP)** that describe how Departments provide their service, **Facilities Master Plans (FMP)** which organizes all the Departments space needs, and **Facility Program Plans (FPP)** which analyze and describe project specific objectives, costs and schedule. These templates are currently available on the Office of the State Architect’s website. As part of the annual site verification visits of State facilities, SPP reviews the planning process to the State Departments that manage State owned real estate. (Refer to SECTION III - F). This year, there was one new FPP submitted for review.
- **State Agency Planning Fund: State Agency Planning Fund:** Last year, the SPP selected 5 Statewide Planning Consultants that can be used to assist state agencies with implementing the requirements of the program. The Statewide Planning Consultants in prior years has implemented **57** task orders at **12** agencies totaling **\$5,131,297** for State Agencies (Refer to SECTION III - G). The task orders comprise a variety of planning efforts that included physical space planning, market and cost analyses, building assessments, Facility Program Plans, and agency program needs analysis.

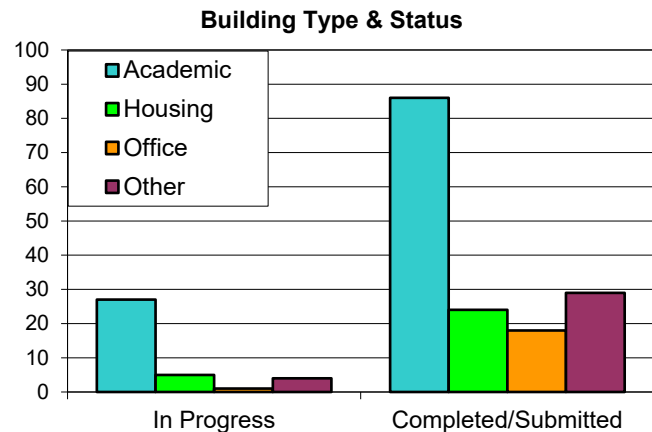
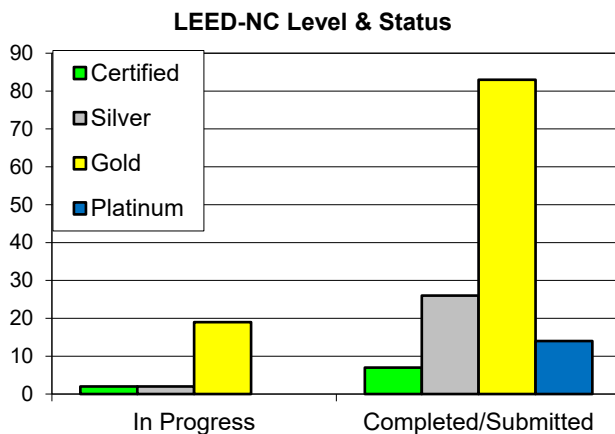


## SECTION I: EXECUTIVE SUMMARY - ENERGY MANAGEMENT PROGRAM

- Energy Performance Contracts:** Energy Performance Contracts (EPC) are considered as an alternative funding source for energy related Controlled Maintenance for *existing buildings* for state agencies and institutions of higher education to improve facility conditions and increase energy/water efficiency. This process uses the utility dollars saved (avoided future utility cost) to pay for facility improvements over a specified time. The first EPC for the state of Colorado was implemented in 1996, and to date, most state agencies and institutions of higher education have completed or have under-way energy performance projects. Since the EPC program was implemented the cumulative total contract value of construction work is at **\$223,317,634** which includes the funding of **\$41,922,644** in identified Controlled Maintenance needs and a guaranteed first year utility savings of **\$17,919,306**. The chart below graphs the cumulative total values over the last ten fiscal years. (Refer to SECTION III - I).



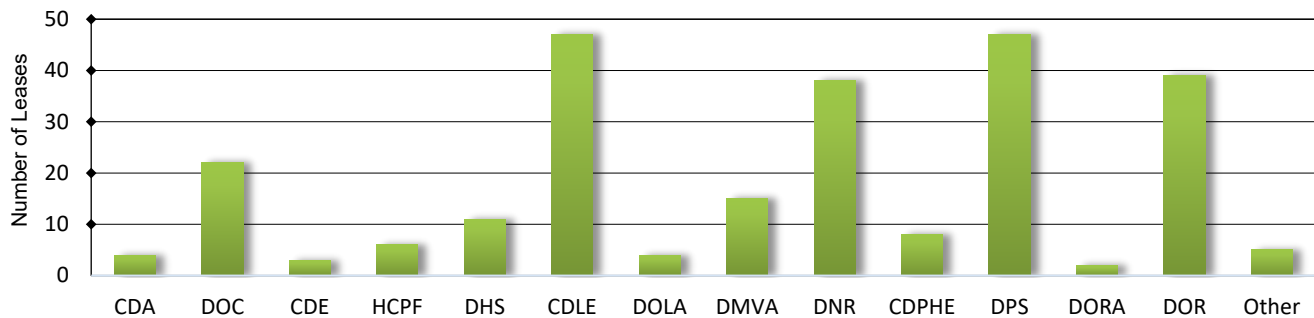
- High Performance Buildings and the Governor's Executive Orders:** The High Performance Certification Program (HPCP) standards were adopted by the Office of the State Architect (OSA) to establish the design and construction guidelines for *new buildings* and buildings undergoing substantial renovations as required by Section 24-30-1305.5, C.R.S. The United States Green Building Council/Leadership in Energy and Environmental Design (USGBC/LEED) was the guideline chosen and the Gold level certification is the targeted goal of the HPCP. State agencies and institutions of higher education projects that started design work after January 1, 2010 are required to track and report utility data. Additionally, OSA works with the Colorado Department of Education on Building Excellent Schools Today (BEST) funded projects and the Department of Local Affairs on their grant programs for compliance with HPCP standards, (Refer to SECTION III - J). In 2017 the U.S. Green Building Council announced that, based on its analysis, Colorado ranked 2<sup>nd</sup> nationally for the number of LEED-certified environmentally friendly commercial and institutional buildings per capita.



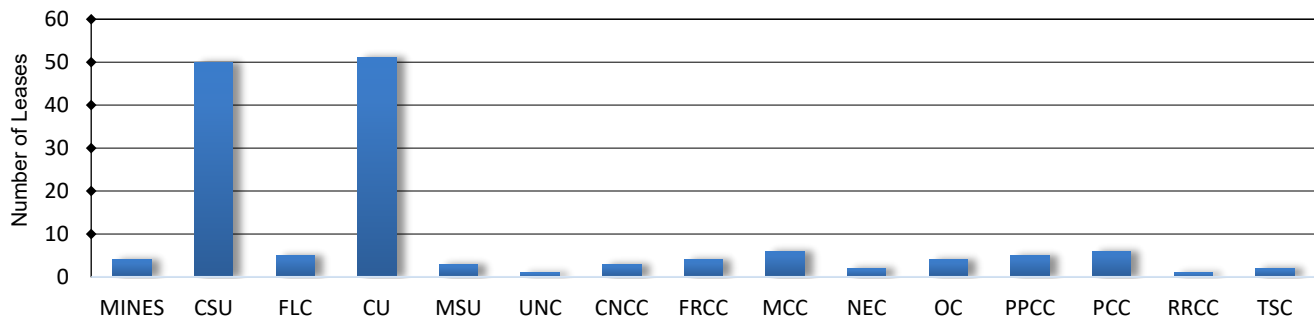
## SECTION I: EXECUTIVE SUMMARY - REAL ESTATE PROGRAM

- Leased Property:** As of June 2022, there were **369** commercial building lease agreements comprised of 238 leases with state agencies and 131 leases with institutions of higher education. The commercial building leases comprised a total of 3,757,215 rentable square feet. The annual base rent paid by state agencies and institutions of higher education to third parties has increased by approximately 72% in the last seventeen years from \$38,480,872 in FY2005/06 to **\$66,216,562** in FY2023-2024. The chart below illustrates the number of leases by state agencies and institutions of higher education (Please refer to SECTION III - L).

**Number of Leases (State Agencies)**



**Number of Leases (Institutions of Higher Education)**



- Interagency Leases:** There were **103** interagency leases in effect as of June 2022. These leases comprise a total of **1,524,363** rentable square feet. Interagency Leases generally include space within a state owned building being leased out to another state agency or institution of higher education. An example of this is the Capitol Complex Building Group. (Please refer to SECTION III - M).
- Acquisitions and Dispositions:** **5** acquisitions of real property in FY2023-2024 were reported to the Office of the State Architect/Real Estate Program for state agencies and institutions of higher education (Refer to SECTION III - K).
- Vacant Facilities:** **153** buildings comprising **1,480,318** gross square feet statewide were reported as of October 2022. Each state agency and institution of higher education has provided an individual Vacant Facility Management Plan for each building on this list with an explanation of why the building is vacant and the future plan for the facility use or demolition. (Refer to SECTION III - N).

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – A: STATE AGENCIES**  
**CASH FUNDED PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

**A: STATE AGENCIES: CASH FUNDED PROJECT REQUEST LIST AND DESCRIPTIONS**

The table below lists the Cash Funded project requests for the current fiscal year based on the Office of the State Architect's (OSA) annual review process. Cash funded project requests are submitted on OSA's Capital Construction/Capital Renewal forms. The projects are listed by reference number, project title, and dollar amount. The 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 cash 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) (I) C.R.S.

On the following pages is the individual project descriptions for the recommended projects. The descriptions provide a brief scope narrative of each recommended Cash Funded 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 master plans.

The table below lists the Cash Funded recommended projects.

Ref. No.	Agency Project Title, Phase	Project P#	Prior Funding	Current - Year Project Request	Out - Year Project Balance	Total Project Cost
1	Department of Higher Education - History Colorado <b>Community Museum Preservation Facility Condition Audits and Maintenance Plans, Ph 1 of 1</b>		\$0	<b>\$700,000</b>	\$0	<b>\$700,000</b>
2	Department of Veterans and Military Affairs <b>Pueblo Field Maintenance Shop and Readiness Center, Ph 1 of 3</b>		\$0	<b>\$1,800,000</b>	<b>\$55,550,000</b>	<b>\$57,350,000</b>
<b>CASH FUNDED TOTALS</b>			<b>\$0</b>	<b>\$2,500,000</b>	<b>\$55,550,000</b>	<b>\$58,050,000</b>

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – A: STATE AGENCIES**  
**CASH FUNDED PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No

**Funding Recommendation**

1 Department of Higher Education - History Colorado

**Community Museum Preservation Facility Condition Audits and Maintenance Plans, Ph 1 of 1**

**\$700,000**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

History Colorado is responsible for the maintenance, repair, and upkeep of over 50 contemporary and historic buildings, of which 14 are built from adobe materials. Facility Condition Audits (FCA) for these properties are outdated, with the majority having been performed from 2000 to 2002. Updated Facility Condition Audits are necessary to understand the building and infrastructure condition, to determine routine maintenance projects, modify CC/CR and CM 5-year plans, update the building inventory information, and create a report of findings and conclusions. FCAs are used to support annual budget requests for CC/CR/CM construction projects, and support operation and maintenance budget requests by identifying where deficiencies exist. From these assessments, a portion of these funds will go to making immediate repairs that may be discovered.

This is a single-phase project. The agency requests spending authority for \$700,000 in cash funds from the Museum and Preservation Operations Account of the State Historical Fund, created in Section 44-30-1201(5)(c), C.R.S to perform updated Facility Condition Audits and make immediate repairs. The request also includes the development of maintenance plans for each individual site based on unique attributes, equipment, operating systems, and infrastructure.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$700,000	Project Total:	\$700,000





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – A: STATE AGENCIES**  
**CASH FUNDED PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No

**Funding Recommendation**

2 Department of Military and Veterans Affairs

**Pueblo Field Maintenance Shop and Readiness Center, Ph 1 of 3**

**\$1,800,000**

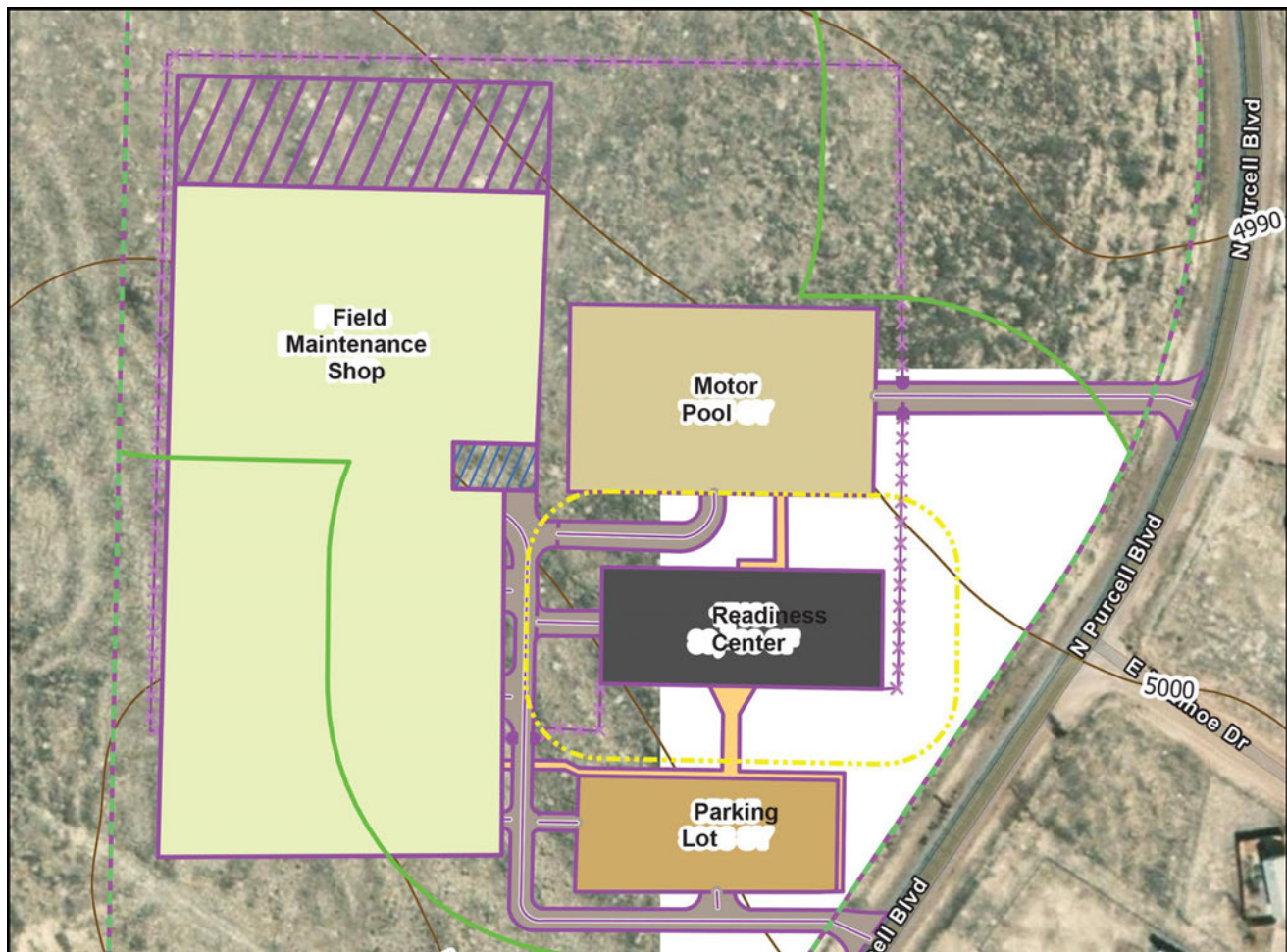
**PROJECT DESCRIPTION / SCOPE OF WORK:**

This capital construction request is to consolidate the Pueblo Readiness Center and the Forward Support Company. The Pueblo Readiness Center (MANG0946) on the State Fairgrounds was constructed in 1961 on a parcel size of 5-acres. This amount of land is insufficient to accommodate the military vehicles for the Forward Support Company. The vehicles are stored at the maintenance facility located in Rocky Ford (MANG0947). The Maintenance Facility was constructed in 1949 and past its useful life. These are two of the oldest facilities in the COARNG inventory. The travel distance between these two facilities is 54 miles, which has a negative impact on readiness. Both facilities are land locked without the space to expand. The National Guard Bureau requires a minimum of 15-acres for a new Readiness Center in order to meet the anti-terrorism/force protection setback requirements. The program requirements are best achieved by a common parcel of land for efficiency in meeting the needs of the Army National Guard. The new Pueblo Readiness Center is programmed to be 39,160 square feet, with 125 soldiers from a Forward Support Company assigned to the facility. The new Maintenance Shop is programmed to be 20,396 square feet. This facility will be responsible for maintaining 138 military vehicles from two (2) units. This project is essential to meeting the Colorado Army National Guard (COARNG) mission in Southeast Colorado. While the number of COARNG locations has slowly reduced over the past 70 years, the mission has remained the same and the number of personnel has increased so the consolidation of the facilities requires bigger sites and larger buildings.

Phase 1 is for the 35 acre land acquisition in Pueblo West through the use of Federal Funds. Phase 2 will be the design of the facility. Phase 3 will be the construction.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>CCF</b>	<b>FF</b>	<b>Future Phasing:</b>	<b>CCF</b>	<b>FF</b>
			FY25/26 Ph 2	\$800,000	\$4,250,000
			FY27/28 Ph 3	\$8,000,000	\$42,500,000
Funded To Date:	\$0	\$0	Project Balance:	\$8,800,000	\$46,750,000
<b>Current Phase:</b>	<b>CCF</b>	<b>FF</b>	<b>All Phases:</b>	<b>CCF</b>	<b>FF</b>
FY23/24 Ph 1	\$0	\$1,800,000	Project Total:	\$8,800,000	\$48,550,000







**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 needs greater than two million dollars per phase as defined by Section 24-30-1301(3) C.R.S., that are more cost effective or better addressed by corrective repairs or replacement rather than a limited repair. The projects are listed by reference number, level, 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.

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 level (**Level**) refers to the project request's level of criticality as assigned by the Office of the State Architect.

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 chart below summarizes by priority level, quantity and dollar amount the **\$166,752,132** of current-year project requests and also lists for further consideration an additional **\$56,797,947** of associated out-year project request balances by project phase, for a total of **\$223,550,079**. The total of all projects, all phases is **\$265,081,713**.

Priority	Quantity		Current-year project requests and associated Out-year project phases	\$ Amount	
<b>Level 1*</b>	8		Current-year project requests	\$95,416,136	
		3	Current requests with out-year project phases		\$56,797,947
<b>Level 2**</b>	6		Current-year project requests	\$71,335,996	
		0	Current requests with out-year project phases		\$0
<b>Level 3***</b>	0		Current-year project requests	\$0	
		0	Current requests with out-year project phases		\$0
<b>CAPITAL RENEWAL RECOMMENDED TOTAL</b>				<b>\$166,752,132</b>	<b>\$56,797,947</b>

**\*Level 1** incorporates critical projects that are predominantly *life safety and/or loss of use* (the later resulting from building equipment or infrastructure system failure and/or lack of compliance with codes, standards and accreditation requirements).

**\*\*Level 2** incorporates projects that are predominantly causing *operational disruptions/energy inefficiencies and/or environmental contamination*.

**\*\*\*Level 3** incorporates projects that predominantly contain differing levels of building or infrastructure *deterioration*.

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES  
CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS

December 2022

Ref. No.	Agency Project Title, Phase	Project P#	Total Prior Funding	Current - Year Project Request	Out - Year Project Balance	Total Project Costs	
LEVEL 1							
1	Department of Agriculture - Colorado State Fair Creative Art Building Fire Suppression, Code, ADA, and HVAC Updates, Ph 1 of 1		\$0	\$0	\$2,720,446	\$0	\$2,720,446
2	Colorado Department of Higher Education - History Colorado Grant-Humphreys Mansion, Exterior Life Safety Repairs and Rehabilitation, Ph 1 of 1		\$0	\$0	\$4,272,497	\$0	\$4,272,497
3	Department of Human Services Campus Utility Infrastructure Upgrade, CMHIFL, Ph 3 of 4	2002-108P01	\$28,049,630	\$3,115,635	\$10,718,428	\$41,883,693	
4	Department of Human Services Campus Utility Infrastructure Upgrade, CHMIP, Ph 2 of 3	2015-049P22	\$10,682,004	\$17,136,986	\$18,076,383	\$45,895,373	
5	Department of Corrections SCF, Kitchen Renovation and Building Repairs, Ph 2 of 2	2017-067P22	\$2,800,000	\$48,525,082	\$0	\$51,325,082	
6	Department of Corrections SCF Door Access Controls, Ph 1 of 2		\$0	\$0	\$9,396,262	\$28,003,136	\$37,399,398
7	Department of Corrections CSP, Electronic Security System Replacement, Ph 1 of 1		\$0	\$0	\$5,917,551	\$0	\$5,917,551
8	Department of Corrections BVCF Critical Security Improvements - Lower North Cellhouse, Ph 1 of 1		\$0	\$0	\$4,331,677	\$0	\$4,331,677
LEVEL 1 TOTALS			\$41,531,634	\$95,416,136	\$56,797,947	\$193,745,717	
LEVEL 2							
9	Department of Local Affairs - Fort Lyon Decentralize Fort Lyon Building Heating, Ph 1 of 1		\$0	\$0	\$11,976,168	\$0	\$11,976,168
10	Department of Corrections FCF, Electrical Distribution Infrastructure Replacement, Ph 1 of 1		\$0	\$0	\$24,036,784	\$0	\$24,036,784
11	Department of Corrections FCF, ADA Deficiencies Repairs, Ph 1 of 1		\$0	\$0	\$11,245,215	\$0	\$11,245,215
12	Department of Corrections DWCF, Support Building Roof Replacement, Ph 1 of 1		\$0	\$0	\$2,754,668	\$0	\$2,754,668
13	Department of Corrections LCF Support Building Roof Replacement, Ph 1 of 1		\$0	\$0	\$3,189,390	\$0	\$3,189,390
14	Department of Corrections ECCPC, Electrical Distribution Infrastructure Replacement, Ph 1 of 1		\$0	\$0	\$18,133,771	\$0	\$18,133,771

Ref. No.	Agency Project Title, Phase	Project P#	Total Prior Funding	Current - Year Project Request	Out - Year Project Balance	Total Project Costs
LEVEL 2 TOTALS			\$0	\$71,335,996	\$0	\$71,335,996
LEVEL 3						
No Level 3 projects			\$0	\$0	\$0	\$0
LEVEL 3 TOTALS			\$0	\$0	\$0	\$0
CAPITAL RENEWAL RECOMMENDED TOTALS			\$41,531,634	\$166,752,132	\$56,797,947	\$265,081,713

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES**  
**CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level

**Funding Recommendation**

1            1            Department of Agriculture - Colorado State Fair

**Creative Art Building Fire Suppression, Code, ADA, and HVAC Updates, Ph 1 o 1**

**\$2,720,446**

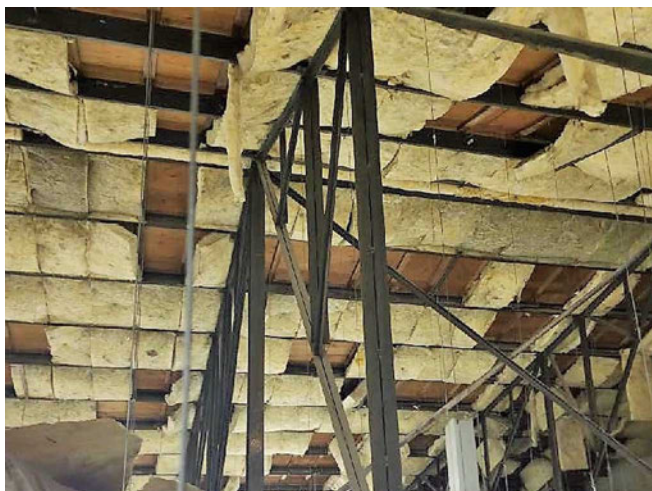
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Creative Arts Building (AGSF1345) is a major revenue generator for the State Fair as it is one of the most utilized buildings for year round events including trade shows, weddings, and 4-H activities. There is no fire suppression system. The roof is more than 30 years old, has deteriorated beyond repair causing frequent leaks. The space is heated with antiquated and unreliable gas heaters. The cooling is provided by several large evaporative coolers on the roof, which are unable to keep up with the Pueblo summer weather reaching over 100 degrees during the busy event season and the State Fair. The current heating and cooling systems cannot be efficiently controlled or scheduled which results in systems running at times that they shouldn't be or at inefficient temperatures. The electrical system in the building is outdated. The entrances and exits need to be retrofitted for accessibility and compliance. There are multiple uneven floor areas and foundation issues that will require structural repairs.

This project would install fire suppression, replace the roof, install a modern HVAC system, replace or retrofit doors to maintain energy efficiency and ADA accessibility. It would provide ADA compliant restrooms and address foundation and floor issues to remove trip hazards.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$2,720,446	Project Total:	\$2,720,446





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES  
CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No Level

**Funding Recommendation**

2 1 Colorado Department of Higher Education - History Colorado

**Grant-Humphreys Mansion, Exterior Life Safety Repairs and Rehabilitation, Ph 1 of 1**

**\$4,272,497**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The terra cotta and masonry work that have been included in the Grant-Humphreys Mansion (HEHS4085) Historic Structural Assessment (HSAs) since the 1970s when History Colorado received the property. This assessment includes exterior damage to the terra cotta at the fountain, building trim, chimneys, brick and walkways. Exterior metal damage includes copper gutters and drip edge. Door and window damage includes minor repairs, painting and sealants at some locations. It also includes repair and replacement of wood window assemblies. The porte cochere ceiling is in need of repairs as well as various other ceilings, soffits and roofs which require counter flashing.

This single phase capital renewal project will rehabilitate the exterior of the terra cotta work, stone walkways, doors, windows, and gutter work.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$4,272,497	<b>All Phases:</b> Project Total:	\$4,272,497





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES**  
**CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No Level

**Funding Recommendation**

3 1 Department of Human Services

**Campus Utility Infrastructure Upgrade, CMHIFL, Ph 3 of 4**

**\$3,115,635**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Colorado Mental Health Institute at Fort Logan (CMHIFL) currently covers about 231 acres. the infrastructure serves 74 buildings. There has been an escalation in the number of failures in these systems that have required emergency funding. This request will address the second phase of the Campus Utility Infrastructure Upgrade including domestic water mains, sewer mains, storm water drainage, irrigation lines, fire lines, roadways, parking lots and sidewalks. This project would result in monetary cost and time savings, which will sustain the campus for decades into the future

Phase 1 included funding for overall site survey/investigation, review of the CMHIFL infrastructure, and design and construction improvements along Lowell Boulevard, Oxford Avenue, Knox Court, and Julian Way. Phase 2 included: replacing pavement, sidewalks, fire and domestic water lines, sanitary sewers; improving storm drainage; exterior lighting and installation of below-grade conduits in concrete trenches for communication and security needs for Princeton Circle (including the alleyway), S. Newton Street, S. Osceola St., S. Knox Ct., Lowell Boulevard (south of Oxford), and the drive east of Julian Way. Phase 3 and Phase 4 will address replacing pavement, sidewalks, fire and domestic water lines, sanitary sewer, improving storm drainage, and exterior lighting west of Princeton Circle behind the homes on the Princeton Circle.

**PROJECT FUNDING:**

<b>Prior Phasing: 2002-108P01</b>		<b>Future Phasing:</b>	
FY18/19 Ph 1	\$8,935,147	FY24/25 Ph 4	\$10,718,428
FY22/23 Ph 2	\$19,114,483		
Funded To Date:	\$28,049,630	Project Balance:	\$10,718,428
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 3	\$3,115,635	Project Total:	\$41,883,693



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES**  
**CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level **Funding Recommendation**

4            1            Department of Human Services

**Campus Utility Infrastructure Upgrade, CHMIP, Ph 2 of 3** **\$17,136,986**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

This project will continue to replace/repair the steam, domestic water and sanitary sewer lines infrastructure on the Colorado Mental Health Institute at Pueblo (CMHIP) campus. It will include abatement and utility tunnel repair as needed to complete the replacement of these critical campus systems.

Phase 1 included design for Phase 1 and Phase 2 utilities. Construction includes the south side of the campus beginning with the water and sewer line replacement, and new roads and walkways. It will also include abatement within the utility tunnels and the storm sewer. Phase 2 includes design and construction on the northwest side of the campus addressing roads, walkways, and site work, as well as abatement, water and sewer line replacements designed in Phase 1. Phase 3 includes work on the north-central portion of the campus, completing design and construction of water and sewer line replacement and new roads and walkways.

**PROJECT FUNDING:**

<b>Prior Phasing: 2015-049P22</b>		<b>Future Phasing:</b>	
FY22/23 Ph 1	\$10,682,004	FY24/25 Ph 3	\$18,076,383
Funded To Date:	\$10,682,004	Project Balance:	\$18,076,383
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 2	\$17,136,986	Project Total:	\$45,8895,373





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES  
CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS

December 2022

Ref. No Level

Funding Recommendation

5 1 Department of Corrections

**SCF, Kitchen Renovation and Building Repairs, Ph 2 of 2**

**\$48,525,082**

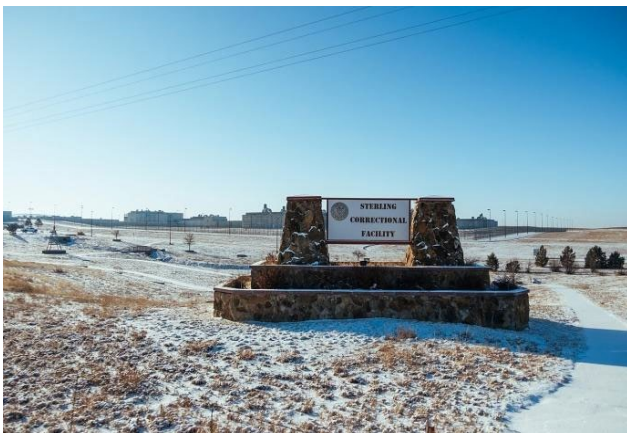
PROJECT DESCRIPTION / SCOPE OF WORK:

This capital renewal project request will renovate the kitchen and related spaces in the Sterling Correctional Facility (SCF) Support Building (COST7806), which opened in 1999. The cleanliness of the kitchen is constantly compromised with cramped spaces and cross traffic of “clean” and “dirty” functions. Soiled food trays as well as garbage are trekked through the clean cooking areas to reach the dish wash area and the corridor to the exterior building exit and dumpsters. The kitchen floor surface is uneven which has caused trip hazards but also creates polluted and stagnant wet areas. These areas cannot be properly disinfected and may become a breeding ground for bacteria and other pathogens that can cause disease. The layout of the kitchen consists of divided, compartmentalized and separated spaces. The layout, with very little glass (and in some areas none) provides innumerable hidden spaces that are nearly impossible to monitor by cameras and patrolling staff. These spaces have resulted in many offender assaults and other incidents. The kitchen equipment is constrained by insufficient electrical supply causing the inability to use pieces of equipment. The electrical service requires alternate solutions to prepare the critical meals, resulting in staggering work hours for both offenders and staff. The new layout will reduce the potential contamination of delivered food and supplies, provide an efficient, safe and secure kitchen for the offenders and the staff. Additionally, the roof over the kitchen and associated spaces is failing and leaking in food storage, prep, and cooking areas.

Phase 1 will begin the architectural and engineering services. Phase 2 will complete the design services and will provide the funding to construct and renovate the kitchen and building repairs. A temporary kitchen will be constructed for the facility prior to any demolition beginning inside the building Phase 2 will fully demolish the kitchen and rebuild it in the same location. The existing sanitary sewer waste piping will be replaced. Trench drains and floor sinks will be added. A new roof (52,585 S.F.) will be installed and meet the latest code requirements for roof assemblies.

PROJECT FUNDING:

<b>Prior Phasing: 2017-062P22</b>		<b>Future Phasing:</b>	
FY22/23 Ph 1	\$2,800,000	Project Balance:	\$0
Funded To Date:	\$2,800,000		
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 2	\$48,525,082	Project Total:	\$51,325,082



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES**  
**CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No Level

**Funding Recommendation**

6 1 Department of Corrections

**SCF Door Access Controls, Ph 1 of 2**

**\$9,396,262**

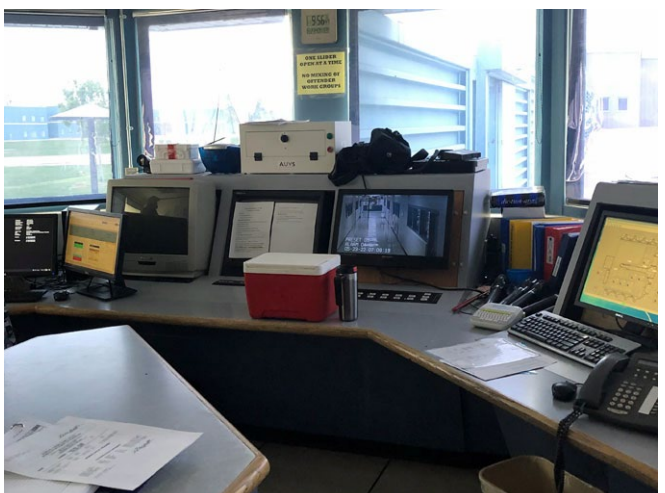
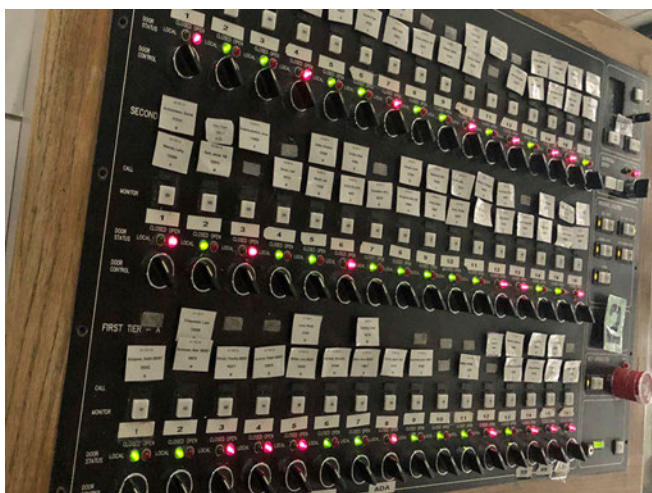
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Sterling Correctional Facility (SCF) was opened in 1998 and has a capacity of 2,584 male inmates. The Access Controls Electronic Security System (ACCESS that maintains security and life safety, is original and in poor condition. ACCESS is an isolated internal system not connected to the internet. The lack of available replacement components is an increasing challenge with each passing day. Two living units are no longer in use due to parts being removed to keep other livings units operational. With the change of facility mission to more open inmate movement and increased rehabilitation efforts through programs and education, there has been a significant increase in direct inmate and staff contact. This increased contact has raised safety and security concerns in managing Colorado's most dangerous, most violent and most disruptive inmates. A failure of the door control system or the communication system or a catastrophic system failure has the potential to endanger the lives of staff, offenders and the public. A 2021 lightning strike brought to light the full depth of issues with the system.

This project will affect over 1500 doors, replace security control panels, provide additional electrical support, and update the countertops for the new equipment and with better view lines. Phase 1 will start the upgrading/replacing the doors, controls panels, and intercom paging system. Additional, this phase will start installing uninterruptible power systems equipment for the control panels and provide additional cooling for the system. Phase 2 will finish the work, replacing external perimeter pneumatic locks with electromechanical locks.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	FY24/25 Ph 2	\$28,003,136
		Project Balance:	\$28,003,136
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$9,396,262	Project Total:	\$37,399,398





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES  
CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS

December 2022

Ref. No    Level    Funding Recommendation

7            1            Department of Corrections

**CSP, Electronic Security System Replacement, Ph 1 of 1**

**\$5,917,551**

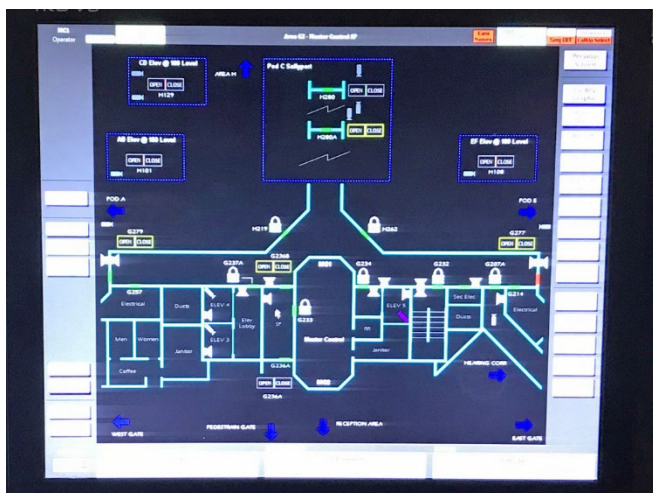
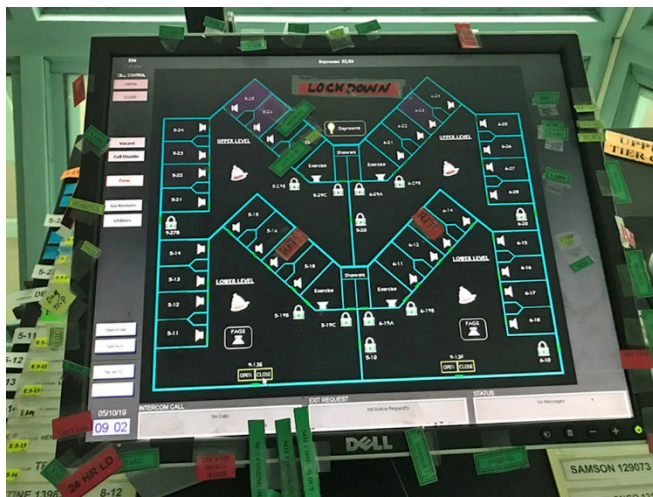
PROJECT DESCRIPTION / SCOPE OF WORK:

This capital renewal project request is to upgrade the Colorado State Penitentiary (CSP) Electronic Security Control System (ESCS) system that supports the door control, intercom, and video call-up functions. Operational function and maintenance of these systems are becoming more and more challenging. A majority of the replacement parts for these systems are no longer available. The originally Man Down system is a stand-alone system. This system is outdated and replacement parts are unavailable. With the change of facility mission from Administrative-Segregation to more open inmate movement and increased rehabilitation efforts through programs and education, there has been a significant increase in direct inmate and staff contact. The systems reviewed and assessed in the Maximum Security Engineering report are all critical security and life safety systems. The ESCS systems is used to protect and safe guard staff, 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. The Man Down system will be repaired and upgraded as part of this project. The current system is an isolated internal system that is not connected to the internet, and it is planned the new system will remain the same. This keeps the system unavailable to outside hackers and cyber criminals.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	<b>\$0</b>	<b>Future Phasing:</b> Project Balance:	<b>\$0</b>
<b>Current Phase:</b> FY23/24 Ph 1	<b>\$5,917,551</b>	<b>All Phases:</b> Project Total:	<b>\$5,917,551</b>





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES**  
**CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level    **Funding Recommendation**

8            1            Department of Corrections

**BVCF Critical Security Improvements - Lower North Cellhouse, Ph 1 of 1** **\$4,331,677**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Buena Vista Correctional Facility (BVCF) Close Custody Living Unit (COBV9999) was constructed in 1963 to house 72 offenders. It is one of the two most secure housing units in the complex holding Close Custody (Level IV) offenders. The cells doors have open grilles which allow offenders to throw items at staff, yell and talk to one another, and are creating conditions counter to the restrictive conditions to which these offenders are to be confined. Reports of incidents, including physical assaults on staff, have been documented. During the pandemic, offender volatility increased. Within the first 6 months of 2021, 22 staff assaults have occurred. This project was previously submitted as a multi-phase CM project. Phase 1 and 2 were funded as CM projects. The remaining 2 phases of the same work have escalated to above the statutory maximum of \$2,000,000 for a single Controlled Maintenance request.

This capital renewal project will convert 36 bar cell fronts with a combination of grouted concrete masonry units and solid front metal doors in the west side of the Close Custody Housing Unit, referred to as Lower North Living Unit. Each door will have a vision panel and meal tray / cuffing slot. The new doors will be sliders and operated by a pneumatic lock system.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$4,331,677	<b>All Phases:</b> Project Total:	\$4,331,677





Ref. No    Level    Funding Recommendation

9            2            Department of Local Affairs - Fort Lyon

**Decentralize Fort Lyon Building Heating, Ph 1 of 1**

**\$11,976,168**

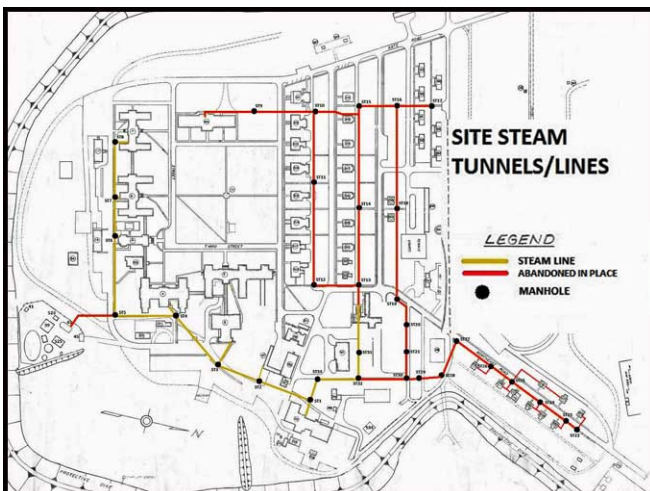
PROJECT DESCRIPTION / SCOPE OF WORK:

The capital renewal project will replace the central steam plant in Building 221 (GSCS0039) with individual hot water boilers for building heating and hot water boilers for domestic hot water in the five main buildings. The five buildings are: Buildings 3 (GSCS0036), 4 (GSCS0068), 5 (GSCS0069), 6 (GSCS0075), and 8 (GSCS0070). This will allow the old and oversized central steam plant and distribution lines to be decommissioned and/or repurposed for other uses at the site. The buildings are currently on a central steam boiler system with heat exchangers in each building to generate hot water for heating and domestic hot water. The steam boilers are located in the central steam plant with the steam distributed via underground steam lines. The steam distribution lines are approximately a half-mile long and require frequent maintenance due to age. Eliminating the steam distribution lines will reduce energy wasted along those lines. Much of the steam distribution is reaching end of life and will need to be replaced. Converting to individual building boilers will eliminate the old equipment that is reaching end of life. The boiler plant is located in a low-lying area of the site and pumps are used to remove storm water from the site. In a severe storm, the plant could be flooded during any power outage.

The project will replace the old steam boilers with high efficiency natural gas hot water boilers in each building unless heat pump options are available for the capacity needed in each building. Additionally, approximately 10% of the rooms in these buildings will require conversion from steam radiators to hot water fan coil units.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$11,976,168	Project Total:	\$11,976,168





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES  
CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS

December 2022

Ref. No    Level    Funding Recommendation

10            2            Department of Corrections

**FCF, Electrical Distribution Infrastructure Replacement, Ph 1 of 1**

**\$24,036,784**

PROJECT DESCRIPTION / SCOPE OF WORK:

The capital renewal request is to replace the existing electrical primary and secondary systems at Fremont Correctional Facility (FCF). This 1,683-capacity site houses medium and close custody offenders. Most of the electrical systems are 25 to 45 years old and have reached the end of their safe and expected life. A vast majority of the perimeter distribution and the interior distribution lines are overhead and subject to wind and ice damage. The facility has been continually modified over the last 70 years, as a result, there is inadequate documentation identifying the locations of all the power utilities. This project is the first step and critical backbone for future requests that include the Fire Alarm Replacement, HVAC Replacement, elevator and roofs projects. The failure of the electrical system may bring potential of cascading system failures to include door controls, fire protection panels, and HVAC systems. These systems are used to protect and safeguard staff, public and inmates.

This project will convert the overhead perimeter and interior distribution lines to underground lines. The transformers will be replaced with pad mounted units. The distribution equipment (switchboards, transformers, and power panels) should be replaced, and new feeders should be provided. The wiring devices (receptacles, etc.) will be replaced. Surge protective device will be installed to protect electrical equipment from transient voltage spikes such as those caused by lightning strikes.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$24,036,784	<b>All Phases:</b> Project Total:	\$24,036,784



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES**  
**CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level **Funding Recommendation**

11            2            Department of Corrections

**FCF, ADA Deficiencies Repairs, Ph 1 of 1**

**\$11,245,215**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

This capital renewal request was originally a five-phase Controlled Maintenance (CM) project. Phase 1 and 2 (2020-086M19) were funded in FY2019/20 (\$1,978,510) and FY2021/22 (\$1,891,058) respectively. Because of inflation, prevailing wages, and other construction issues, the following 3 phases of the project exceeded the CM requirement of \$2 million maximum per phase. Through a discussion with OSA, it was determined the best option was to combine all the remaining phases into one CR project to maintain the integrity of the original scope of work. Because the overall offender population continue to age and CDOC is experiencing an increase in younger offenders entering the system with mobility limitations due to their previous life choices. There is a need to provide additional Level III ADA mobility compliant beds. ADA accessibility deficiencies have been identified in the cellhouses with inadequate cell door openings and associated non-compliant plumbing fixtures for offenders needing accommodation. Other deficiencies have also been identified in the support areas that include the main building, Education, Recreation, Visiting, Clinical Services, Laundry, Food Services, and site issues.

This project will convert existing cells to create new accessible beds with new shower and toilet facilities. Additionally, there are walkways, ramps, and other common areas that need repairs or replacement to meet ADA requirements.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$11,245,215	<b>All Phases:</b> Project Total:	\$11,245,215





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – B: STATE AGENCIES**  
**CAPITAL RENEWAL PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level

**Funding Recommendation**

12            2            Department of Corrections

**DWCF, Support Building Roof Replacement, Ph 1 of 1**

**\$2,754,668**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

This capital renewal request at the Denver Women's Correctional Facility (DWCF) is for the replacement of the roof of the Support Building (CODW7774) which was built in 1998. The building's roof consists of five separate roof sections which are divided by parapets and/or building elevations. The roofs observed are predominately covered with low-sloping, loose-laid ballasted ethylene propylene diene monomer (EPDM) rubber roofing system. The roofing membrane is nearing the end of its useful service life. Multiple open seams, membrane tenting/shrinkage, embrittled flashings, membrane punctures at curb-mounted mechanical units, ponding water conditions, and evidence of water intrusion have been documented by the facilities staff. The programs in the Support building included the kitchen, all the food storage areas, the dining rooms, laundry, education, vocational training, and offender counseling rooms.

This project will install a multi-ply built-up roof (BUR) asphaltic membrane system with a flood coat and embedded gravel surfacing to be used for the replacement roof covering, with proposed alterations to the existing drainage patterns of the roof to improve overall drainage.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$2,754,668	Project Total:	\$2,754,668





Ref. No Level

Funding Recommendation

13 2 Department of Corrections

**LCF Support Building Roof Replacement, Ph 1 of 1**

**\$3,189,390**

PROJECT DESCRIPTION / SCOPE OF WORK:

The Limon Correctional Facility (LCF) Support building (COLI7037) was constructed in 1991. The original built-up roofing is now at the end of its useful life and requires replacement. The existing roofing requires extensive maintenance and has developed leaks which are causing property and equipment damage, disruption of operations and program activities and could lead to potential loss of use if replacement is not made. The offender programs that have been impacted by roof leaks include, education, job training, food service, laundry, and the kitchen. A major roof leak could close the kitchen resulting in relocating offenders to another facility if a temporary kitchen is unavailable. The maintenance staff must use their time and budget making repairs' relating to interior finishes when leaks occur. This roof was originally part of 2018-060M19 when the funds were released the cost of the project exceeded the amount of available funds from this SB17-267 project. The original project completed the construction documents and this project will need to revise the drawings per any updated building codes.

This capital renewal project will replace the entirety of the roof of the support building.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$3,189,390	<b>All Phases:</b> Project Total:	\$3,189,390





Ref. No    Level    Funding Recommendation

14            2            Department of Corrections

**ECCPC, Electrical Distribution Infrastructure Replacement, Ph 1 of 1**

**\$18,133,771**

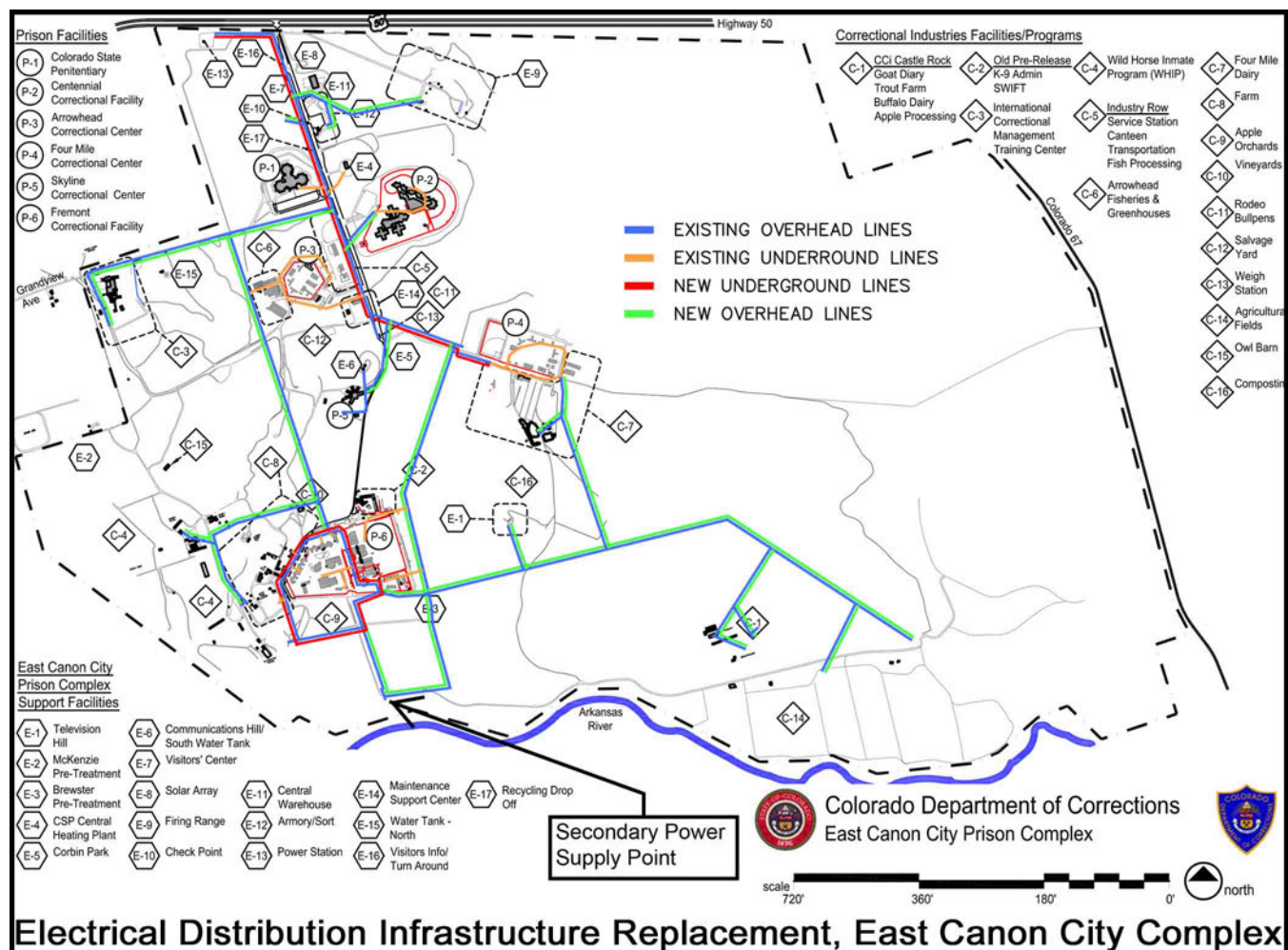
PROJECT DESCRIPTION / SCOPE OF WORK:

This capital renewal request is for the renovation of the existing electrical infrastructure and systems at East Canon City Prison Complex (ECCPC) in Canon City, Colorado. The condition of the overhead electrical distribution system appears to be in average to below average condition. The entire 5,400 acre, 244 building site has only one electrical source and would experience a prolonged outage if the electrical connection was damaged as most of the prison complex is not supported by emergency power. There are several small generators dedicated to the local sites or loads. The majority of the distribution system provides power at medium voltage and at line voltages by overhead power lines. Overhead power lines are more susceptible to damage caused by strong winds, ice build-up and lightning. These environmental conditions have caused power outages, resulting in operational challenges and potential safety issues for inmates and correctional staff. The current overhead distribution network is difficult to maintain and requires a third party contractor. If a problem arises it is difficult and sometimes impossible to isolate the problem without impacting multiple facilities and large geographical areas.

It is the recommendation to replace the single point supply, overhead transmission line distribution with an underground loop type distribution network that is capable of supplying power to the complex from two different power supply points. The loop would be established using pad mounted switches so that problems can be isolated without impacting adjacent facilities and/or geographical areas. The existing emergency standby generators at the CCF would be reconfigured to support the entire prison complex. Remote and non-critical areas of the complex are not included in this project.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$18,133,771	<b>All Phases:</b> Project Total:	\$18,133,771





**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 institutions 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) (I) 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. The total of the General Fund current year project requests is **\$120,199,252**. The total of out-year project cost for General Funds is **\$82,691,595**. The total of all projects, all phases is \$202,890,847.

Priority	Quantity		Current-year project requests and associated Out-year project phases	\$ Amount	
<b>Level 1*</b>	5		Current-year project requests	\$64,342,521	
			Current-year project requests (Cash)	\$10,000,000	
		1	Current requests with out-year project phases		\$6,105,518
<b>Level 2**</b>	6		Current-year project requests	\$45,856,731	
		2	Current requests with out-year project phases		\$76,586,077
<b>Level 3***</b>	0		Current-year project requests	\$0	
		0	Current requests with out-year project phases		\$0
<b>CAPITAL CONSTRUCTION RECOMMENDED TOTAL</b>				<b>\$120,199,252</b>	<b>\$82,691,595</b>

**\*Level 1** incorporates critical projects that are predominantly *life safety and/or loss of use* (the later resulting from building equipment or infrastructure system failure and/or lack of compliance with codes, standards and accreditation requirements).

**\*\*Level 2** incorporates projects that are predominantly causing *operational disruptions/energy inefficiencies* and/or *environmental contamination*.

**\*\*\*Level 3** incorporates projects that predominantly contain differing levels of building or infrastructure *deterioration*.

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES  
CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS

December 2022

Ref. No.	Agency Project Title, Phase	Project P#	Total Prior Funding	Current - Year Project Request	Out - Year Project Balance	Total Project Costs
<b>LEVEL 1</b>						
1	Department of Education - Colorado School for the Deaf and the Blind <b>West Hall Renovation &amp; Addition, Ph 1 of 1</b>		\$0	<b>\$17,421,672</b>	\$0	\$17,421,672
2	Department of Higher Education - History Colorado <b>Collections Care Facility, Ph 1 of 1</b>		\$0	<b>\$42,168,657</b>	\$0	\$52,168,657
	<b>Cash</b>		\$0	<b>\$10,000,000</b>	\$0	
3	Department of Human Services <b>Regional Centers (RC) Bathroom Remodels, Ph 1 of 1</b>		\$0	<b>\$1,906,757</b>	\$0	\$1,906,757
4	Department of Human Services <b>Regional Centers Life Safety Improvements, Ph 1 of 2</b>		\$0	<b>\$1,390,293</b>	\$6,105,518	\$7,495,811
5	Department of Human Services <b>DYS Safety and Security Risk Mitigation Assessment, Ph 1 of 1</b>		\$0	<b>\$1,455,142</b>	\$0	\$1,455,142
<b>LEVEL 1 TOTALS</b>			\$0	<b>\$74,342,521</b>	\$6,105,518	\$80,448,039
<b>LEVEL 2</b>						
6	Department of Agriculture - Administration and Labs <b>CDA Insectary Greenhouse Expansion, Repair and Replacement, Ph 1 of 1</b>		\$0	<b>\$719,539</b>	\$0	\$719,539
7	Department of Human Services <b>CMHIP Kitchen Improvements, Ph 1 of 1</b>		\$0	<b>\$21,875,711</b>	\$0	\$21,875,711
8	Department of Human Services <b>Career Tech at DYS Commitment Facilities, Ph 1 of 3</b>		\$0	<b>\$6,250,932</b>	\$26,934,096	\$33,185,028
9	Department of Human Services <b>Gilliam YSC Replacement, Ph 1 of 3</b>		\$0	<b>\$1,987,623</b>	\$49,651,981	\$51,642,604
10	Department of Human Services <b>Visitation Centers at Three DYS Campuses, Ph 1 of 1</b>		\$0	<b>\$4,047,762</b>	\$0	\$4,047,762
11	Department of Human Services <b>CMHIFL Support Services, Ph 1 of 1</b>		\$0	<b>\$10,975,164</b>	\$0	\$10,975,164
<b>LEVEL 2 TOTALS</b>			\$0	<b>\$45,856,731</b>	\$76,586,077	\$122,442,808
<b>LEVEL 3</b>						
No Level 3 projects			\$0	<b>\$0</b>	\$0	\$0
<b>LEVEL 3 TOTALS</b>			\$0	<b>\$0</b>	\$0	\$0
<b>CAPITAL CONSTRUCTION RECOMMENDED TOTALS</b>			\$0	<b>\$120,199,252</b>	\$82,691,595	\$202,890,847

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES**  
**CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level **Funding Recommendation**

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

**West Hall Renovation & Addition, Ph 1 of 1**

**\$17,421,672**

PROJECT DESCRIPTION / SCOPE OF WORK:

West Hall (EDDB2617) was constructed in 1931 as a residence and classroom and is largely in its original condition. The only major additions or upgrades to the building have been a 1985 fire alarm system and a 1960 electrical upgrade. It is part of a State Historic Register district (5EP.2740). All the mechanical, plumbing and electrical (MPE) systems need to be upgraded. There is significant water damage throughout the facility due to continued roof leaks. The building is not ADA compliant. It is only partially occupied as office space. The building needs a full renovation and an addition added to the building to be appropriate for the students and programs of the school. Nearby Adams Hall (EDDB2626) is currently housing the School for the Blind and has become too small to adequately accommodate the growing student population. Moving the School for the Blind and the Early Education Program (EEP) to West Hall (a three-story building) will provide the additional space and facilitate teaching elementary, middle and high school students separately on each floor.

This project will design and renovate the historic structure while meeting the current needs of the school. It will include, lead/asbestos/mold abatement, full ADA accessibility including a 3-story elevator, replace the MPE systems, and provide current fire safety systems and full interior renovation as required with a change of occupancy from office to education.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$17,421,672	Project Total:	\$17,421,672





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES**  
**CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level    **Funding Recommendation**

2            1            Department of Higher Education - History Colorado

**Collections Care Facility, Ph 1 of 1**

**\$42,168,657**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

This request is to purchase a joint collections storage facility for History Colorado and the State Archives. History Colorado currently owns a building in North Denver, while the State Archives leases space in Capitol Hill, North Denver, and in Simla. Deficiencies at the North Denver facility include (but are not limited to) poor faulty lighting, insufficient space for the current collection as well as future acquisitions, a compromised building envelope, improper environmental controls, dated non-functioning technology, poor security, and non-compliance with building and accessibility codes. Colorado State Archives (CSA) is currently occupying four levels in the Centennial Building. Current storage spaces are not adequate to meet CSA space needs nor storage standards. Concerns over safety and security are high. The accessibility does not meet current ADA standards. Temperature and humidity regulation is inconsistent and limited. Ongoing building upgrades and construction projects endanger the integrity of the archives stored in the building. In addition, the current facilities have suffered from serious water leaks in 2015, 2019, 2021 and 2022, damaging part of their collections. If this project is not funded, the collections of each agency will be at a severe and imminent risk. The North Storage warehouse facility does not meet the standards of preserving and conserving the collections and because of this, History Colorado risks losing The American Association of Museums accreditation. Losing AMA accreditation can be detrimental as it allows History Colorado to be eligible for traveling exhibits and national museum partnerships that ultimately affect museum operations and revenue generating programs.

In 2021, a study determined the optimal option for both agencies is to purchase an existing facility in the Denver Metro Area that will be retrofitted to provide the specialized needs of both agencies. The primary function of the facility will be to house collection items that are not on display in the downtown museum while also providing easy access to the collections and protecting the objects in a safe and secure manner.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>			<b>Future Phasing:</b>		
Funded To Date:			Project Balance:		
<b>Current Phase:</b>	<b>Cash</b>	<b>CCF</b>	<b>Current Phase:</b>	<b>Cash</b>	<b>CCF</b>
FY23/24 Ph 1	\$10,000,000	\$42,168,657	Project Total:	\$10,000,000	\$42,168,657



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES  
CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS

December 2022

Ref. No    Level    Funding Recommendation

3            1            Department of Human Services

**Regional Centers (RC) Bathroom Remodels, Ph 1 of 1**

**\$1,906,757**

PROJECT DESCRIPTION / SCOPE OF WORK:

28 group homes across the State provide the needed care for Intermediate Care Facilities for intellectually and Developmentally Disabled People (ICF/IDD) and Home and Community-Based Services (HCBS) These homes were built in the 1980's. The bathrooms in these homes are undersized and do not meet programmatic therapeutic needs. Several are out of compliance with Americans with Disabilities Act (ADA) requirements. This inhibits residents to fully engage in their environment and does not allow the Division of Regional Centers to adequately provide the care and meet the needs for the residents served.

This single phase project will provide critical bathroom upgrades, including grab bars, bariatric tubs, new flooring substrate, floor and wall tile and structural modifications to accommodate new bathtubs.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,906,757	<b>All Phases:</b> Project Total:	\$1,906,757





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES**  
**CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level **Funding Recommendation**

4            1            Department of Human Services

**Regional Centers Life Safety Improvements, Ph 1 of 2**

**\$1,390,293**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The kitchen facilities at the Wheat Ridge Regional Center (WRRC), Pueblo Regional Center (PRC), and Grand Junction Regional Center (GJRC) have been in disuse and disrepair, if not completely decommissioned, for ten years or more. The Division of Regional Centers proposes to provide commercial kitchens in all three districts to its residents and community partners for food preparation training to promote individual growth, participation, contribution and community integration. The therapy pools at WRRC and PRC, built in 1972 and 1981, are small and experiencing constant maintenance issues including mechanical and water leakage. Pool therapy is a vital program need to support physical endurance, balance and mobility of the clients. The Pueblo Regional Center pool is also experiencing inadequate ventilation which has degraded the windows, caused rusting of locker rooms and buildup of fumes in the chemical storage room. In addition the parking lot serving both staff and visitors at the Wheat Ridge Regional Center is original. The asphalt, curbs and gutters have all degraded where repair is no longer possible.

Phase 1 will consist of the design and construction of kitchen renovations at all three Regional Centers and the parking lot replacement at WRRC. Phase 2 will include the design, construction, and repairs to pool facilities at WRRC and PRC.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:		FY24/25 Ph 2	\$6,105,518
		Project Balance:	\$6,105,518
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,390,293	Project Total:	\$7,495,811



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES  
CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS

December 2022

Ref. No Level Funding Recommendation

5 1 Department of Human Services

**DYS Safety and Security Risk Mitigation Assessment, Ph 1 of 1**

**\$1,455,142**

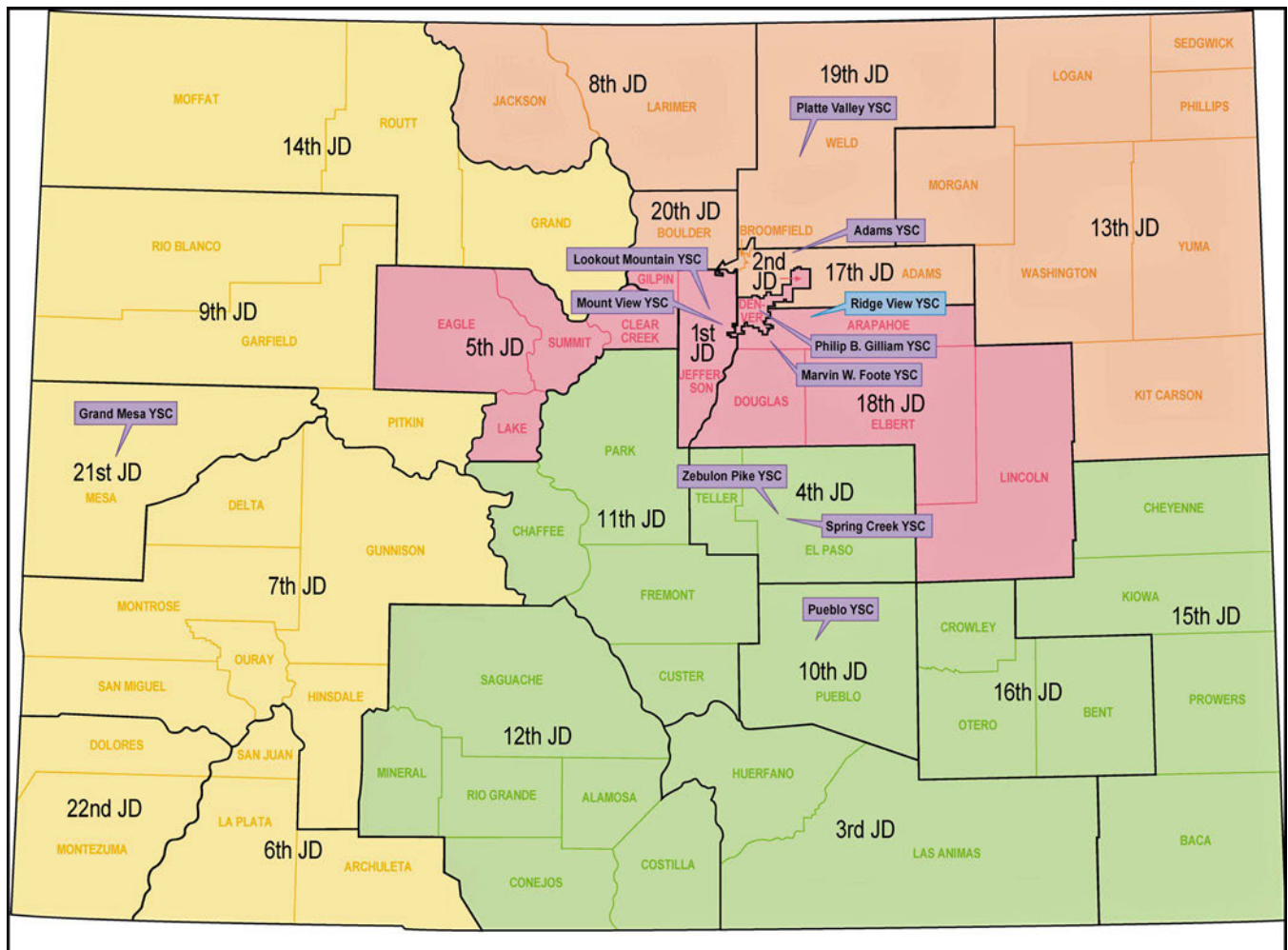
PROJECT DESCRIPTION / SCOPE OF WORK:

DHS's Division of Youth Services (DYS) operates fourteen (14) secure youth centers that serve youth between the ages of 10-21 who are pre-adjudicated or committed. These facilities are up to 100 years old. The physical plants in older facilities are not conducive to safe treatment environments that reflect current best practice in the areas of self-harm mitigation, trauma informed care environments and risk reduction for residents and staff.

This single phase project would provide a safety and security assessment for all Division of Youth Services (DYS) facilities owned and operated by the Department.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,455,142	<b>All Phases:</b> Project Total:	\$1,455,142





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES**  
**CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level **Funding Recommendation**

6            2            Department of Agriculture - Administration and Labs

**CDA Insectary Greenhouse Expansion, Repair and Replacement, Ph 1 of 1** **\$719,539**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Insectary (AGPI7099) was established in 1945 and has been at the current location since 1992. The west greenhouse is original and is now almost 30 years old, and is at the end of its life expectancy. The panels are yellowing which is reducing the amount of sunlight inside. The benches that hold the plants are rusting, becoming dangerous for employees. The evaporative coolers are original and also beyond repair. The east greenhouse was built in 1996 and has similar issues with the benches and evaporative coolers. The insectary has had increased growth in its biological control program, receiving over 1,200 orders with increased orders each year. Meeting the demand as well as continued research in the existing space is becoming increasingly difficult. Without research space the federal grant potential is significantly decreased. Efficient greenhouses would reduce water consumption but the programs also reduce noxious weeds that exacerbate wildfires and hinder agricultural production

This request would include replacing the west Greenhouse, modernizing the east greenhouse with new benches, new drip system and evaporative cooling. It would add a third greenhouse to provide a more controlled environment for rearing beneficial insects. With the construction, the parking lot would be modified to incorporate ADA access.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$719,539	Project Total:	\$719,539





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES**  
**CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level    **Funding Recommendation**

7            2            Department of Human Services

**CMHIP Kitchen Improvements, Ph 1 of 1**

**\$21,875,711**

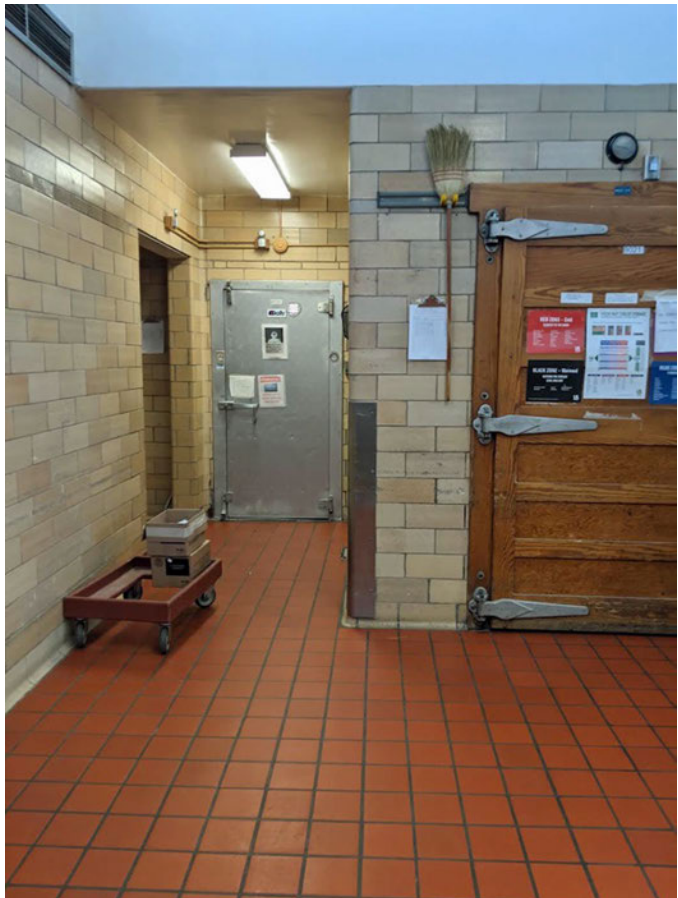
PROJECT DESCRIPTION / SCOPE OF WORK:

This project will build a complete 34,100 SF self-contained replacement kitchen on the Colorado Mental Health Institute at Pueblo (CMHIP) campus. By building a new kitchen, Nutrition Services can continue operations efficiently and provide for over 1.82M meals annually to approximately 1,700 DOC inmates and CDHS patients housed on the 302-acre CMHIP campus without disruption. The need for kitchen improvements/replacement was originally identified two decades ago. More recently, the Facility Program Plan (FPP) completed in 2017 identified this as a critical need. The last renovation to the existing 80-year-old Kitchen (HSSH2888) was in the early 1990's, with little improvements since though the campus has continued to grow in census. Now equipment is difficult to maintain and the kitchen lacks both staff efficiency and energy efficiency.

This project will design and construct a new, replacement kitchen at CMHIP.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$21,875,711	Project Total:	\$21,875,711



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES  
CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS

December 2022

Ref. No Level Funding Recommendation

8 2 Department of Human Services

**Career Tech at DYS Commitment Facilities, Ph 1 of 3**

**\$6,250,932**

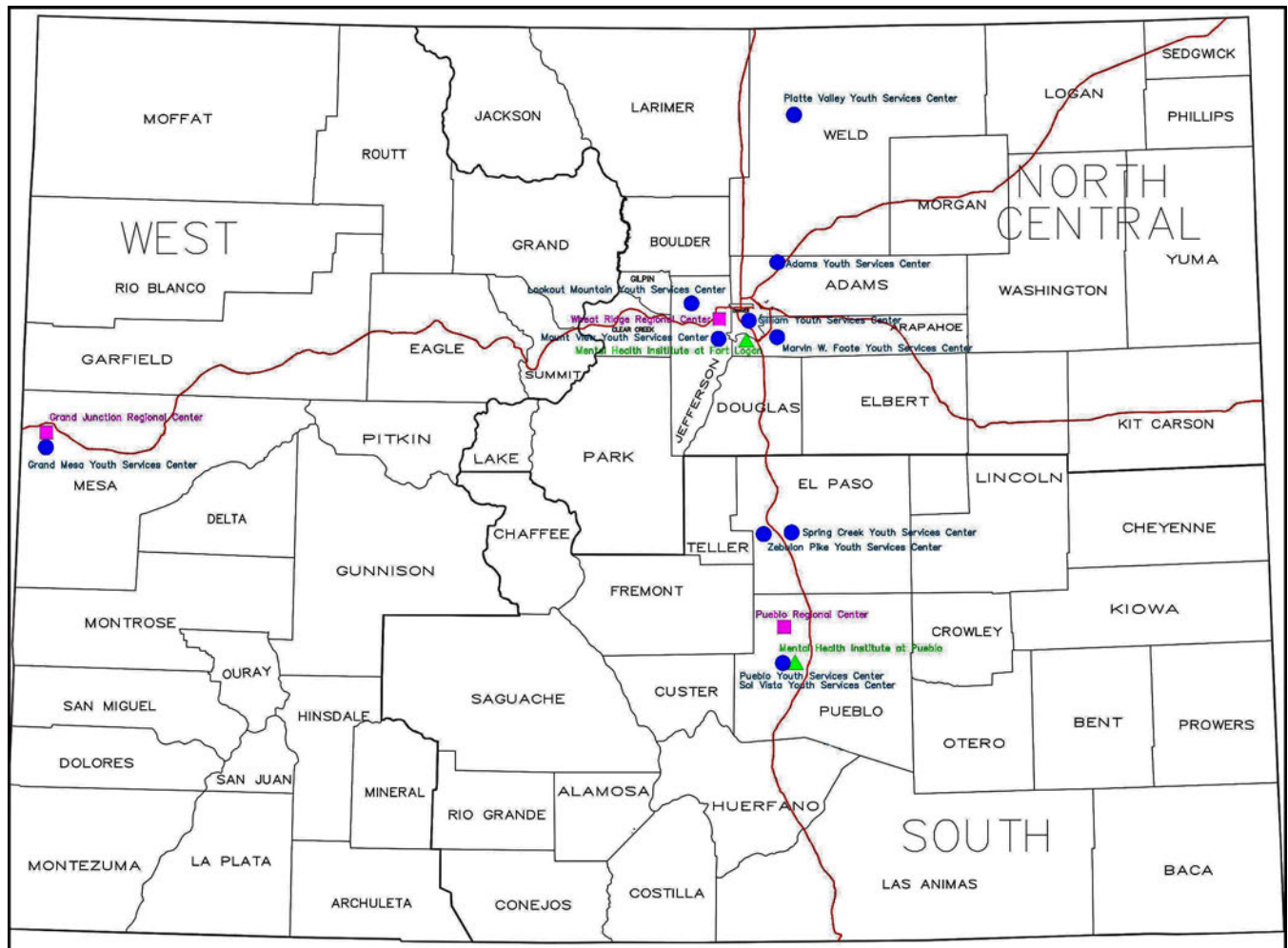
PROJECT DESCRIPTION / SCOPE OF WORK:

This three-phased project would expand and create new career technical education (CTE) spaces at the five Youth Services commitment facilities. The Operational Program Plan and Facility Master Plan both support the need for additional post-secondary educational opportunities including career technical education and vocational education space

Phase 1 will include design and construction of new CTE facilities at Platte Valley YSC adding approximately 5,600 sf. Phase 2 will include design and construction of new CTE facilities at Grand Mesa YSC, adding approximately 6,500 sf. and renovating approximately 2,900 sf. It will include site modifications to create an outdoor yard and relocation / replacement of dog care facilities. Phase 3 will include professional services and construction associated with CTE program needs at Campus at Lookout Mountain (CALM) including expansion by approximately 10,000 sf., renovation of approximately 500 sf. and approximately 10,000 sf. of fencing.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
		FY24/25 Ph 2	\$9,778,353
		FY25/26 Ph 3	\$17,155,743
Funded To Date:	\$0	Project Balance:	\$26,934,096
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$6,250,932	Project Total:	\$33,185,028





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES**  
**CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level **Funding Recommendation**

9            2            Department of Human Services

**Gilliam YSC Replacement, Ph 1 of 3**

**\$1,987,623**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

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

Phase 1 will include professional services such as architectural/engineering design services (40%), code review, and site preparation including site surveys, investigations, reports, grading, and infrastructure preparation. Phase 2 will complete 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:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
		FY24/25 Ph 2	\$2,920,199
		FY25/26 Ph 3	\$46,734,782
Funded To Date:		Project Balance:	\$49,654,981
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,987,623	Project Total:	\$51,642,604



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES**  
**CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level

**Funding Recommendation**

10            2            Department of Human Services

**Visitation Centers at Three DYS Campuses, Ph 1 of 1**

**\$4,047,762**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Currently, DYS Youth Service Centers on the Campus at Lookout Mountain (CALM), Mount View, and Grand Mesa have minimal acceptable space for professional and family visitations. This capital construction request will provide appropriate visiting space needed to support youth and their parents, and in many instances the youth themselves are parents of young children.

This single phase request includes the design and construction of visitation centers at all three campuses near the gatehouse entrances. They will provide space for multi-resource representatives such as economic, education, and community support meetings with the entire family at once in a therapeutic setting. Second generation youth who have children themselves, will have a homelike area to visit in, parent, and interact with their children using age-appropriate materials, toys, and literature.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$4,047,762	Project Total:	\$4,047,762





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – C: STATE AGENCIES**  
**CAPITAL CONSTRUCTION PROJECT REQUEST LIST AND DESCRIPTIONS**

December 2022

Ref. No    Level **Funding Recommendation**

11            2            Department of Human Services

**CMHIFL Support Services, Ph 1 of 1**

**\$10,975,164**

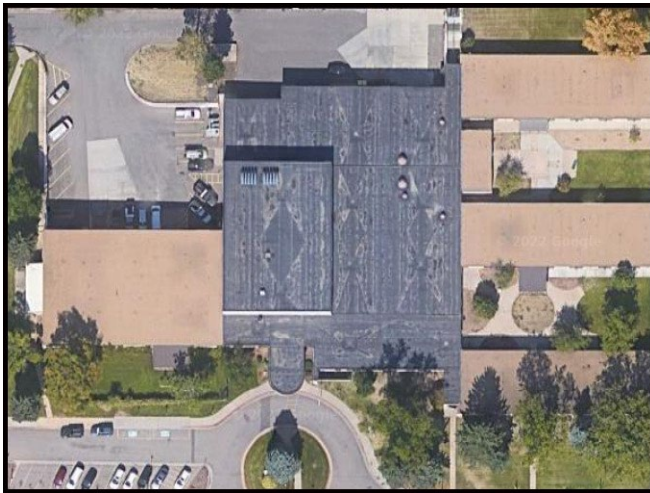
PROJECT DESCRIPTION / SCOPE OF WORK:

Colorado Mental Health Institute at Fort Logan (CMHIFL) is increasing its patient population by 61% with the addition of F2/F3 cottages completed in the Fall of 2022 adding 44 beds, and the recent appropriation to renovate the geriatric unit to create 16 new forensic beds. Based on the 2017 Facilities Program Plan, CMHIFL needs to upgrade the support services available to the patients based on this increased volume and to comply with hospital licensing requirements.

This single phase project will add and/or renovate approximately 10,000 GSF of critical support spaces needed including a central kitchen, training kitchen, dining, pharmacy, clinic, cosmetology and some additional storage spaces.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$10,975,164	Project Total:	\$10,975,164





**D. STATE AGENCIES: ACQUISITION / DISPOSITION REQUEST LIST AND DESCRIPTIONS**

There are two submitted requests by two State Agency for Acquisitions as part of the annual Office of the State Architect's (OSA) review process. Agencies are required to submit per Section 24-30-1303 (1) (t) (I) C.R.S. any Acquisitions/Dispositions A/D requests to OSA prior to our report being sent to the Governor's Office of State Planning and Budgeting.

On the following pages is the individual project descriptions for the recommended projects. The descriptions provide a brief scope narrative of each recommended A/D request and the corresponding name of the state department and the building or site. 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 requests.

The table below lists 2 acquisition requests.

<b>Ref No.</b>	<b>Agency Title</b>
1	Department of Education - History Colorado <b>Land Acquisition - History Colorado Collections Care Facility</b>
2	Department of Military and Veterans Affairs <b>Land Acquisition – Pueblo Field Maintenance Shop and Readiness Center</b>

Ref. No

Funding Recommendation

1 Department of Higher Education - History Colorado

### Collections Care Facility

#### PROJECT DESCRIPTION / SCOPE OF WORK:

This request is to purchase a joint collections storage facility for History Colorado and the State Archives. History Colorado currently owns a building in North Denver, while the State Archives leases space in Capitol Hill, North Denver, and in Simla. Deficiencies at the North Denver facility include (but are not limited to) poor faulty lighting, insufficient space for the current collection as well as future acquisitions, a compromised building envelope, improper environmental controls, dated non-functioning technology, poor security, and non-compliance with building and accessibility codes. Colorado State Archives (CSA) is currently occupying four levels in the Centennial Building. Current storage spaces are not adequate to meet CSA space needs nor storage standards. Concerns over safety and security are high. The accessibility does not meet current ADA standards. Temperature and humidity regulation is inconsistent and limited. Ongoing building upgrades and construction projects endanger the integrity of the archives stored in the building. In addition, the current facilities have suffered from serious water leaks in 2015, 2019, 2021 and 2022, damaging part of their collections. If this project is not funded, the collections of each agency will be at a severe and imminent risk. The North Storage warehouse facility does not meet the standards of preserving and conserving the collections and because of this, History Colorado risks losing The American Association of Museums accreditation. Losing AMA accreditation can be detrimental as it allows History Colorado to be eligible for traveling exhibits and national museum partnerships that ultimately affect museum operations and revenue generating programs.

In 2021, a study determined the optimal option for both agencies is to purchase an existing facility in the Denver Metro Area that will be retrofitted to provide the specialized needs of both agencies. The primary function of the facility will be to house collection items that are not on display in the downtown museum while also providing easy access to the collections and protecting the objects in a safe and secure manner.





Ref. No

Funding Recommendation

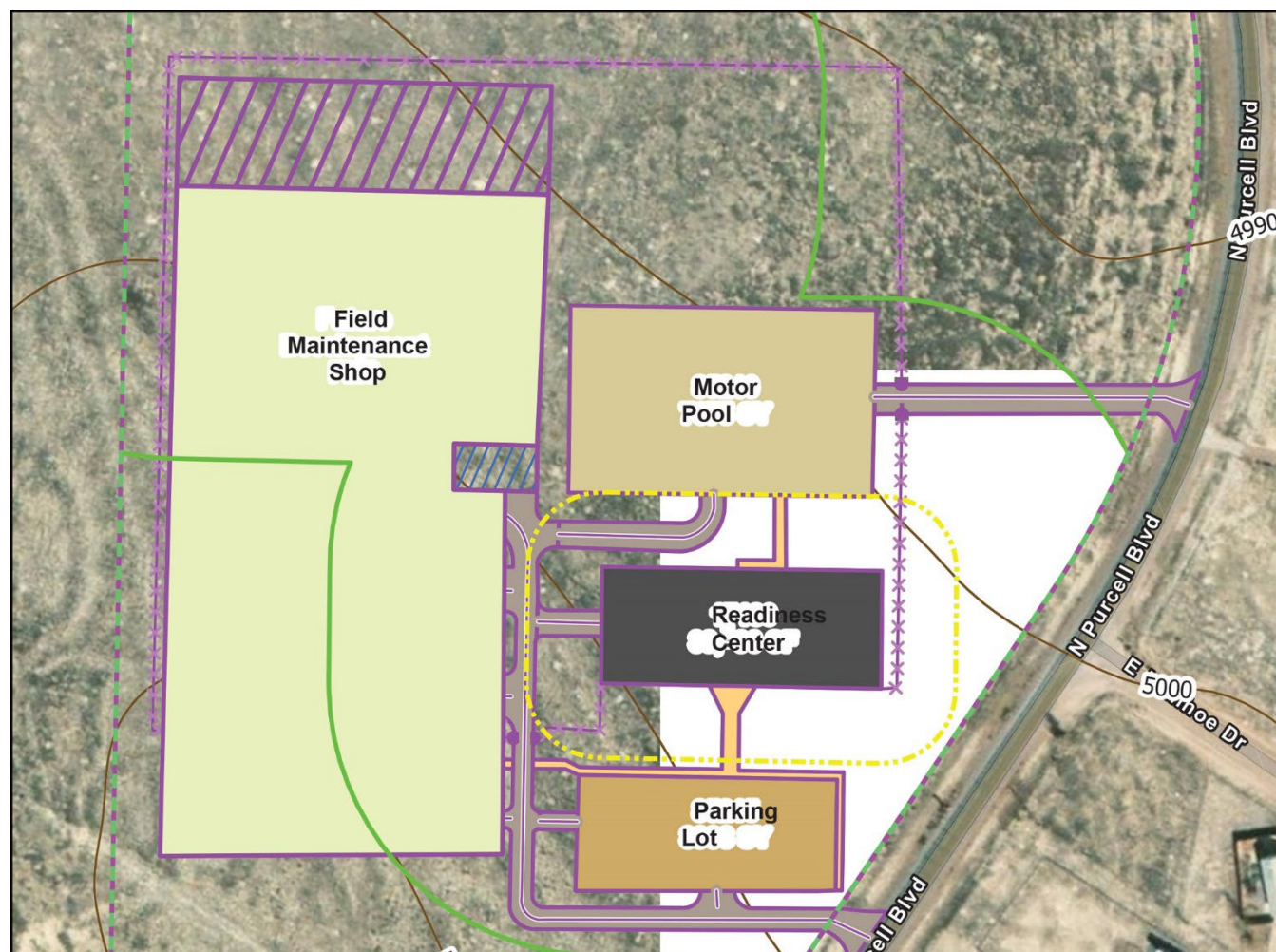
2 Department of Military and Veterans Affairs

**Pueblo Field Maintenance Shop and Readiness Center, Ph 1 of 3**

PROJECT DESCRIPTION / SCOPE OF WORK:

This capital construction request is for a 35 acre land acquisition Pueblo West and future facility construction. This acquisition is essential to meeting the Colorado Army National Guard (COARNG) mission in Pueblo. Phase 2 will be the design of the facility. Phase 3 will be the construction of the facility. These are two of the oldest facilities in the COARNG inventory. The Pueblo Readiness Center (MANG0946) on the State Fairgrounds was constructed in 1961 on a parcel size of 5-acres. This amount of land is insufficient to accommodate the military vehicles for the Forward Support Company. The vehicles are stored at the maintenance facility located in Rocky Ford (MANG0947) and was constructed in 1949 and past its useful life. The travel distance between these two facilities is 54 miles, which has a negative impact on readiness. Both facilities are land locked without the space to expand.

The COARNG mission needs are the same with more soldiers, so the consolidation of the facilities requires bigger sites and bigger buildings. The National Guard Bureau requirement for new Readiness Center land is minimum of 15-acres in order to meet the anti-terrorism/force protection setback requirements. The program requirements are best achieved by a common parcel of land for efficiency in meeting the needs of the Army National Guard. The new Pueblo Readiness Center is programmed to be 39,160 square feet, with 125 soldiers from a Forward Support Company assigned to the facility. The new Maintenance Shop is programmed to be 20,396 square feet. This facility will be responsible for maintaining 138 military vehicles from two (2) units.





## E. STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION: CONTROLLED MAINTENANCE RECOMMENDATIONS

On the following pages is the list of current fiscal year recommendations for the Controlled Maintenance project requests based on the Office of the State Architect's (OSA) annual review process. The projects are listed by reference number, score, project title and phase, and this year's funding request. The process begins with an annual site visit to observe the general condition of the agency/institution's building inventory, assess the status of on-going construction projects and visually inspect and evaluate each current-year project request and associated out-year project phase as part of their five-year plan. This is followed by the review of the submitted documentation for each request. This list of recommendations has been sent to the Governor's Office of State Planning and Budgeting as required by Section 24-30-1303 (1) (t) (I) C.R.S.

Following the list of recommendations are the project description pages for the requested projects. The descriptions provide a brief scope narrative of each 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, incorporation of deferred maintenance and sustainability.

The chart below summarizes by priority level, quantity and dollar amount the **\$148,468,915** of current-year project requests and also lists for further consideration an additional **\$43,282,964** of associated out-year project request balances by project phase, for a total of **\$191,751,879**.

Priority	Quantity		Current-year project requests/Out-year project phases	\$ Amount	
Level 1*	55		Current-year project requests	\$74,375,258	
		8	Out-year project phases		\$19,785,665
Level 2**	49		Current-year project requests	\$56,589,003	
		8	Out-year project phases		\$13,209,197
Level 3***	16		Current-year project requests	\$17,504,654	
		5	Out-year project phases		\$10,288,102
CONTROLLED MAINTENANCE RECOMMENDED TOTAL				\$148,468,915	\$43,282,964

\***Level 1** incorporates critical projects that are predominantly *life safety and/or loss of use* (the later resulting from equipment/system failure and/or lack of compliance with codes, standards and accreditation requirements) and includes the *Emergency Fund* for unanticipated circumstances.

\*\***Level 2** incorporates projects that are predominantly causing *operational disruptions/energy inefficiencies* and/or *environmental contamination*.

\*\*\***Level 3** incorporates projects that that predominantly contain differing levels of building or infrastructure *deterioration*.

Although the annual controlled maintenance budget request has been comprised of three levels of project priorities intended to address the overall condition of the state's building inventory, various downturns in the economy over the last twenty years have led to inconsistent and limited funding only for **Level 1** and sometimes a portion of **Level 2**. The result of not having sufficient funds for all three levels annually has caused, for example, roofing projects that were originally categorized in **Level 3**, to now increase in criticality to **Level 2** and eventually **Level 1** due to continued deterioration over time.



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II - E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref No.	Agency Score	Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
<b>LEVEL 1</b>						
1	1	Department of Personnel & Administration - Office of the State Architect <b>Emergency Fund</b>		<b>\$3,000,000</b>	\$0	\$3,000,000
2	3	University of Colorado Boulder <b>Repair Exterior Structure, Macky Auditorium, Ph 3 of 3</b>	2022-020M21	<b>\$1,753,352</b>	\$0	\$4,753,352
3	3	Department of Agriculture - Colorado State Fair <b>Fire Suppression, HVAC, ADA and Code Updates, Colorado Building, Ph 1 of 1</b>		<b>\$1,957,754</b>	\$0	\$6,711,106
4	4	Colorado State University <b>Repair C Basin Sanitary Sewer Outfall, Ph 2 of 2</b>	2021-064M21	<b>\$1,780,908</b>	\$0	\$8,492,014
5	4	University of Colorado Boulder <b>Fire Alarm Control Panel Replacements, Engineering Center Office Tower, Ph 1 of 1</b>		<b>\$918,673</b>	\$0	\$9,410,687
6	4	Auraria Higher Education Center <b>Replace Transformers, St Cajetan's &amp; Plaza, Ph 1 of 1</b>		<b>\$1,656,226</b>	\$0	\$11,066,913
7	4	University of Colorado Denver <b>Fire Protection Replacement, CU Denver Building, Ph 1 of 1</b>		<b>\$1,756,178</b>	\$0	\$12,823,091
8	4	Fort Lewis College <b>Modernization of Elevator, Noble Hall and Concert Hall, Ph 1 of 1</b>		<b>\$727,135</b>	\$0	\$13,550,226
9	4	University of Colorado Colorado Springs <b>Refurbish Campus Elevators, Seven Buildings, Ph 3 of 4</b>	2019-077M21	<b>\$1,999,715</b>	\$1,999,447	\$15,549,941
10	4	Front Range Community College <b>Renovate Repair Main Elevators, Westminster Campus, Ph 1 of 1</b>		<b>\$1,305,000</b>	\$0	\$16,854,941
11	4	Auraria Higher Education Center <b>Card Access, Shared Buildings, Ph 1 of 1</b>		<b>\$876,050</b>	\$0	\$17,730,991
12	4	Colorado State University <b>Replace Lead Joint Water Line, Ph 1 of 2</b>		<b>\$901,922</b>	\$1,581,360	\$18,632,913
13	4	University of Colorado Boulder <b>Campus Heat Exchangers, Chemistry, Duane, Duane D-Wing Building, Ph 1 of 1</b>		<b>\$1,040,773</b>	\$0	\$19,673,686
14	5	Community College of Aurora <b>Upgrade Fire Alarm System, Ph 1 of 1</b>		<b>\$1,651,490</b>	\$0	\$21,325,176
15	5	Department of Education - Colorado Talking Book Library <b>Safety, Security, and Electrical Upgrades, Ph 1 of 1</b>		<b>\$1,647,715</b>	\$0	\$22,972,891
16	5	Department of Education - Colorado School for the Deaf and the Blind <b>Security Upgrades, Campus, Ph 1 of 2</b>		<b>\$572,250</b>	\$1,999,176	\$23,545,141
17	5	Auraria Higher Education Center <b>Install Tracer Wire on Buried Fire Alarm Fiber Line, Ph 1 of 1</b>		<b>\$159,143</b>	\$0	\$23,704,284
18	6	History Colorado <b>Fire Mitigation, Georgetown Railway Loop, Area C, Ph 3 of 3</b>	2020-075M19	<b>\$411,851</b>	\$0	\$24,116,135
19	6	Colorado State University <b>Install Fire Sprinkler System, Gifford Building, Ph 1 of 1</b>		<b>\$737,888</b>	\$0	\$24,854,023

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II - E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref No.	Agency Score	Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
20	6	Department of Local Affairs - Fort Lyon <b>Life Safety 3 Buildings, Ph 1 of 1</b>		<b>\$494,264</b>	\$0	\$25,348,287
21	6	Department of Personnel & Administration - Division of Capital Assets <b>Bullet Resistant Windows, State Office Building, Ph 1 of 1</b>		<b>\$1,352,313</b>	\$0	\$26,700,600
22	6	Department of Education - Colorado School for the Deaf and the Blind <b>Install Fire Sprinklers, Upgrade HVAC and ADA, Hubert Work Gymnasium, Ph 3 of 3</b>	2022-022M21	<b>\$1,495,998</b>	\$0	\$28,196,598
23	6	Department of Human Services <b>Building 118 Chiller and Building 35 Water Softener, Condensate Pump, CMHIP, Ph 1 of 3</b>		<b>\$1,927,114</b>	\$3,892,416	\$30,123,712
24	6	Morgan Community College <b>Campus wide Safety and Security Updates, Ph 1 of 1</b>		<b>\$1,988,239</b>	\$0	\$32,111,951
25	7	University of Colorado Boulder <b>Campus Rooftop Safety, Civil, Electrical, Mechanical Engineering Center, Computer Science, and Environmental Buildings, Ph 1 of 2</b>		<b>\$674,135</b>	\$624,102	\$32,786,086
26	8	Department of Corrections <b>Central Warehouse Freezer/Cooler Component Replacement, LCF, Ph 1 of 1</b>		<b>\$1,163,986</b>	\$0	\$33,950,072
27	8	Department of Education - Colorado School for the Deaf and the Blind <b>Campus ADA Playground Compliance Upgrade, Ph 1 of 1</b>		<b>\$1,954,154</b>	\$0	\$35,904,226
28	8	Adams State University <b>Replace Campus Boilers, Five Buildings, Ph 2 of 2</b>	2019-070M19	<b>\$1,573,564</b>	\$0	\$37,477,790
29	8	Arapahoe Community College <b>Controls Upgrade, Main and Annex Buildings, Ph 1 of 1</b>		<b>\$1,942,026</b>	\$0	\$39,419,816
30	8	Department of Corrections <b>Central Warehouse Freezer/Cooler Component Replacement, SCF, Ph 1 of 1</b>		<b>\$852,240</b>	\$0	\$40,272,056
31	8	Department of Human Services <b>Upgrade Interiors Group Home, Ph 3 of 3</b>	2020-109M21	<b>\$920,826</b>	\$0	\$41,192,882
32	9	Fort Lewis College <b>Replace Fire Alarm Equipment, Multiple Buildings, Ph 3 of 5</b>	2022-049M21	<b>\$1,739,754</b>	\$3,768,098	\$42,932,636
33	9	Department of Human Services <b>Roof Replacement at Platte Valley, Ph 2 of 2</b>	2023-077M22	<b>\$1,100,693</b>	\$0	\$44,033,329
34	10	Department of Human Services <b>Refurbish Secondary and Emergency Electrical Systems, Tier 1, CMHIP, Ph 3 of 3</b>	2020-097M21	<b>\$1,941,002</b>	\$0	\$45,974,331
35	10	Department of Military and Veterans Affairs <b>Emergency Generator at Watkins Readiness Center, Ph 1 of 1</b>		<b>\$163,056</b>	\$0	\$46,137,387
36	10	Colorado School of Mines <b>Replace Hazardous Lab Controls, GRL, Ph 2 of 2</b>	2023-069M22	<b>\$1,031,531</b>	\$0	\$47,168,918
37	10	Trinidad State College <b>Install Boiler System and Upgrade Associated Building Automation System, Berg, Ph 2 of 2</b>	2023-088M22	<b>\$900,526</b>	\$0	\$48,069,444
38	10	Colorado School of Mines <b>Replacement of Hazardous Laboratory Exhaust Fans, Campus, Ph 3 of 3</b>	2021-067M21	<b>\$1,510,726</b>	\$0	\$49,580,170

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II - E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref No.	Score	Agency Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
39	10	University of Colorado Denver <b>Vivarium Air Valve Replacement, R1 North, Ph 1 of 2</b>		<b>\$1,847,537</b>	\$1,803,531	\$51,427,707
40	10	Colorado Community College System at Lowry <b>Replace Chiller, Building 758, Ph 1 of 1</b>		<b>\$974,560</b>	\$0	\$52,402,267
41	10	University of Northern Colorado <b>Chiller Replacement, Ross Hall, Ph 1 of 1</b>		<b>\$1,790,718</b>	\$0	\$54,192,985
42	10	Colorado Mesa University <b>Replacement of Boiler and Chiller, Lowell Heiny Hall, Ph 1 of 1</b>		<b>\$1,336,060</b>	\$0	\$55,529,045
43	10	University of Colorado Colorado Springs <b>Chiller Replacement, El Pomar Center, Kraemer Family Library Buildings, Ph 1 of 1</b>		<b>\$1,999,639</b>	\$0	\$57,528,684
44	10	University of Northern Colorado <b>Chiller Replacement, Gunter Hall, Ph 1 of 1</b>		<b>\$1,258,686</b>	\$0	\$58,787,370
45	10	Department of Human Services <b>Replace HVAC Systems NCD DYS CALM, Ph 1 of 3</b>		<b>\$2,000,000</b>	\$4,117,535	\$60,787,370
46	10	University of Colorado Denver <b>Vivarium Exhaust Fan Replacement, R1 North, Ph 1 of 1</b>		<b>\$579,459</b>	\$0	\$61,366,829
47	10	Western Colorado University <b>Reconditioning Natatorium, Ph 1 of 1</b>		<b>\$1,989,753</b>	\$0	\$63,356,582
48	10	Pikes Peak State College <b>Replace Sewer Vent Pipes and Upgrade Restrooms, Downtown Studio Campus, North Building, Ph 1 of 1</b>		<b>\$1,487,200</b>	\$0	\$64,843,782
49	10	Department of Human Services <b>Repair/Replace Sewer and Steam Producers, CMHIFL, Ph 3 of 3</b>	2022-051M21	<b>\$1,764,533</b>	\$0	\$66,608,315
50	10	Department of Public Health and Environment <b>Upgrade Deionized Water System, State Public Health Laboratory, Ph 1 of 1</b>		<b>\$1,166,859</b>	\$0	\$67,775,174
51	10	Red Rocks Community College <b>Replace East Wing Roof, Lakewood Campus, Ph 2 of 2</b>	2023-084M22	<b>\$1,897,913</b>	\$0	\$69,673,087
52	10	Otero College <b>Repair/Replace Roofs, Kiva, and Wheeler Buildings, Ph 1 of 1</b>		<b>\$748,468</b>	\$0	\$70,421,555
53	10	Colorado State University <b>Replace Roof, Chemistry B and C Wings, Ph 1 of 1</b>		<b>\$1,755,306</b>	\$0	\$72,176,861
54	10	Department of Personnel & Administration - Division of Capital Assets <b>Replace Roof, SOB and PP, Ph 1 of 1</b>		<b>\$1,541,578</b>	\$0	\$73,718,439
55	10	Department of Military and Veterans Affairs <b>Roof Replacements at Fort Collins, Watkins, and Aurora Readiness Centers, Ph 2 of 2</b>	2023-078M22	<b>\$656,819</b>	\$0	\$74,375,258
<b>Level 1</b>			<b>Totals:</b>	<b>\$74,375,258</b>	<b>\$19,785,665</b>	
<b>Cumulative Current-Year Project Requests:</b>				<b>\$74,375,258</b>		
<b>Cumulative Out-Year Project Balances:</b>					<b>\$19,785,665</b>	



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II - E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref No.	Agency Score	Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
<b>LEVEL 2</b>						
56	12	Department of Personnel & Administration - State Capitol Building <b>Replace of Emergency Generator, Ph 1 of 1</b>		<b>\$1,376,713</b>	\$0	\$75,751,971
57	12	Auraria Higher Education Center <b>Replace Fire Sprinkler System, North Classroom Building, Ph 2 of 2</b>	2022-041M21	<b>\$1,468,086</b>	\$0	\$77,220,057
58	12	Department of Human Services <b>Install IP Cameras and Infrastructure, CMHIP &amp; SCYSC, Ph 1 of 3</b>		<b>\$1,263,926</b>	\$1,968,664	\$78,483,983
59	12	Department of Local Affairs - Fort Lyon <b>Reservoir and Lagoon Dredge, Ph 1 of 1</b>		<b>\$1,840,918</b>	\$0	\$80,324,901
60	12	University of Colorado Boulder <b>Exterior Structural Repair, Hale Science, Ph 2 of 3</b>	2023-063M22	<b>\$1,934,155</b>	\$955,989	\$82,259,056
61	12	Colorado Community College System at Lowry <b>Install New Boilers, Chiller, AUHs and Upgrade the Controls, Building 999, Ph 2 of 2</b>	2019-101M21	<b>\$1,442,001</b>	\$0	\$83,701,057
62	12	Department of Human Services <b>DYS Kitchens and Gyms HVAC Conversion to DX, Ph 1 of 1</b>		<b>\$1,500,860</b>	\$0	\$85,201,917
63	12	Pueblo Community College <b>HVAC System Upgrade, Controls, and Repair Ducts, Fremont Campus, Ph 1 of 1</b>		<b>\$945,270</b>	\$0	\$86,147,187
64	12	Department of Public Safety <b>Replace HVAC, Lighting, Controls, and Roof Systems, Montrose Facility, Ph 1 of 1</b>		<b>\$1,030,712</b>	\$0	\$87,177,899
65	12	Pikes Peak State College <b>Replace/Update Building Automation System, Chiller, and Pumps, Centennial Campus, Ph 1 of 1</b>		<b>\$1,823,250</b>	\$0	\$89,001,149
66	12	Department of Human Services <b>Replace Fire Detection Fire Suppression Systems NCD, DYS, MVYSC, 10 Buildings, Ph 1 of 3</b>		<b>\$1,410,769</b>	\$1,592,652	\$90,411,918
67	12	Northeastern Junior College <b>Replacement of HVAC Chiller, Install Elevator, Walker Hall, Ph 1 of 1</b>		<b>\$1,358,115</b>	\$0	\$91,770,033
68	12	University of Colorado Colorado Springs <b>Upgrade Controls, El Pomar Center, Kraemer Family Library Buildings, Ph 1 of 1</b>		<b>\$1,170,950</b>	\$0	\$92,940,983
69	12	Colorado Mesa University <b>Upgrade HVAC and Controls, Love Recital Hall, Ph 1 of 1</b>		<b>\$1,650,634</b>	\$0	\$94,591,617
70	12	Front Range Community College <b>Upgrade HVAC Controls and Replace RTU's, Larimer Campus, Ph 1 of 1</b>		<b>\$1,905,000</b>	\$0	\$96,496,617
71	12	Lamar Community College <b>Replace Parking Lots, Roads, and Lighting, Campus, Ph 1 of 1</b>		<b>\$1,821,985</b>	\$0	\$98,318,602
72	12	Department of Personnel & Administration - Camp George West <b>Water and Fire Line Replacement, Camp George West, Ph 2 of 2</b>	2022-046M21	<b>\$1,899,642</b>	\$0	\$100,218,244

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II - E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref No.	Agency Score	Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
73	12	Department of Human Services <b>Remove and Replace Plumbing and Life Safety Systems, GMYSC, Ph 1 of 1</b>		<b>\$1,440,669</b>	\$0	\$101,658,913
74	12	Department of Personnel & Administration - Division of Capital Assets <b>Rehabilitate Elevators and Freight Cars, SSB and SOB Buildings, Ph 1 of 1</b>		<b>\$1,156,418</b>	\$0	\$102,815,331
75	12	Colorado Northwestern Community College <b>Replace Roof, Hefley Building, Rangely Campus, Ph 1 of 1</b>		<b>\$1,152,188</b>	\$0	\$103,967,519
76	12	History Colorado <b>Roof Replacement, Window and Door Restoration Fort Garland West Officers Quarters, Ph 1 of 1</b>		<b>\$278,037</b>	\$0	\$104,245,556
77	14	Colorado State University <b>Replace Bridge, Mountain Campus, Ph 1 of 1</b>		<b>\$1,998,777</b>	\$0	\$106,244,333
78	14	Department of Corrections <b>Central Warehouse Freezer/Cooler Component Replacement, Denver Complex, Ph 1 of 1</b>		<b>\$761,391</b>	\$0	\$107,005,724
79	14	Colorado State University <b>Replace Transformer and Switchgear, Simons Building, Ph 1 of 1</b>		<b>\$1,598,734</b>	\$0	\$108,604,458
80	14	University of Colorado Denver <b>Improve Heating System, Building 500, Ph 4 of 5</b>	2019-073M19	<b>\$1,238,956</b>	\$690,354	\$109,843,414
81	14	Colorado State University <b>Upgrade Chilled Water Line, Regional Biocontainment Laboratory, Ph 1 of 1</b>		<b>\$556,970</b>	\$0	\$110,400,384
82	14	Department of Corrections <b>Replace Roof, Minimum Living Unit, SCF, Ph 2 of 2</b>	2023-086M22	<b>\$1,631,181</b>	\$0	\$112,031,565
83	14	Lamar Community College <b>Repair Roof and Ceiling, Indoor Arena and Stalls, Ph 1 of 1</b>		<b>\$660,033</b>	\$0	\$112,691,598
84	14	Department of Personnel & Administration - 1881 Pierce <b>Caulk Exterior Walls and Repair/Replace Windows, Ph 1 of 2</b>		<b>\$874,409</b>	\$1,532,510	\$113,566,007
85	15	Department of Local Affairs - Fort Lyon <b>Wastewater Treatment Facility Repairs, Ph 1 of 1</b>		<b>\$1,198,374</b>	\$0	\$114,764,381
86	15	University of Northern Colorado <b>Roof Replacement, Michener Library, Ph 1 of 2</b>		<b>\$1,559,161</b>	\$1,064,776	\$116,323,542
87	16	Adams State University <b>Repair Electrical Distribution, Campus, Ph 3 of 3</b>	2021-048M21	<b>\$773,964</b>	\$0	\$117,097,506
88	16	Department of Public Health and Environment <b>Upgrade Compressed Air System, Argo Water Treatment Facility, Ph 1 of 1</b>		<b>\$186,120</b>	\$0	\$117,283,626
89	16	Front Range Community College <b>Replace Roof, Main Building, Westminster Campus, Ph 1 of 3</b>		<b>\$1,885,000</b>	\$3,704,000	\$119,168,626
90	16	Red Rocks Community College <b>Replace/Upgrade Emergency Generator, Lakewood Campus, Ph 1 of 1</b>		<b>\$894,340</b>	\$0	\$120,062,966
91	18	Department of Military and Veterans Affairs <b>Roof Replacement and Site Security Upgrades, Joint Forces Headquarters, Ph 2 of 2</b>	2023-073M22	<b>\$633,800</b>	\$0	\$120,696,766

OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II - E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref No.	Score	Agency Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
92	18	Colorado Community College System at Lowry Replace Roof, Building 959, Ph 1 of 1		\$986,233	\$0	\$121,682,999
93	18	Department of Human Services Replace Roofs, Five Buildings, CMHIFL, Ph 3 of 3	2019-099M21	\$603,571	\$0	\$122,286,570
94	18	Pueblo Community College Replace San Juan Roof, Ph 1 of 1		\$975,950	\$0	\$123,262,520
95	18	Community College of Aurora Roof Replacement, Classroom Building, Ph 1 of 1		\$830,159	\$0	\$124,092,679
96	18	Department of Corrections Roof Replacement, Living Units and Support Buildings, DCC, Ph 2 of 3	2023-054M22	\$1,421,711	\$1,700,252	\$125,514,390
97	18	University of Colorado Denver Repair Exterior Brickwork, School of Dental Medicine, Ph 1 of 1		\$1,214,390	\$0	\$126,728,780
98	18	University of Colorado Denver Repair Exterior Curtain Wall, Academic Office Building 1, Ph 2 of 2	2023-075M22	\$1,637,817	\$0	\$128,366,597
99	18	Colorado State University Upgrade Accessibility, Campus, Ph 1 of 1		\$373,640	\$0	\$128,740,237
100	20	Department of Military and Veterans Affairs Site Security Lighting Upgrades, Denver Readiness Center, Ph 1 of 1		\$599,311	\$0	\$129,339,548
101	20	Colorado Northwestern Community College Replace Chilled System Pumps, Repair Cooling Tower, and VFDs, Rangely Campus, Ph 1 of 1		\$620,032	\$0	\$129,959,580
102	20	Arapahoe Community College Replace Roof and Repair Exterior Walls, North and Church St. Buildings, Ph 1 of 1		\$402,691	\$0	\$130,362,271
103	20	Front Range Community College Upgrade/Replace Lighting Control System, Westminster Campus, Ph 1 of 1		\$288,000	\$0	\$130,650,271
104	20	Fort Lewis College Lighting Replacement, Whalen Gymnasium, Ph 1 of 1		\$313,990	\$0	\$130,964,261

Level 2

Totals: \$56,589,003

\$13,209,197

Cumulative Current-Year Project Requests: \$130,964,261

Cumulative Out-Year Project Balances:

\$32,994,862



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II - E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref No.	Score	Agency Project Title, Phase	Project M#	CURRENT- YEAR Project Recommendations	OUT-YEAR Project Balance	Cumulative Total of Projects
<b>LEVEL 3</b>						
105	21	Colorado State University <b>Upgrade GeoX System, Moby, Ph 1 of 1</b>		<b>\$1,069,674</b>	\$0	\$132,033,935
106	21	Colorado School of Mines <b>Replace Roof, Brown Hall, Ph 1 of 1</b>		<b>\$1,172,964</b>	\$0	\$133,206,899
107	24	Colorado School of Mines <b>Campus Masonry Repairs, Ph 1 of 2</b>		<b>\$619,071</b>	\$622,277	\$133,825,970
108	24	Office of the Governor - Office of Information Technology <b>Replace Microwave Communications Site Shelters, Ph 1 of 2</b>		<b>\$1,998,514</b>	\$1,476,486	\$135,824,484
109	24	Colorado Mesa University <b>Repair Failed Parking Lots, WCCC, Ph 1 of 1</b>		<b>\$790,488</b>	\$0	\$136,614,972
110	30	Pueblo Community College <b>Modernization Elevator, Gorisch Building, Ph 1 of 1</b>		<b>\$127,700</b>	\$0	\$136,742,672
111	30	Department of Human Services <b>Replace Domestic and Hot Water Heating Systems, CALM, NMF, NMV, NPV, and YSC, Ph 1 of 3</b>		<b>\$1,924,958</b>	\$3,524,506	\$138,667,630
112	30	Pikes Peak State College <b>Replace Original Boiler and Domestic Water Heaters, Rampart Range Campus, Ph 1 of 1</b>		<b>\$618,200</b>	\$0	\$139,285,830
113	30	University of Colorado Colorado Springs <b>Roof Replacement, Cragmoor Hall, Ph 1 of 1</b>		<b>\$1,350,029</b>	\$0	\$140,635,859
114	30	Trinidad State College <b>Repair Campus Streets/Parking Lots, Ph 1 of 1</b>		<b>\$1,794,720</b>	\$0	\$142,430,579
115	36	Colorado Mesa University <b>Building Envelope Improvements, Wubben and Archuletta, Ph 1 of 1</b>		<b>\$588,095</b>	\$0	\$143,018,674
116	36	Department of Human Services <b>Group Home Exterior Renovations, GJRC, Ph 1 of 2</b>		<b>\$1,465,482</b>	\$1,509,563	\$144,484,156
117	36	Department of Human Services <b>Repair/ Replace Roofs, Mount View Youth Services Centers, North Central District, Ph 1 of 3</b>		<b>\$1,721,770</b>	\$3,155,270	\$146,205,926
118	36	Colorado Mesa University <b>Replace Roof, WCCC Building A, Ph 1 of 1</b>		<b>\$642,144</b>	\$0	\$146,848,070
119	45	Adams State University <b>Rebuild Plachy Hall North Parking Lot, Ph 1 of 1</b>		<b>\$1,135,827</b>	\$0	\$147,983,897
120	45	Arapahoe Community College <b>Roof and RTU Replacement, Repair Envelope and Entry Door, Library, Ph 1 of 1</b>		<b>\$485,018</b>	\$0	\$148,468,915

Level 3

Totals: **\$17,504,654** \$10,288,102

Cumulative Current-Year Project Requests: **\$148,468,915**

Cumulative Out-Year Project Balances: **\$43,282,964**

**Grand Total of Current-Year Project Requests and Out-Year Project Balances: \$191,751,879**

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

1 1 Department of Personnel & Administration - Office of the State Architect

**Emergency Fund**

**\$3,000,000**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Emergency Fund is included annually in the Controlled Maintenance Budget Recommendations as priority number one. The demands for these funds are on an as-needed basis throughout the fiscal year (Please refer to Section III - E). The Office of the State Architect administers the fund to provide emergency funding 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. (Specifically, project requests involving systems and fixed equipment critical to the function of a facility are eligible. Project requests involving movable equipment, furniture and fixtures related to the conduct of a program in a facility are not eligible for controlled maintenance emergency funding).

The table below lists the current and the last ten fiscal years of statewide controlled maintenance, appropriations (including emergency funds) compared to the dollar amount of emergency funds, controlled maintenance transfers, and total amount of emergency fund project requests/expenditures. As a result of historical demand, the Office of the State Architect proposes \$3,000,000 for the Emergency Fund in FY2023/24.

**PROJECT FUNDING:**

<b>Fiscal Year</b>	<b>EM Approp. <sup>(2)</sup></b>	<b># of Projects</b>	<b>EM Fund <sup>(3)</sup></b>	<b>CM Transfers <sup>(4)</sup></b>	<b>Total Expend.</b>
FY12/13	\$2,000,000	41	\$2,183,577	\$66,295	\$2,249,872
FY13/14	\$2,000,000	48	\$2,321,745	\$615,003	\$2,936,748
FY14/15	\$2,000,000	47	\$1,871,188	\$974,385	\$2,845,573
FY15/16	\$2,000,000	29	\$2,525,735	\$561,407	\$3,087,141
FY16/17	\$2,000,000	28	\$1,264,322	\$408,075	\$1,672,397
FY17/18	\$3,000,000	43	\$2,269,410	\$364,222	\$2,633,632
FY18/19	\$2,000,000	29	\$2,130,714	\$0	\$2,518,657
FY19/20	\$2,110,216	35	\$1,844,186	\$1,316,591	\$3,160,777
FY20/21	\$2,043,778	23	\$1,108,452	\$643,941	\$1,752,392
FY21/22	\$3,000,000	38	\$4,666,444	\$150,469	\$4,816,913
FY22/23 <sup>(1)</sup>	\$2,000,000	10	\$648,160	\$20,000	\$668,160
<b>Totals</b>	<b>\$24,153,984</b>	<b>371</b>	<b>\$22,833,932</b>	<b>5,120,387</b>	<b>\$27,954,318</b>

(1) Dollars for FY 2022/2023 represent only a five-month time frame (7/01/2022 - 11/30/2022) compared to a twelve-month time frame for the ten previous fiscal years.

(2) Included in CM appropriation.

(3) Annual dollars expended from the Emergency Fund including unexpended balances rolled forward from previous appropriations.

(4) Total dollars transferred from savings of completed agency and institution of higher education, controlled maintenance projects to supplement the Emergency Fund for specific emergency projects.

**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

2 3 University of Colorado Boulder

**Repair Exterior Structure, Macky Auditorium, Ph 3 of 3**

**\$1,753,352**

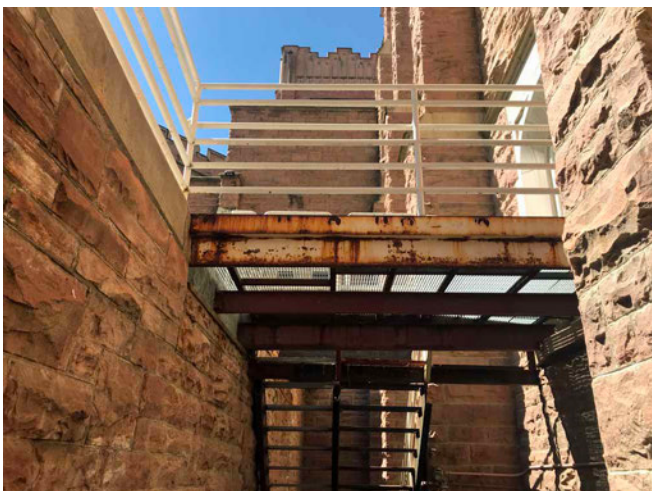
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Building envelope of Macky Auditorium (UCB #243) has areas of significant water damage, causing immediate life-safety concerns in the emergency exit bridges, area wells, and perimeter parapets. As a stop-gap measure, CU reinforced guardrails and closed the majority of emergency exits to the public. While these measures are code compliant, a permanent solution is required to address the structural, safety, and accessibility issues for the emergency exit bridges.

Phase 1 included full design, upper parapet walls restoration and capstone repairs, flashing, tuckpointing, and waterproofing. Phase 2 included the emergency exit bridge replacement, area well restoration, and repairs on the east side of the structure and create positive perimeter grade drainage. This phase will also install compliant guard railing, handrails, and accessible pathways to and from the building exits. Additional perimeter wall tuckpointing will be completed to address water infiltration. Phase 3 will address the same issues as Phase 2 on the west side of the building.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>2022-020M21</b>	<b>Future Phasing:</b>	
FY21/22 Ph 1		\$1,086,807	Project Balance:	\$0
FY22/23 Ph 2		\$1,363,493		
Funded To Date:		\$2,450,300		
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 3		\$1,753,352	Project Total:	\$4,203,652





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

3            3            Department of Agriculture - Colorado State Fair  
**Fire Suppression, HVAC, ADA and Code Updates, Colorado Building, Ph 1 of 1** **\$1,957,754**

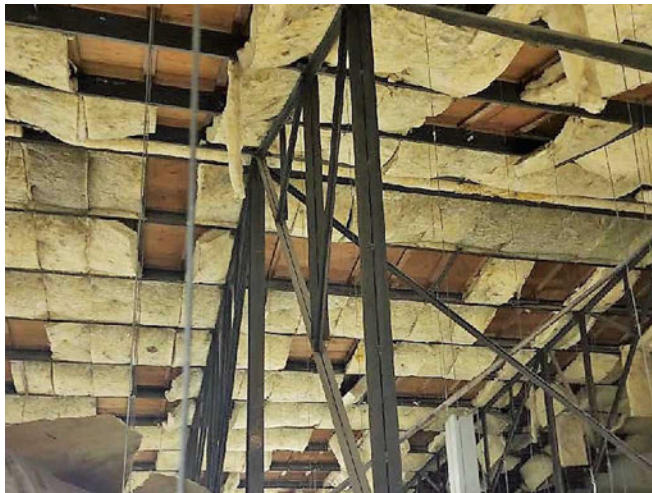
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The 1946 Colorado Building (AGSF1328) is a general events space utilized 3 to 5 days per week throughout the year. It has had few improvements in its life. It currently is without a fire suppression system, compliant accessible entrance, exits or restrooms. There are multiple grade changes within and adjacent to the building creating tripping hazards for the public. In addition, the electrical system is extremely outdated, the exterior walls, doors and roof are missing insulation, and are no longer weathertight.

This project would install a new, code compliant fire suppression system, new entrances and exits, including a compliant ADA accessible ramp and handrailing. Restrooms will be remodeled with new partitions, countertops and fixtures. Interior flooring will be replaced while leveling the floor. Electrical and lighting systems will be evaluated and retrofitted to meet code and energy efficiency standards. Energy efficient insulation will be installed in the ceiling. All doors and other wall penetrations will be properly weathersealed. New, energy efficient HVAC systems would be installed with adequate vents, duct work, electrical and gas piping and connected to the campus building automation system.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,957,754	Project Total:	\$1,957,754



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

4 4 Colorado State University

**Repair C Basin Sanitary Sewer Outfall, Ph 2 of 2**

**\$1,780,908**

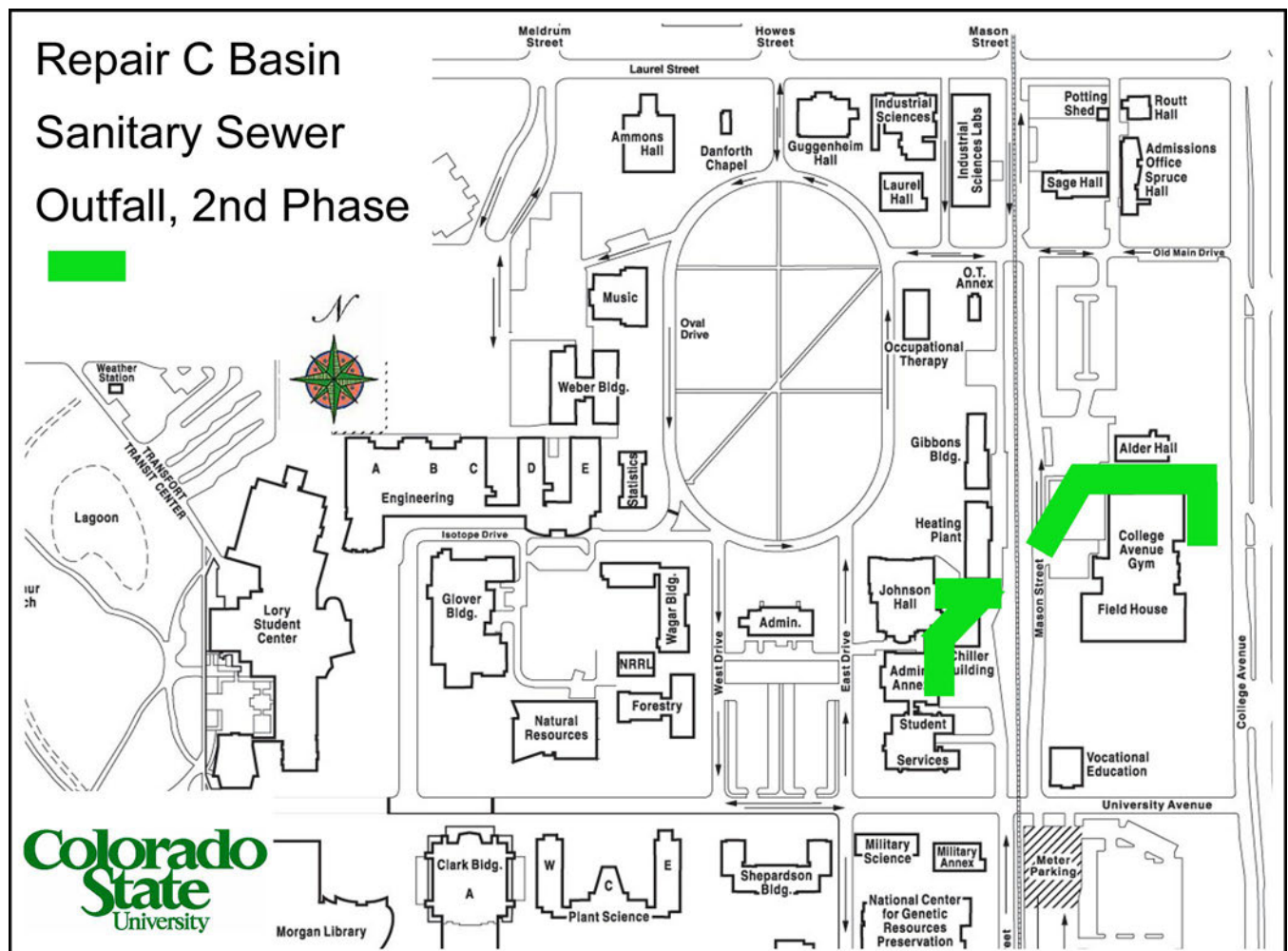
**PROJECT DESCRIPTION / SCOPE OF WORK:**

This project is to replace approximately 600 linear feet of clay sanitary sewer line and brick manholes dating from the 1920's. This sanitary main is at the end of its life and failure will necessitate the closure of up to 50 buildings on Main Campus, including the Moby complex, residence halls, Lory Student Center, Morgan Library, and multiple research facilities. Recently completed survey and modeling results show that the line is currently at capacity. The project was bid twice, with the second attempt extending the construction schedule into the academic year and pushing the construction to 2023, but both were over budget due to construction escalation.

The project added a second phase to be able to complete the required work. This phase will replace the sewer line and manholes to match current drainage requirements.

**PROJECT FUNDING:**

<b>Prior Phasing: 2021-064M21</b>		<b>Future Phasing:</b>	
FY21/22 Ph 1	\$517,012	Project Balance:	\$0
Funded To Date:	\$517,012		
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 2	<b>\$1,780,908</b>	Project Total:	<b>\$2,297,920</b>





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

5 4 University of Colorado Boulder

**Fire Alarm Control Panel Replacements, Engineering Center Office Tower, Ph 1 of 1**

**\$918,673**

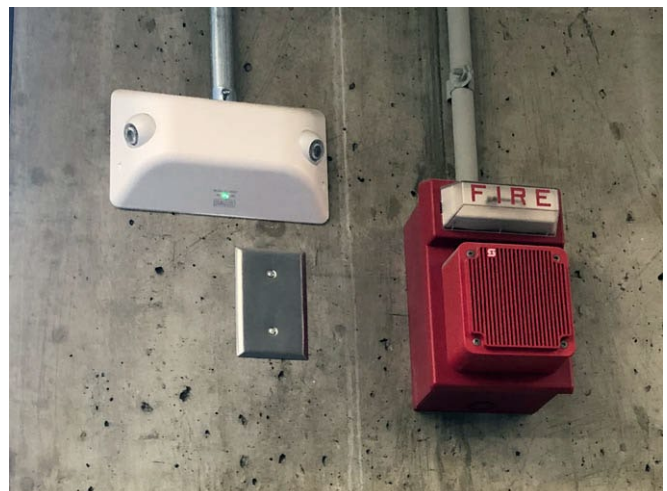
PROJECT DESCRIPTION / SCOPE OF WORK:

This project would replace two of the oldest fire alarm panels on campus located in the Engineering Center Office Tower (UCB #439). These panels were first introduced in 1988 and are well past their life expectancy. One panel is no longer in production, making replacement parts, particularly microprocessors and power supplies, challenging to obtain. Replacing both control panel and field devices within a given building will result in a reliable and code-compliant fire alarm system that will meet current IBC requirements and reduce the risk of the building being unprotected from smoke and fire.

In addition to replacing the control panels, field devices, including smoke detectors, manual pull stations, and notification appliances would be replaced and relocated where necessary to meet current fire code and accessibility requirements. Visible notification (strobes) will be re-wired to provide code-required synchronization; ionization smoke detectors will be replaced with photoelectric technology that is more responsive to the types of fires typically seen in non-industrial facilities.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$918,673	<b>All Phases:</b> Project Total:	\$918,673





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

6 4 Auraria Higher Education Center

**Replace Transformers, St Cajetan's & Plaza, Ph 1 of 1**

**\$1,656,226**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

St Cajetan (HEAU1215) and the Plaza (HEAU1218) hosts many cultural and academic events. The transformers and switchgear for these buildings were installed in the mid-1970's. The useful life expectancy is 35 years and all the transformers are approaching 47 plus years. The transformers are beginning to rust and if leaks were to occur could lead to failure or environmental issues and concerns. A transformer failure would result in a complete shutdown of each building.

This project will replace the transformers and switchgear with one single shutdown to minimize campus disruption.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,656,226	<b>All Phases:</b> Project Total:	\$1,656,226



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

7            4            University of Colorado Denver

**Fire Protection Replacement, CU Denver Building, Ph 1 of 1**

**\$1,756,178**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The CU Denver Building (UCD CU) was constructed in 1977 and most of its mechanical and electrical systems are original construction. The existing systems are very inefficient and reliability is of great concern. The risk of building loss of use due to major system failure is significant. It has been observed that in the event of an alarm, it is routinely unclear where the event occurred that triggered the alarm. Any alarm activation will recall elevators if not bypassed. And there is no graphics map available on-site.

This project will provide new fire alarm system with mass notification. It will replace existing notification devices, wall strobes horns, detection devices for smoke, heat and carbon monoxide detection etc. The ADA accessibility improvement for the building will include new or upgraded restroom automated door openers, or similar improvement.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,756,178	Project Total:	\$1,756,170





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

8            4            Fort Lewis College

**Modernization of Elevator, Noble Hall and Concert Hall, Ph 1 of 1**

**\$727,135**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Fort Lewis College (FLC) has recently experienced significant elevator outages at Noble Hall (FLC #46) and Concert Hall (FLC #18). An obsolete electronic central processing board failed on the 36 year old Noble elevator and replacement parts were not available. This resulted in a 5 - month outage. The elevator was returned to service for a short while and the rebuilt board then failed a second time resulting in another service outage. The 24 year old elevator at Concert Hall is currently not in service due to parts obsolescence, severely diminishing ADA accessibility.

This project will renew these two elevators, replacing the elevator controller, the door operator, elevator operating panels and lamps and fixtures and wiring for each building. The funding request also includes costs for elevator cab upgrades to provide a newly finished appearance.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$727,135	Project Total:	\$727,135





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

9            4            University of Colorado Colorado Springs  
**Refurbish Campus Elevators, Seven Buildings, Ph 3 of 4**

**\$1,999,715**

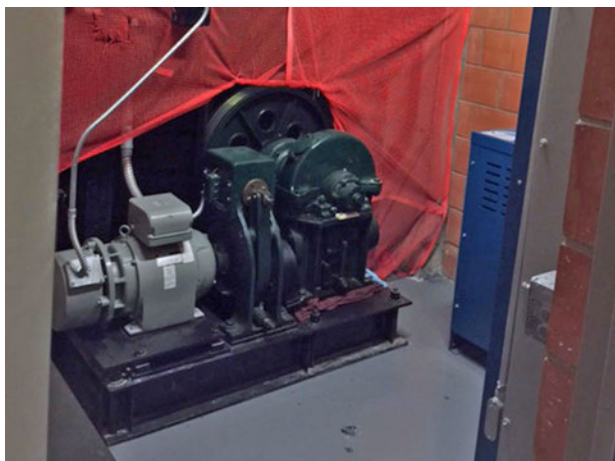
**PROJECT DESCRIPTION / SCOPE OF WORK:**

This project request encompasses elevator safety and performance throughout the campus at UCCS. The elevators are currently functioning but components need to be replaced or modernized due to safety issues, code deficiencies, life cycle deterioration, and obsolescence, all of which can pose a potential safety hazard. The elevators that serve these buildings are the only means for ADA movement from floor-to-floor within the building. In case of failure, maintenance staff will be called to assist those students and faculty with disabilities. This project will address leaking machine seals, geared machine equipment, obsolete drives, ADA telephones, door operators, power units, pumps and cab interior upgrades. The project will ensure safe performance and reliability of the elevator equipment and will comply with current life safety codes.

Phase 1 addressed one elevator each in Cragmor Hall (UCCS #90007) and Columbine Hall (UCCS #90015). Phase 2 addressed the two elevators in El Pomar (UCCS #90012), one elevator in Engineering and Applied Sciences Building (EASB) (UCCS #90014), Phase 3 addresses two elevators each in University Hall (UCCS #90070) and Main Hall (UCCS #90008).

**PROJECT FUNDING:**

<b>Prior Phasing:            2019-077M21</b>		<b>Future Phasing:</b>	
FY21/22 Ph 1	\$288,225	FY24/25 Ph 4	\$1,999,447
FY22/23 Ph 2	\$553,164		
Funded To Date:	\$841,389	Project Balance:	\$1,999,447
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 3	\$1,999,715	Project Total:	\$4,840,551



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score Funding Recommendation

10      4      Front Range Community College

**Renovate Repair Main Elevators, Westminster Campus, Ph 1 of 1**

**\$1,305,000**

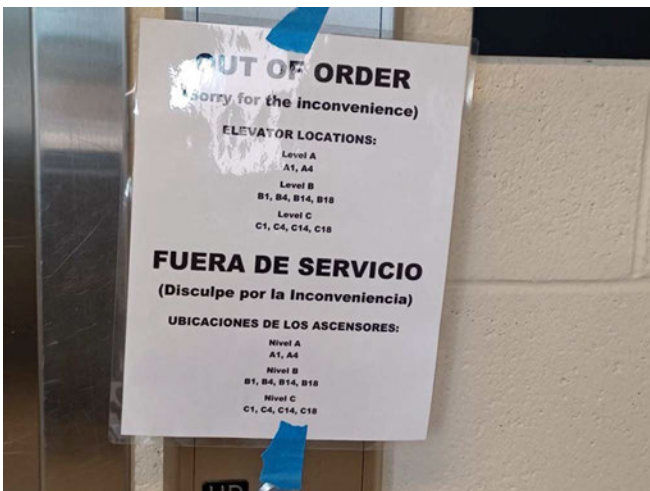
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Westminster Campus (HEFR0750) has three original hydraulic elevators that have exceeded their useful life cycle. The life span of an average elevator is 20 to 25 years and the three elevators are 44 to 46 years old and show serious signs of mechanical fatigue. The components of the elevator control system are obsolete. Due to the age of the existing elevators, replacement parts are difficult to acquire, requiring the elevator to be out of service until parts are available. In the past 5 years there have been over 45 call for service-related issues, with 5 cases involving entrapment of students until the Fire department was able to free occupants. If any elevators go down and parts cannot be readily obtained, the elevator could be out of service for months while parts are being located. Due to the size of the Westminster Campus Building this would pose a real hardship on the students and faculty, especially those with disabilities that make it challenging to use the stairs.

This project will replace the major components of the elevators including the controller, door operator and car doors. The project will install elevator control systems, new door operation equipment, and numerous other old and failing components. The work will also make these elevators ADA compliant.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	.\$1,305,000	<b>All Phases:</b> Project Total:	\$1,305,000





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

11 4 Auraria Higher Education Center

**Card Access, Shared Buildings, Ph 1 of 1**

**\$876,050**

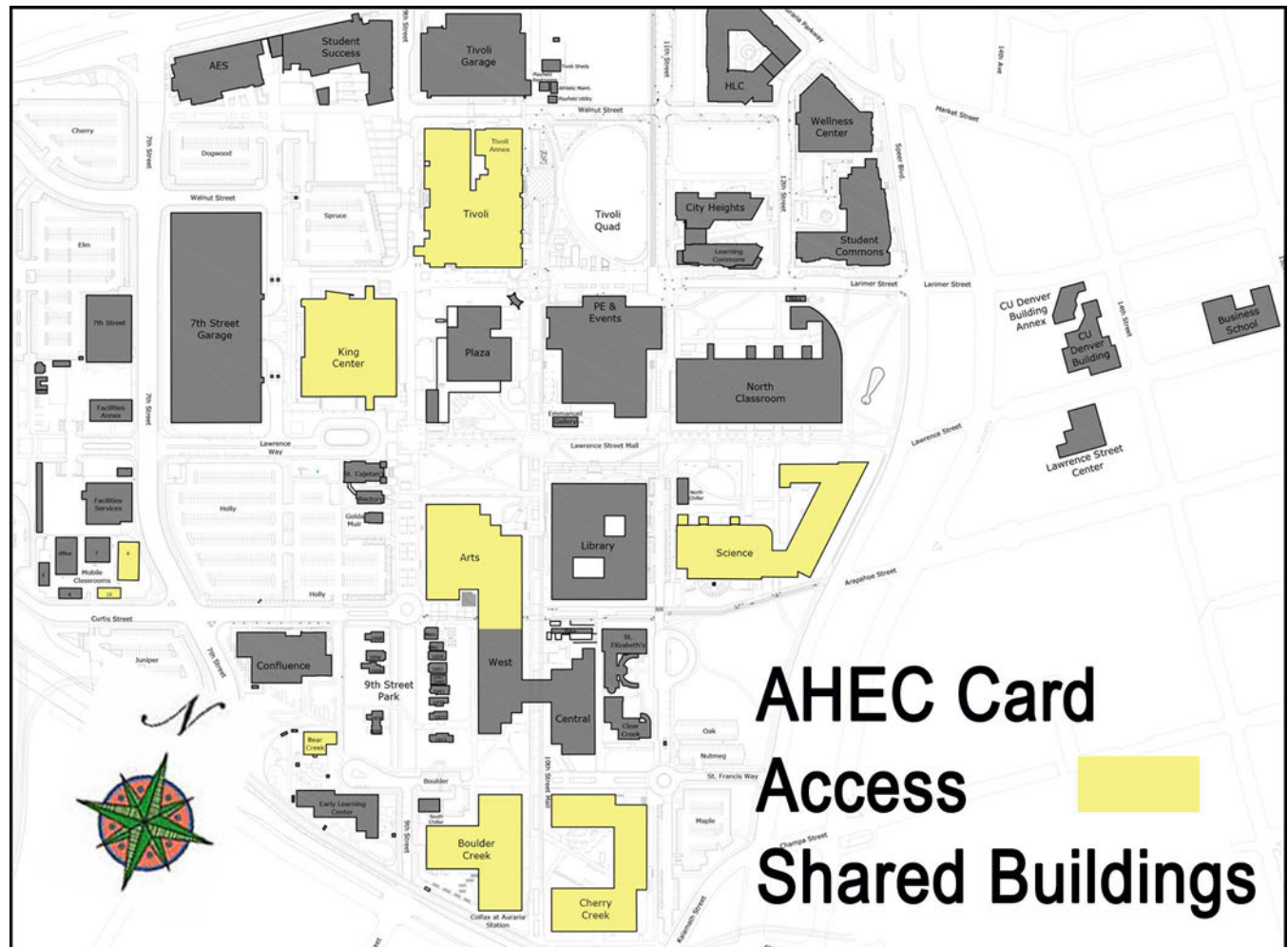
PROJECT DESCRIPTION / SCOPE OF WORK:

There are 180 shared classrooms and offices among nine buildings that do not have immediate lock-down ability; they have conventional door locks only.

This project will provide a card reader to each door, allowing immediate remote campus-wide lockdown if necessary, but will also provide after-hours control to those with an issued access card.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$876,050	<b>All Phases:</b> Project Total:	\$876,050





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

12 4 Colorado State University

**Replace Lead Joint Water Line, Ph 1 of 2**

**\$901,922**

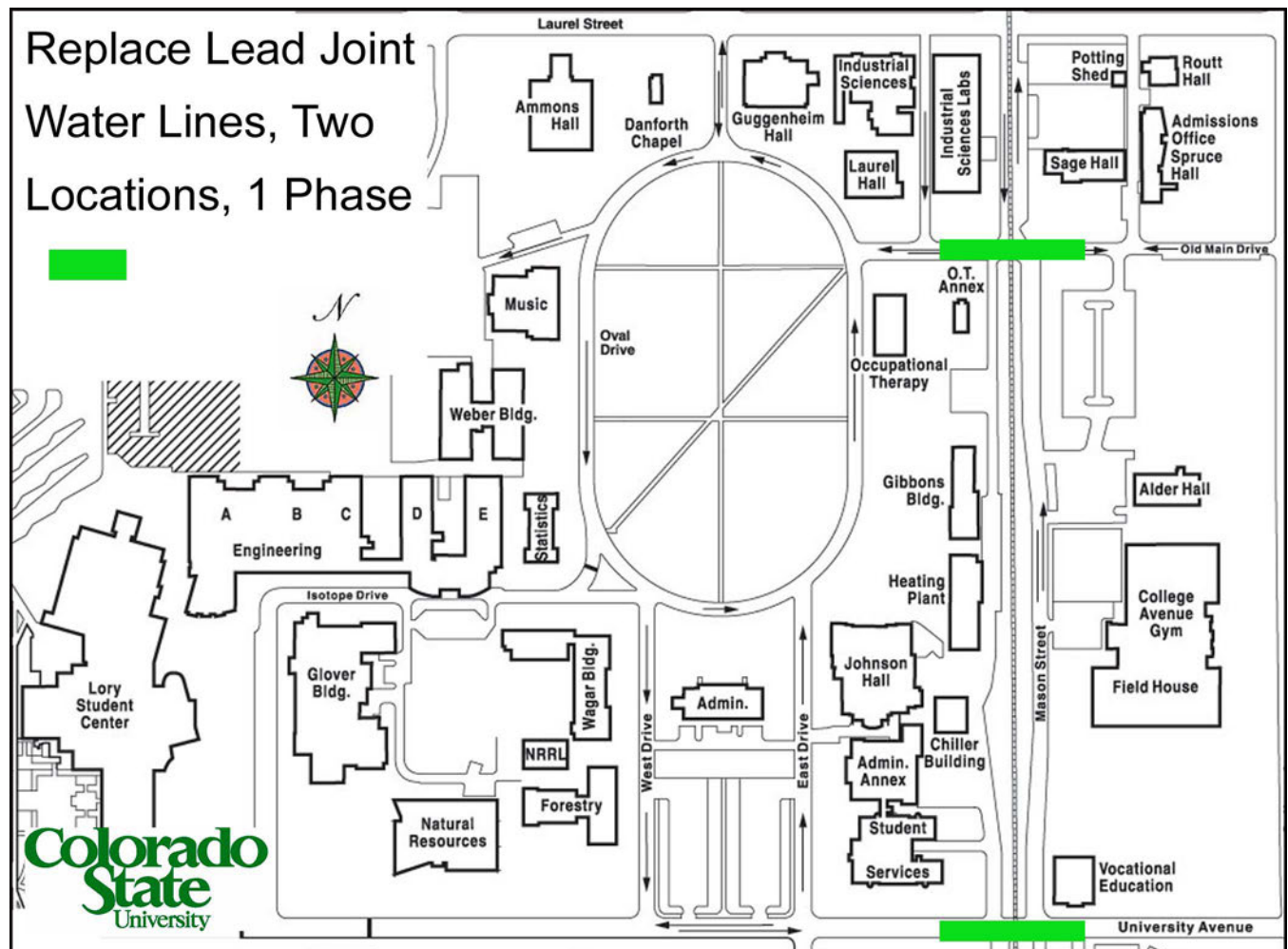
PROJECT DESCRIPTION / SCOPE OF WORK:

There are some old water lines from the 1930s that are failing and have lead-soldered joints. The lines cross under the railroad tracks, requiring extensive coordination with the railroad and an expensive jack bore method. Project design was completed with CSU funding. The water line serves 12 buildings on main campus and breakage will result in loss of use until repairs are made.

The project will replace these existing water lines with 8" C900 DR18 PVC pipe. Phase 1 will bore under the tracks in the two locations. Phase 2 will install the replacement water lines.

PROJECT FUNDING:

<b>Prior Phasing:</b>	<b>Future Phasing:</b>	
Funded To Date:	FY24/25 Ph 2	\$1,581,360
	Project Balance:	\$1,581,360
<b>Current Phase:</b>	<b>All Phases:</b>	
FY23/24 Ph 1	Project Total:	\$2,483,282
\$901,922		



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

13 4 University of Colorado Boulder  
**Campus Heat Exchangers, Chemistry, Duane, Duane D-Wing Building, Ph 1 of 1** **\$1,040,773**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The steam to domestic hot water heat exchangers in Chemistry, Duane and D-Wing buildings can no longer be maintained. Repair and replacement parts for the heat exchangers are no longer manufactured, parts are failing, impacting proper operation and reliability which then affects sanitation and health concerns.

This project will replace the obsolete domestic hot water heat exchangers with current model heat exchangers along with associated valves, controls and misc. piping.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,040,773	<b>All Phases:</b> Project Total:	\$1,040,773





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

14 5 Community College of Aurora

**Upgrade Fire Alarm System, Ph 1 of 1**

**\$1,651,490**

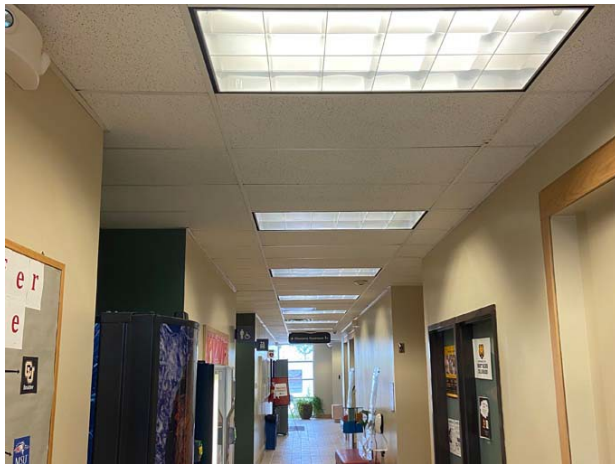
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The fire alarm systems in the Administration building (HECA6022), Classroom building (HECA6023), Fine Arts building (HECA6024), and the Student Center (HECA8865) on the CenterTech campus are experiencing communication issues. Annunciators are unable to provide an auditory alarm loud enough to inform classrooms of a fire event. Other devices are at their end of life and beginning to fail, causing false alarms or trouble alarms. With most fire alarm systems having a life span of 10-15 years, the systems are past the expected life span. Horn and strobe notification devices are spaced far apart and do not meet current code. CCA is also operating with the original fire alarm panel. The existing system does not consistently maintain communication with other buildings and is constantly in need of servicing to restore connections. CCA is adding its first new building in over 23 years to the CenterTech campus, which is targeted to be finished the spring of 2024. The old system is not compatible with the new fire system in new building.

This project will test and replace wires as needed, replace components, and add devices to bring system up to current code compliance. The main and sub system panel on campus will be upgraded in order to have a comprehensive fire system for the existing four buildings: Administration building (HECA6022), Classroom building (HECA6023), Fine Arts building (HECA6024), and the Student Center (HECA8865), and communicate to the new building.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph1	\$1,651,490	<b>All Phases:</b> Project Total:	\$1,651,490





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

15      5      Department of Education - Colorado Talking Book Library

**Safety, Security, and Electrical Upgrades, Ph 1 of 1**

**\$1,647,715**

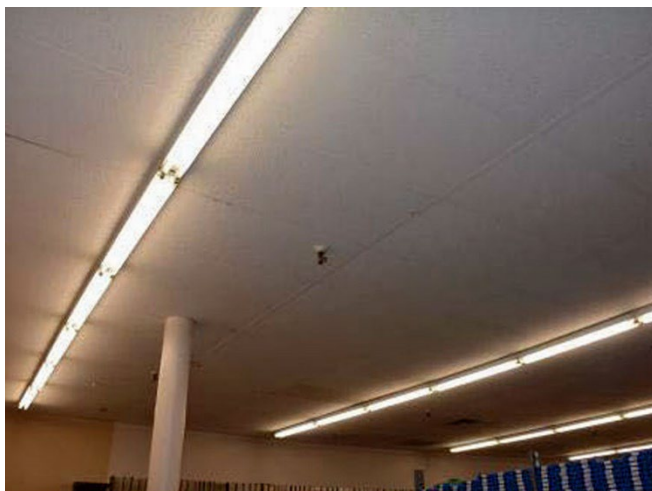
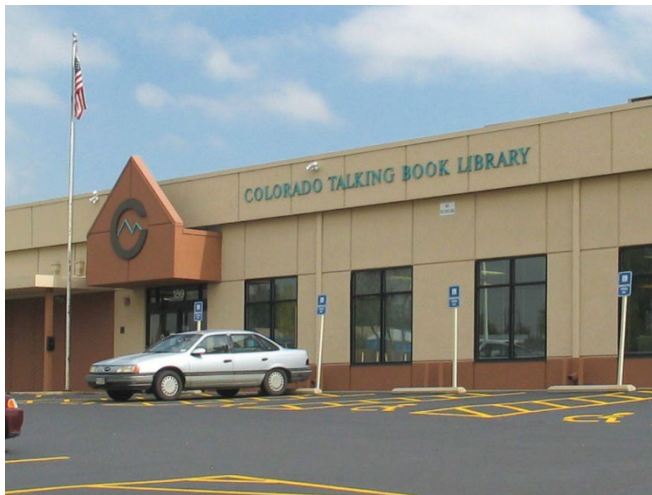
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The CTBL program is housed in a one-story building (EDAD 6172) sited along a major thoroughfare with five lanes of traffic on the western edge of Denver. The building has experienced an extensive amount of security events in recent years. The interior camera coverage is limited to the main entrance and volunteer area. The exterior lighting and cameras are not sufficient for license plate recognition and general security. There is no access control system at this facility. The dock has also experienced security events. The interior signage is not ADA compliant, which is imperative for their clientele. The door hardware does not meet accessibility requirements. Many emergency exit signs and egress lights are in disrepair or beyond their useful life. The sliding exterior/interior doors at the main entrance are nearing the end of their useful life and presenting maintenance challenges. The main electrical service and distribution appear to be original has become unreliable and are well past their useful life. The branch panelboards are in poor condition with no room for expansion. The lighting fixtures do not supply sufficient lighting to stack areas or the conference room space.

This project will address exterior lighting, fencing, cameras and access control as well as improve accessibility with new door hardware, signage, exit lights, general lighting and replace the main electrical switches and panelboards to accommodate the new electrical requirements. The dock ramp and guardrails will be updated for greater safety.

**PROJECT FUNDING:**

<b>Prior Phasing</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,647,715	<b>All Phases:</b> Project Total:	\$1,647,715



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

16 5 Department of Education - Colorado School for the Deaf and the Blind

**Security Upgrades, Campus, Ph 1 of 2**

**\$572,250**

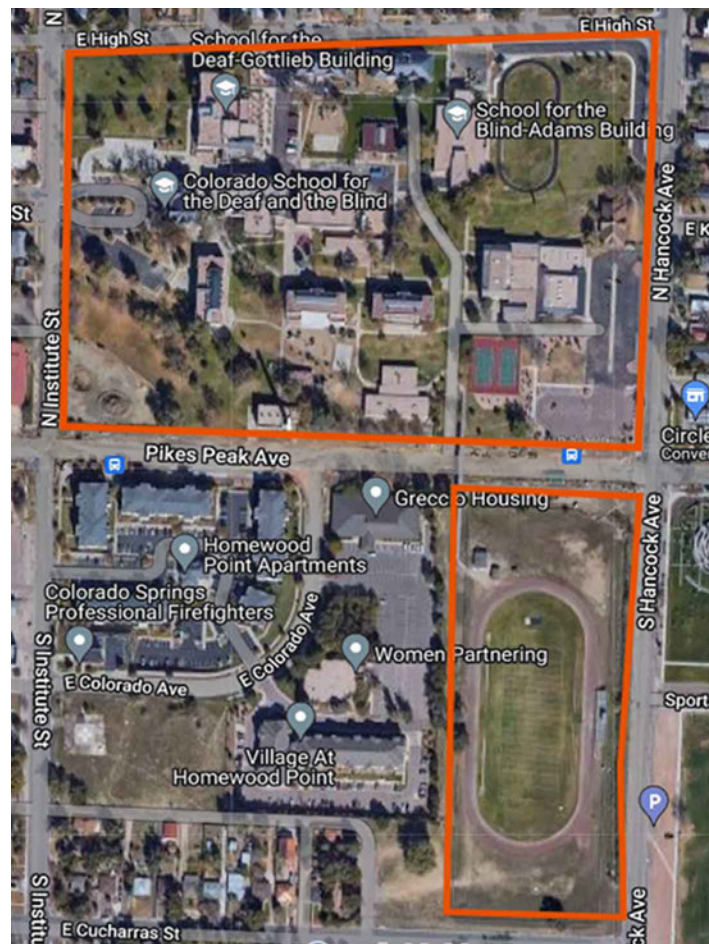
**PROJECT DESCRIPTION / SCOPE OF WORK:**

CSDB has no comprehensive security plan. There is no campus wide video surveillance either inside or outside. The school has eight cameras on a standalone system that covers the Administration Building's entrances (1 of 17 buildings). This system is not expandable nor will in interface with the access control system. The perimeter fence needs repaired/replaced and there is only one single-point of entry for vehicles and emergency responders. Lighting is poor and needs improvement near the street entrance to Palmer Hall Residence on the east side of Adams Hall (EDDB2626), (Blind School) and at the bus shelter near the Blind School.

Phase 1 will perform a security assessment and develop recommendations to achieve best practice physical security including integrated design and layered protection. Design and install fiber backbone to support a surveillance system. Phase 2 will install recommended security upgrades including; interior facility cameras to cover all entrances and common areas, exterior cameras that would cover the campus including the football field, repair/replace perimeter fencing, adding a secondary vehicle entry point, bring command and control capability to the school's Emergency Command Center and facilitate integration and situational awareness with the local police department, improve exterior lighting and extend the sidewalk north of the Gymnasium with a personnel gate and secure card access.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	FY24/25 Ph 2	\$1,999,176
		Project Balance:	\$1,999,176
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$572,250	Project Total:	\$2,571,426





Ref. No.	Score
----------	-------

### Funding Recommendation

17	5	Auraria Higher Education Center
----	---	---------------------------------

## Install Tracer Wire on Buried Fire Alarm Fiber Line, Ph 1 of 1

**\$159,143**

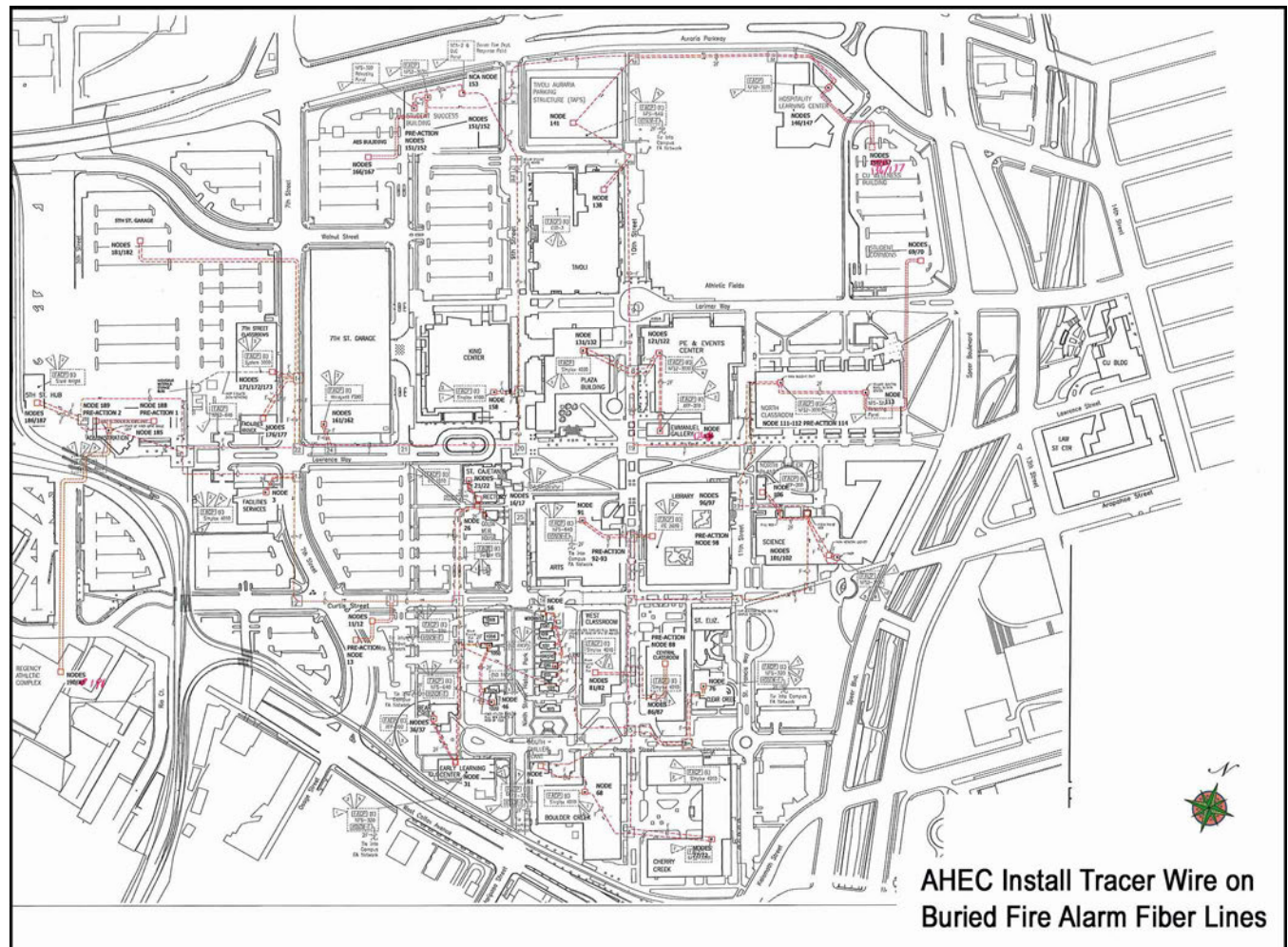
PROJECT DESCRIPTION / SCOPE OF WORK:

AHEC utilizes a campus wide dedicated life safety fiber network for fire alarm and security monitoring. This fiber conduit was not installed with tracer wire, and it is not detectable by utility locates. The lack of utility locates on this critical life safety infrastructure has caused a couple of breaches of the system. Damage to this fiber causes localized impairments to fire alarm panel monitoring and complete failure of the security communications network, which forces a fire and security watch until emergency repairs to the fiber restore communications.

This project would include surveying the existing fiber system throughout campus, verify fiber integrity, and install tracer wire.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date: \$0	<b>Future Phasing:</b> Project Balance: \$0
<b>Current Phase:</b> FY23/24 Ph 1 \$159,143	<b>All Phases:</b> Project Total: \$159,143





Ref. No. Score Funding Recommendation

18 6 History Colorado

**Fire Mitigation, Georgetown Railway Loop, Area C, Ph 3 of 3**

**\$411,851**

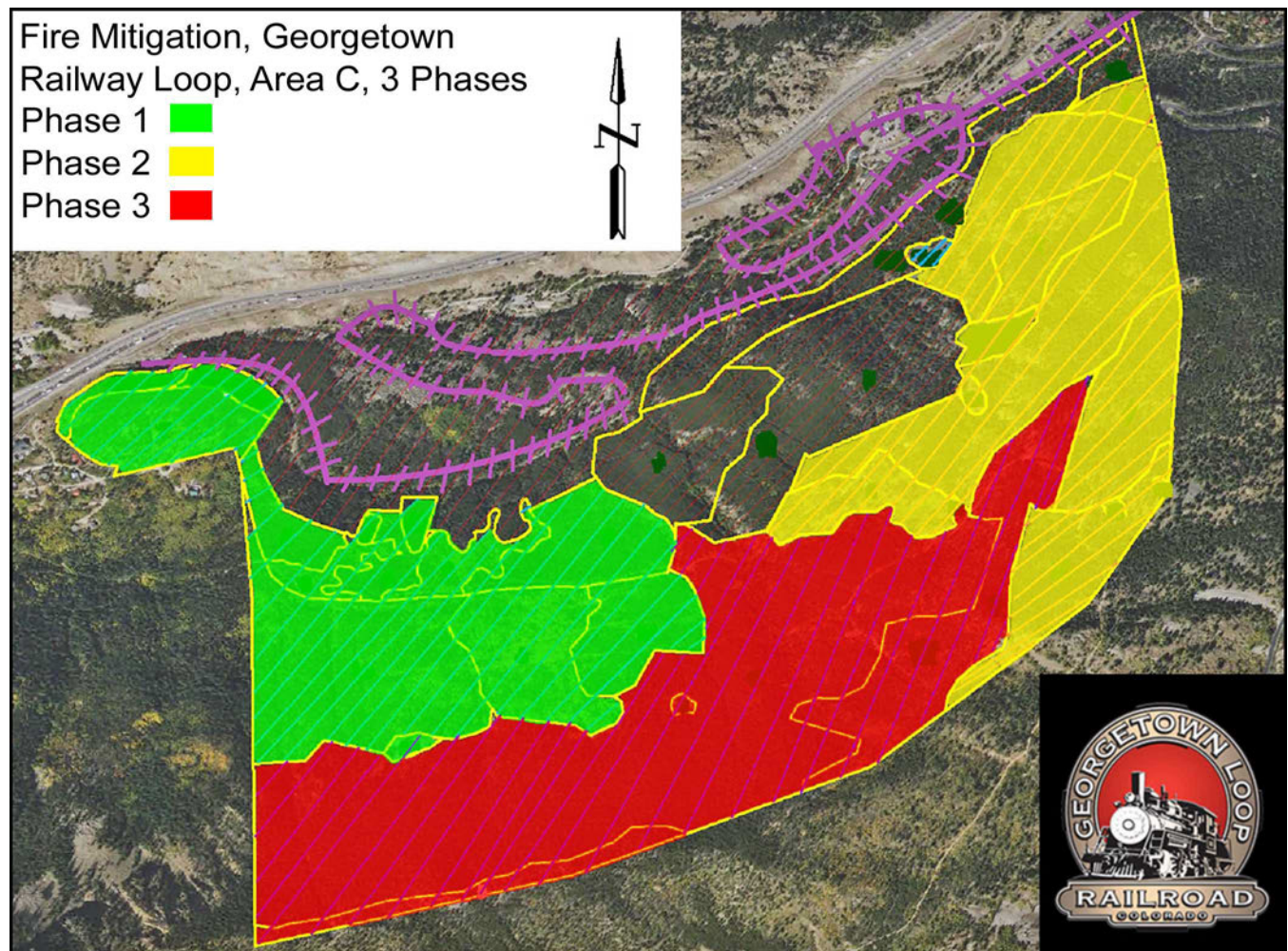
PROJECT DESCRIPTION / SCOPE OF WORK:

In consultation with Clear Creek County and Forest Service Fire Chiefs, the agency has determined areas of high fire danger exist outside of the fire break that was completed in 2013. The dead trees and overgrown live trees, if ignited, would pose a serious threat to property and personnel at the Georgetown Railway and Silver Plume site. A total of 525 acres were identified in the original study. Thus far, the agency has addressed 292 acres from this project and an earlier CM project, and this request would address the remaining 234 acres. The order of priority has been established based on forest health, habitat, and fire risk.

Each of the phases will address approximately 117 acres each during the summer season and will drop, de-limb and leave or chip material on-site.

PROJECT FUNDING:

<b>Prior Phasing:</b>	<b>2020-075M19</b>		<b>Future Phasing:</b>	
FY19/20 Ph 1		\$475,237		
FY22/23 Ph 2		\$411,851		
Funded To Date:		\$887,088	Project Balance:	\$0
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 3		\$411,851	Project Total:	\$1,298,939



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

19      6      Colorado State University

**Install Fire Sprinkler System, Gifford Building, Ph 1 of 1**

**\$737,888**

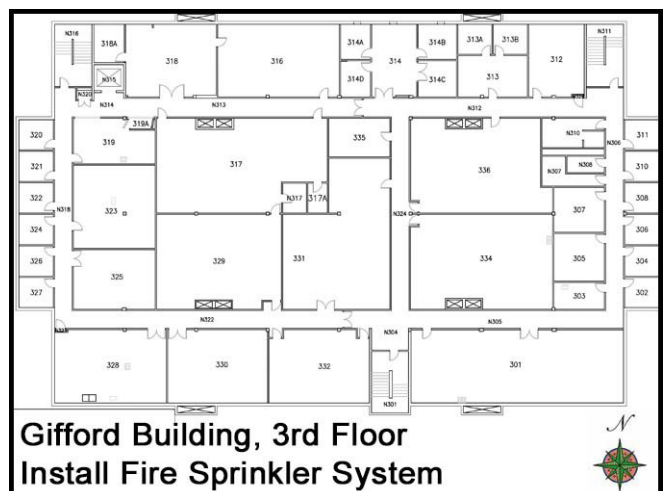
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Gifford building (CSU #3343) on CSU's main campus houses three large academic programs, including research and cooking labs, the Fermentation Science lab, expensive textiles, hazardous chemicals, and many classrooms and teaching labs. The building has maze-like circulation and wayfinding in an emergency can be difficult. There are some corridor windows and door swings that are out of compliance based on current codes. There is no building-wide fire suppression system.

This project would install a new 6" water line to upsize the service for fire sprinkler system expansion to provide coverage to all three floors. Upgrade existing fire alarm panel and egress lighting as required for code compliance. The installation of a building wide sprinkler system will address the corridor window and door swing issues.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$737,888	<b>All Phases:</b> Project Total:	\$737,888





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

20 6 Department of Local Affairs - Fort Lyon

**Life Safety 3 Buildings, Ph 1 of 1**

**\$494,264**

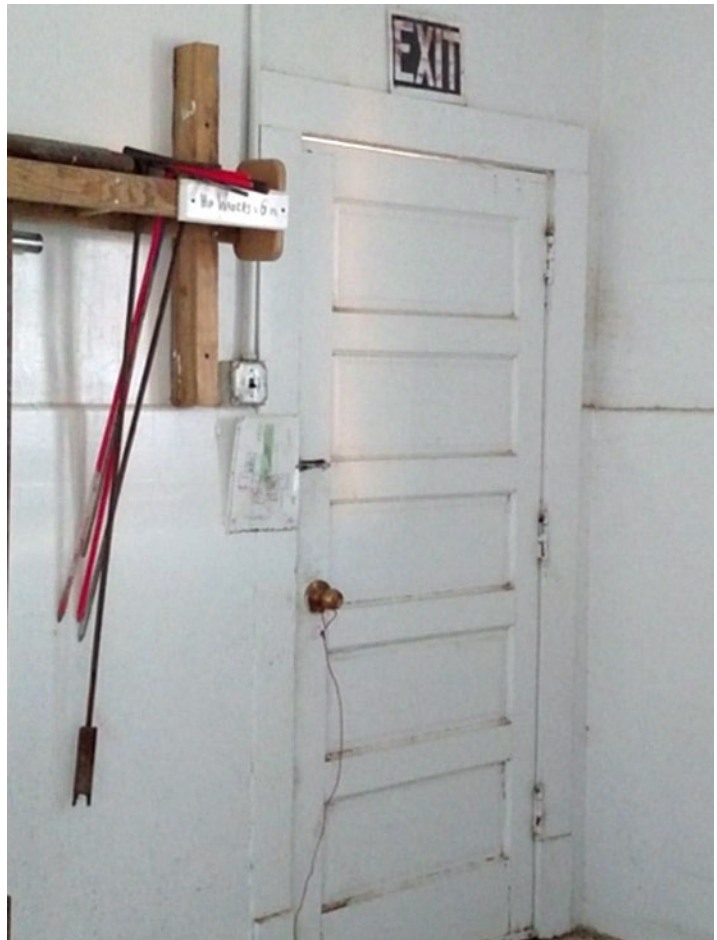
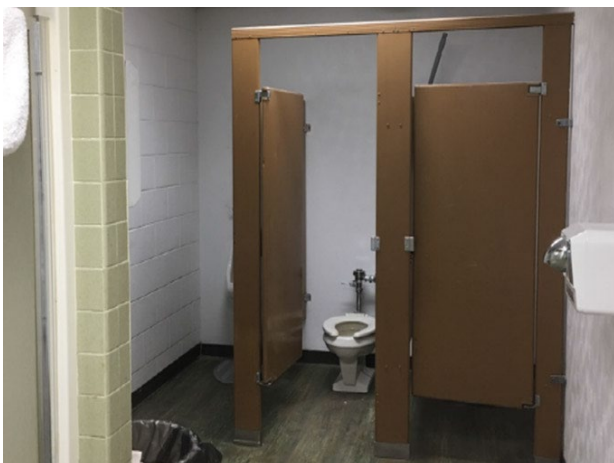
**PROJECT DESCRIPTION / SCOPE OF WORK:**

A recent modified Historic Structure Assessment report identified several life safety and ADA accessibility issues in these buildings at the Fort Lyon site: Building 3 Auditorium/Canteen, (GSCS0036), Building 201 Grounds Maintenance, (GSCS0044), and Building 221 Boiler Plant, (GSCS0039). The issues range from incorrect signage and incorrect door swing or missing hardware to inaccessible restrooms and exits. Several of the issues are due to the age of the buildings and changes made to the buildings when the site was used as a prison. Life safety issues pose a potential hazard to building occupants. Accessibility problems prevent residents with mobility issues from utilizing the facilities to their full potential and create potentially hazardous conditions. Primary risk is resident or staff injury.

Doors and hardware will be replaced or repositioned. Walls will be removed or relocated to address issues. Exit signage, fire alarm annunciators, and lighting will be revised or added to address issues.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$494,264	Project Total:	\$494,264





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

21          6          Department of Personnel & Administration - Division of Capital Assets

**Bullet Resistant Windows, State Office Building, Ph 1 of 1**

**\$1,352,313**

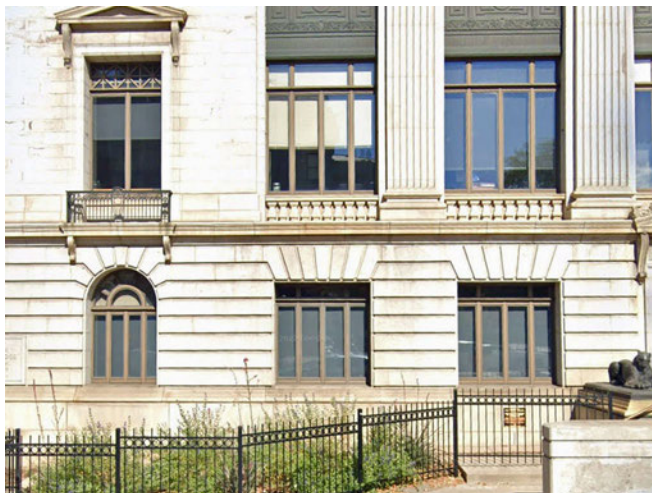
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Department of Education is a tenant in the State Office Building (SOB) (GSCB 0143), which is administered by DPA's Division of Capital Assets. A recent project was to expand the State Board of Education board room to accommodate additional board members necessitated by the most recent census and upgrade the security and technology assistance provided at board meetings. That project will fund this installation of bullet resistant interior storm windows to protect the general public, staff, and elected officials inside the board room. However, the remainder of the first and second floors of the building are not as adequately protected. Unfortunately, random gun shots are not abnormal in the vicinity of Colfax and Sherman and Department of Education staff have spent time in lockdown and/or behind walls and on floors, waiting for disruptions like this to subside.

This project will install bullet resistant glazing and/or interior storm windows on the remainder of the first and second floor of the building to adequately protect staff working in this highly publicized building. Glazing or interior storm windows will be considered in different locations based on Secretary of the Interior Standards. Window coverings will improve energy efficiency as well.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,352,313	Project Total:	\$1,352,313



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

22      6      Department of Education - Colorado School for the Deaf and the Blind  
**Install Fire Sprinklers, Upgrade HVAC and ADA, Hubert Work Gymnasium, Ph 3 of 3** **\$1,495,998**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Hubert Work gymnasium (EDDB2614) consists of the original buildings and two additions to the original 1920 construction. The 1920 portion of the building is mostly original with a recent renovation to the boys and girls locker rooms on the ground floor. The 1971 addition is now a fitness center. The building needs a fire sprinkler system, asbestos abatement (ACM), Americans with Disabilities Act (ADA) compliance, in-door air quality and security improvements.

Phase 1 included abatement and removal of the existing drop ceilings and remaining pipe insulation throughout the building. The project installed the fire sprinkler risers and water supply line. This includes a dry system for the unconditioned wood framed attic. The project installed modern LED fixtures. Phase 2 included abatement and replacement of the existing flooring. The non-compliant ADA restrooms will be updated. A new cooling system will be installed for the gymnasium and fitness spaces. Additional security measures in the building will be installed to separate the students from visiting individuals. Phase 3 will install an elevator in the SW corner of the original building to make accessible to the old second floor gymnasium ADA compliant. Install ADA compliant bleachers, drinking fountains, and compliant door hardware.

**PROJECT FUNDING:**

<b>Prior Phasing: 2022-022M21</b>		<b>Future Phasing:</b>	
FY21/22 Ph 1	\$1,559,927		
FY22/23 Ph 2	\$1,988,134		
Funded To Date:	\$3,548,061	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 3	\$1,495,998	Project Total:	\$5,044,059





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

23 6 Department of Human Services

**Building 118 Chiller and Building 35 Water Softener, Condensate Pump, CMHIP, Ph 1 of 3**

**\$1,927,114**

PROJECT DESCRIPTION / SCOPE OF WORK:

Building 35 (HSSH6063) boiler feed and return pumps and water softeners are over 34 years old, while air compressors are 37 years old. They are experiencing leaks, pitting, mineral build-up and condensation greatly diminishing the efficiency of the system. Parts are unavailable several water softeners are unable to repair. At Building 118 (HSSH2889), 1 of 4 chiller systems that service the entire CMHIP campus is approaching 30 years old and has become unreliable. Replacing this absorption chiller with an electric chiller and associated cooling tower will provide the campus with 100% redundancy.

Phase 1 will design and replace the domestic water softeners, pumps and compressors in building 35. Phase 2 and 3 will design and replace chiller, cooling tower and associated components building 118 including abatement.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
		FY24/25 Ph 2	\$1,946,208
		FY25/26 Ph 3	\$1,946,208
Funded To Date:		Project Balance:	\$3,892,416
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,927,114	Project Total:	\$5,819,530





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

24 6 Morgan Community College

**Campus wide Safety and Security Updates, Ph 1 of 1**

**\$1,988,239**

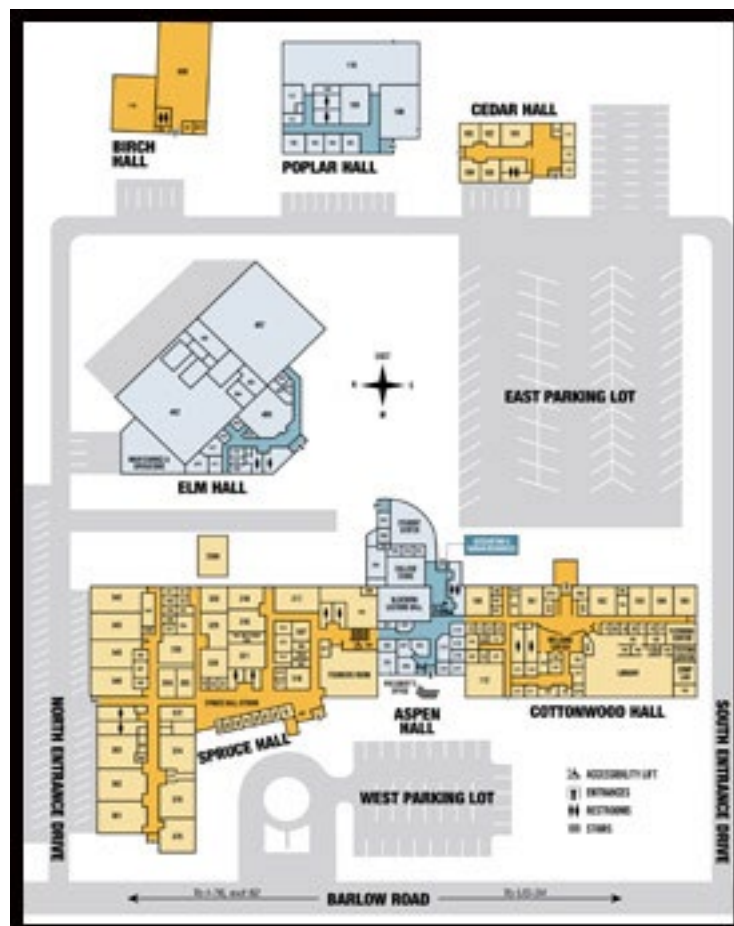
PROJECT DESCRIPTION / SCOPE OF WORK:

Morgan Community College (MCC) wants to achieve an improved level of safety and security for students, staff, and the public. MCC is located 1,300 feet from Interstate 76 and 845 feet from the local Wal-Mart. The high school is located just over one mile from the main campus. Currently all classroom building entries are unlocked during school hours for student and staff access. The college is also offering more classes on the weekends with these buildings being open to the public with very limited staff to monitor these buildings. Unfortunately, the open doors, proximity to the highway and businesses, has resulted in numerous unwanted people inside the buildings, and on the campus grounds both day and night. The school does not have a campus resource officer. The campus recently had to ask for local law enforcement help with getting individuals off campus during the day and during evening hours. In addition, the existing, six different fire panels located on the campus as well as one building downtown building are of different makes and models creating challenges when training staff and Emergency Response Team members on their operation

This project will install electrified door hardware to all exterior doors on campus that are used as primary entries. This involves rekeying all the campus door locks with new cores. The campus will replace the current security alarm systems and add cameras on campus. The existing, six different fire panels located on the campus as well as one building downtown building will be replace as they are of different makes and models creating challenges when training staff and Emergency Response Team members on how they work. The fire panels will be replaced with one contiguous system to reduce training requirements for emergency response.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,988,239	Project Total:	\$1,988,239



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

25      7      University of Colorado Boulder

**Campus Rooftop Safety, Civil, Electrical, Mechanical Engineering Center, Computer Science, and Environmental Buildings, Ph 1 of 2**

**\$674,135**

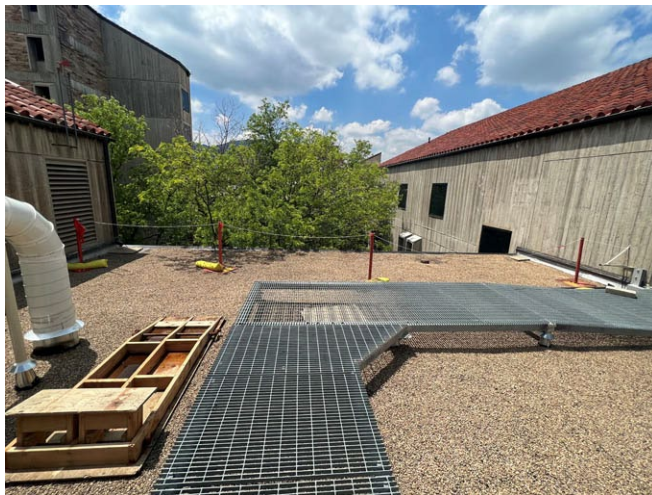
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Five campus buildings have flat roofs that lack engineered fall prevention systems that meet necessary OSHA standards and instead rely on personal protective equipment (PPE), training, and administrative controls to prevent unsafe conditions and fall hazards. The rooftops at Engineering Center have critical exhaust fans and HVAC systems that require ongoing maintenance and repair that occur at all times and during all weather conditions. Fall hazards exist on these roofs, and engineered fall protection systems are needed to ensure the ongoing safety of state employees. The existing areas can be extremely slippery, and risks multiply during weather events.

This project will provide engineered fall systems providing a 50-year plus solution that is removable during roof repairs or replacement. Phase 1 will address the Civil, Computer Science and Electrical Engineering Buildings. Phase 2 will address the Environmental and Mechanical Engineering Buildings.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	FY24/25 Ph 2	\$624,102
		Project Balance:	\$624,102
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$674,135	Project Total:	\$1,298,237





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

26 8 Department of Corrections

**Central Warehouse Freezer/Cooler Component Replacement, LCF, Ph 1 of 1**

**\$1,163,986**

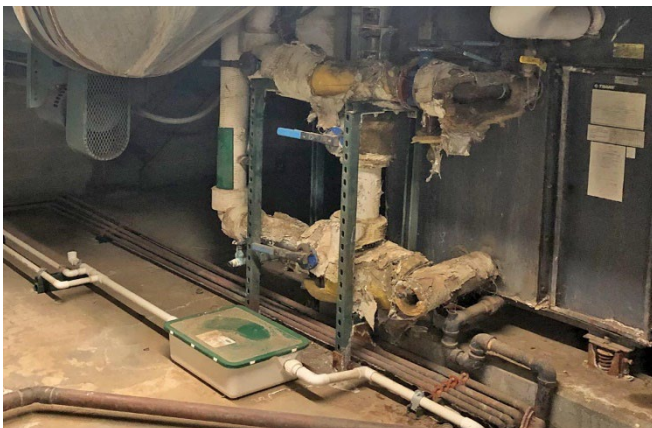
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Department has six central warehouses dispersed throughout the State to provide consumable food products to the kitchens of the 19 Correctional Facilities. With fiscal responsibility at the forefront, the Department follows a strict four week menu rotation and utilizes volume purchasing three times during a fiscal year. Inoperability of one of the storage systems will cause a loss of food products resulting in the inability to serve inmate meals. The Limon Correctional Facility (LCF) Central Warehouse (COLI9999) has a capacity rating of 966 male inmates. The Facility is 31 years old with the original Central Warehouse and Kitchen freezer/cooler components at the end of their useful life. The failure of a cooler would result in a significant loss of food products for the facility that serves over 1 million inmate meals per year. The initial design combined the central warehouse freezer/cooler support systems with the kitchen. If one system goes down, the entire facility is impacted. This project will separate the Central Warehouse systems from dependence on the kitchen system. This will create redundancy at this remote facility location avoiding loss of all perishable and frozen food products, should one system fail and reduce loss of use of the Facility. Additionally, the existing R-22 refrigerant is no longer readily available nor allowed to be produced by EPA regulations, in alignment with the Montreal Protocol. A previous CM project upgraded three of the warehouses and started the construction Documents

This request is for the bidding and construction of the LCF Central Warehouse. This project will provide new air cooled condensing units, new unit cooler, evaporators, all associated piping, new EPA refrigerant and electrical improvements. All new equipment will meet current energy code requirements. The existing R-22 refrigerant will be collected by the contractor, removed from the site and properly disposed of during the completion of the project. Additional project improvements include refrigerant monitors to be located in the freezers and coolers. A thermal detection study of the electrical distribution equipment will be completed to detect any unseen heating problems. During the improvements, temporary refrigeration and freezer coolers will be provided. This will maintain full function of the facility at the remote location.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,163,986	Project Total:	\$1,163,986





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

27 8 Department of Education - Colorado School for the Deaf and the Blind

**Campus ADA Playground Compliance Upgrade, Ph 1 of 1**

**\$1,954,154**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

CSDB has three playgrounds, none of which are ADA-compliant or accessible for students with disabilities. They are rusting and have reached their useful life. ADA compliance is essential for the students at this institution.

This single phase project would remove the existing playground and construct a single large ADA-compliant playground in the center of campus which would be accessible by all students and include equipment specifically dedicated for wheelchairs.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,954,154	Project Total:	\$1,954,154





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

28 8 Adams State University

**Replace Campus Boilers, Five Buildings, Ph 2 of 2**

**\$1,573,564**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Adams State University is facing an aging infrastructure which needs attention. With harsh winters in Alamosa plummeting well below zero, a boiler failure is a concern. McDaniel Hall (ASU #161) boilers were installed in 1997 with burners that have been replaced two times and need to be rebuilt again. Performing Arts (ASU #4805) boilers were installed in 2001 with burners that have burnt out twice causing explosions within the boilers. Library (ASU #167) boilers were installed in 1997 with outside air dampers that are oversized causing too much fresh air into the mechanical room causing equipment freezing. Business and Economics (ASU #158) boilers were installed in 1996 with burners that have been replaced three times and need to be rebuilt again. Facilities (ASU #170) boilers were installed in 1996 with vents that have rusted out and have been replaced on two occasions.

Phase 1 replaced the existing boilers in Nielson Library and McDaniel Hall and installed new equipment controls. Phase 2 will replace the boilers in Performing Arts, Business & Economics, and Facility Services with new high efficiency boilers and new controls.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2019-070M19</b>		<b>Future Phasing:</b>	
FY19/20 Ph 1		\$1,037,625	Project Balance:	\$0
Funded To Date:		\$1,037,625		
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 2		\$1,573,564	Project Total:	\$2,611,189





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

29 8 Arapahoe Community College

**Controls Upgrade, Main and Annex Buildings, Ph 1 of 1**

**\$1,942,026**

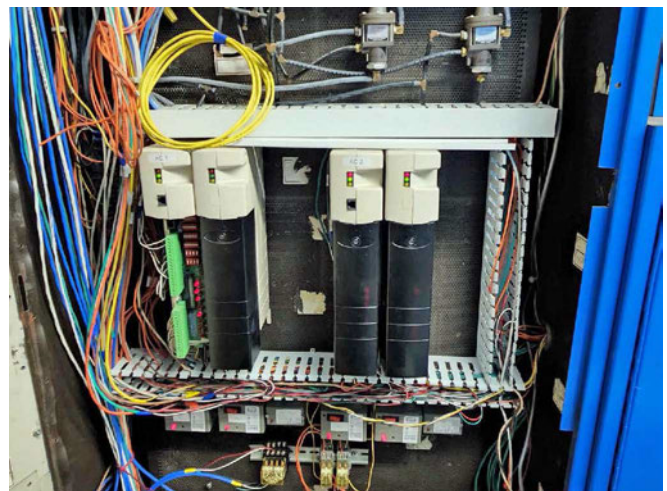
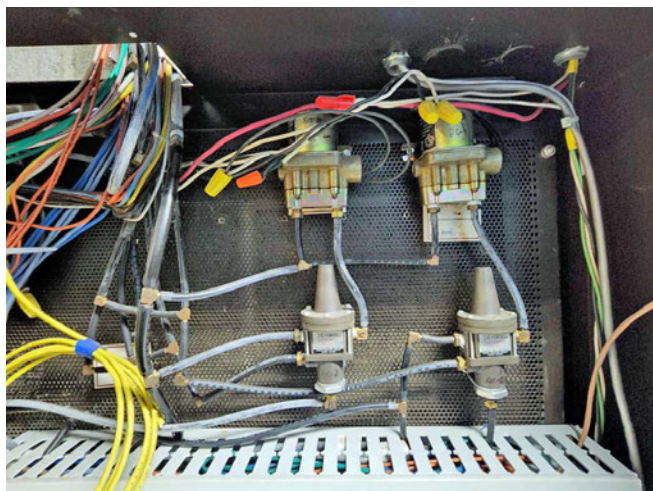
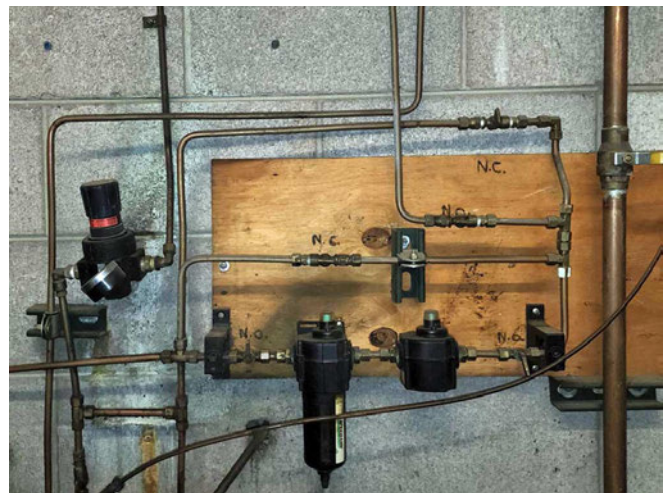
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Annex building (HEAR0769) and the Main building (HEAR0768) still utilizes original pneumatic temperature controls. Sections of the buildings have been converted to Direct Digital Controls (DDC) from various renovations of these buildings. The pneumatic air lines are leaking and are in poor/brittle condition. Replacement parts are not available. This results in the buildings without any HVAC controls and prevents the system from operating within the guidelines recommended by the CDC and other health agencies for the proper indoor air quality. Without temperature controls, students and faculty are often uncomfortable. There are a variety of types of suspended ceiling panels used throughout the facility. The control work is above the suspended ceiling and it is more cost effective to replace the panels than storing and protecting the panels. The school is currently replacing the primary HVAC equipment. This DDC project will provide the full benefit of this new HVAC plant on the comfortability of the spaces, reduction in energy use, and improvement of indoor air quality.

This project will work in concert with the academic schedule and room utilization. The new system allows for 24/7/365 connectivity and remote operation. The new controls includes sensors for temperature, humidity, and indoor air quality and to be programmed for hours of use that coincide with actual periods of occupancy. This new system also includes reporting functions that will allow the college to fine-tune operational periods to best enhance overall energy use. Between upgrading the building's controls, ACC will significantly reduce the energy and carbon footprints.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,942,026	<b>All Phases:</b> Project Total:	\$1,942,026





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

30      8      Department of Corrections

**Central Warehouse Freezer/Cooler Component Replacement, SCF, Ph 1 of 1**

**\$852,240**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Department has six central warehouses dispersed throughout the State to provide consumable food products to the kitchens of the 19 Correctional Facilities. With fiscal responsibility at the forefront, the Department follows a strict four week menu rotation and utilizes volume purchasing three times during a fiscal year. Inoperability of one of the storage systems will cause a loss of food products resulting in the inability to serve inmate meals. The Sterling Correctional Facility (SCF) is an 845,070 square foot (SF) facility with a capacity of 2,584 male inmates. Opening in 1999 the Central Warehouse (COST7815) freezer/cooler components at the end of their useful life. The failure of a cooler would result in a significant loss of food products for the facility that serves over 2.8 million inmate meals per year. Additionally, the existing R-22 refrigerant is no longer readily available nor allowed to be produced by EPA regulations, in alignment with the Montreal protocol. A previous CM project upgraded three of the warehouses and started the construction documentation.

This request is for the bidding and construction of the SCF Central Warehouse. This project will provide new air cooled condensing units, new unit cooler, evaporators, all associated piping, new EPA refrigerant and electrical improvements. All new equipment will meet current energy code requirements. The existing R-22 refrigerant will be collected by the contractor, removed from the site and properly disposed of during the completion of the project. Additional project improvements include refrigerant monitors to be located in the freezers and coolers. A thermal detection study of the electrical distribution equipment will be completed to detect any unseen heating problems. During the improvements, temporary refrigeration and freezer coolers will be provided. This will maintain full function of the facility at the remote location.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$852,240	Project Total:	\$852,240



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

31        8        Department of Human Services

**Upgrade Interiors Group Home, Ph 3 of 3**

**\$920,826**

PROJECT DESCRIPTION / SCOPE OF WORK:

The Group Homes are designed as residential units to house patients in a home-like setting. Over time, the acuity of the residents has increased and has impacted the original design of these homes. Maintenance and repair have also increased due to increased use and more frequent cleaning. The interior finishes, flooring systems, kitchens and bathrooms are original construction and are approaching the end of their lifecycles.

Phase 1 included 330 Hahns Peak (HSPU1151), 614 Clarion (HSPU1154), 183 Wiggins (HSPU1143). Phase 2 addressed 895 Bellflower (HSPU1152), 268 Harmony (HSPU1150), and 272 Harmony (HSPU1149). Phase 3 will address 416 Maher (HSPU1155), and 262 Bayfield (HSPU1147).

PROJECT FUNDING:

<b>Prior Phasing: 2020-109M21</b>		<b>Future Phasing:</b>	
FY21/22 Ph 1	\$1,035,555	Project Balance:	\$0
FY22/23 Ph 2	\$1,228,584		
Funded To Date:	\$2,264,139		
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 3	\$920,826	Project Total:	\$3,184,965





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

32 9 Fort Lewis College

Replace Fire Alarm Equipment, Multiple Buildings, Ph 3 of 5

\$1,739,754

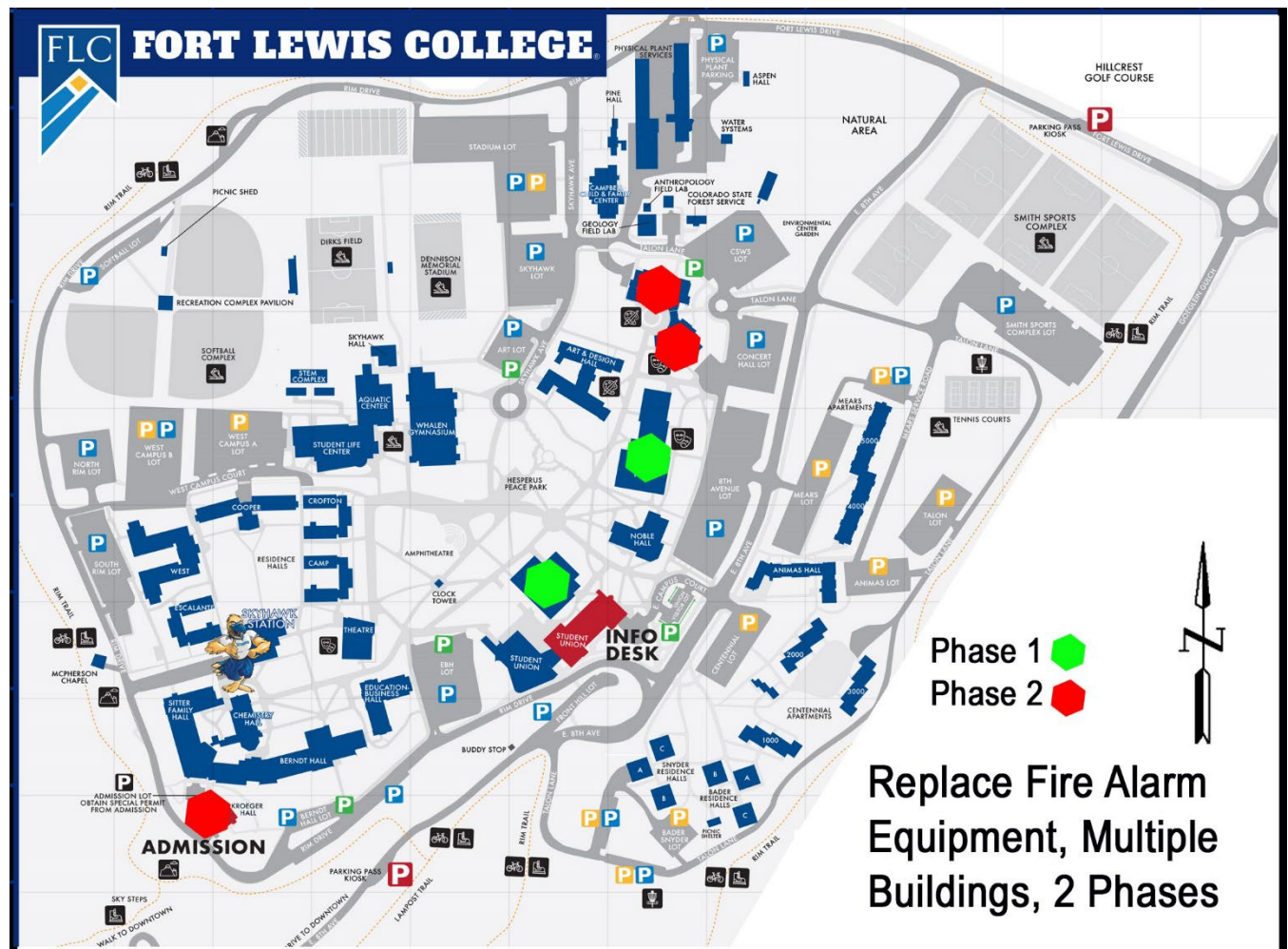
PROJECT DESCRIPTION / SCOPE OF WORK:

The existing fire alarm systems in five buildings were installed in the late 1990's and early 2000's and were equipped with fire alarm panels that are no longer manufactured. The manufacturer has advised FLC that the panels are approaching obsolescence and parts are increasingly difficult to obtain.

Phase 1 completed the design for phases 1 and 2 and the replacement of fire alarm panels at Reed Library (FLC #28) and at Jones Hall (FLC #36); Phase 2 funded the panels at Community Concert Hall (FLC #18), Center of Southwest Studies (FLC #48), and Kroeger Hall (FLC #13). Phase 3 would provide for design and construction of fire alarm panel replacements at Art and Design Hall (FLC #47) and at Noble Hall (FLC #46) ; Phase 4 would provide for design and construction at Skyhawk Hall (FLC #50) and Physical Plant Services, East (FLC #27). The final phase would provide for the design and construction funding for the fire alarm panel replacements at Education Business Hall (FLC #51).

PROJECT FUNDING:

<b>Prior Phasing:</b>	<b>2022-049M21</b>		<b>Future Phasing:</b>	
FY21/22 Ph 1		\$1,477,247	FY24/25 Ph 5	\$1,923,981
FY22/23 Ph 2		\$1,432,689	FY25/26 Ph 6	\$1,844,117
Funded To Date:		\$2,909,936	Project Balance:	\$3,768,098
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 3		\$1,739,754	Project Total:	\$8,417,788





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

33      9      Department of Human Services

**Roof Replacement at Platte Valley YSC, Ph 2 of 2**

**\$1,100,693**

PROJECT DESCRIPTION / SCOPE OF WORK:

The roofs at Platte Valley Youth Service Center (HSYS8160) are original to the 1997 buildings. The built-up roofing assemblies (BUR) are failing and need full replacement. Building 100 is a metal roof and requires investigation to confirm whether it needs to be repaired or replaced. This facility houses youth services residents and provides program support for detained and commented youth.

Phase 1 designed and replaced of half of the BUR roofs and rework or replace the metal roofing on the administration building. Phase 2 will design and replace the remaining sections of BUR roofing area.

PROJECT FUNDING:

<b>Prior Phasing:</b>	<b>2023-077M22</b>		<b>Future Phasing:</b>	
FY22/23 Ph 1		\$1,382,405		
Funded To Date:		\$1,382,405	Project Balance:	\$0
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 2		\$1,100,693	Project Total:	\$2,483,098



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

34 10 Department of Human Services

**Refurbish Secondary and Emergency Electrical Systems, Tier 1, CMHIP, Ph 3 of 3**

**\$1,941,002**

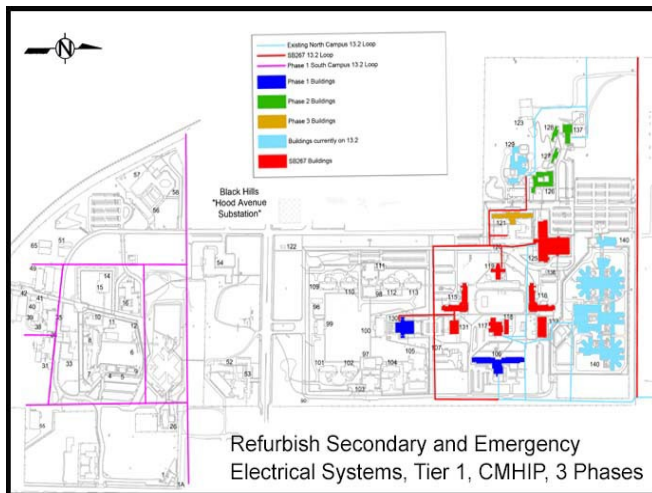
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Colorado Mental Health Institute at Pueblo (CMHIP) has many facilities used to house and rehabilitate individuals for improved mental health. This project will address work that is not being addressed in the projects funded through SB17-267.

Phase 1 replaced the primary electrical loop on the southern campus. The existing 13.2 kV overhead primary electrical power lines are to be removed from service once the new underground primary is commissioned. Building 106 (HSSH2877) and 130 (HSSH2900) will receive electrical service upgrades. Building 130 will also receive a new backup generator. Phase 2 migrated CMHIP buildings 126 (HSSH2896), 127 (HSSH2897), 128 (HSSH2898), 137 (HSSH2907) to the new 13.2 kV primary system on the north campus. These individual buildings also have old, antiquated secondary electrical equipment and distribution panels which need to be upgraded. Phase 3 will upgrade the secondary electrical service on building 121 (HSSH2892). (HSSH2892).

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2020-097M21</b>		<b>Future Phasing:</b>	
FY21/22 Ph 1		\$1,791,932		
FY22/23 Ph 2		\$1,981,039		
Funded To Date:		\$3,772,971	Project Balance:	\$0
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 3		\$1,941,002	Project Total:	\$5,713,973





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

35 10 Department of Military and Veterans Affairs

**Emergency Generator at Watkins Readiness Center, Ph 1 of 1**

**\$163,056**

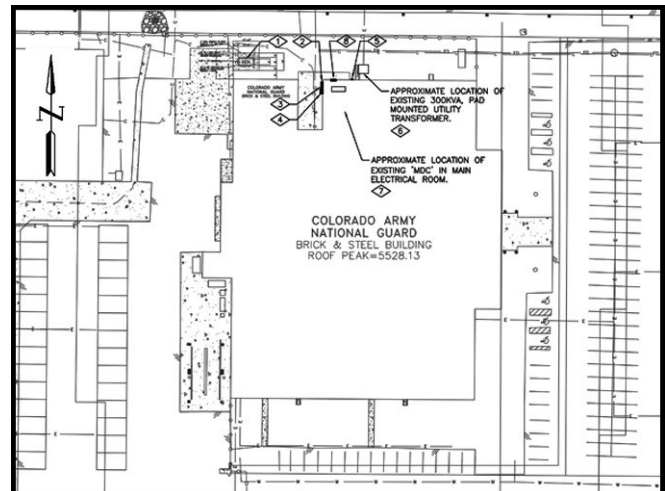
PROJECT DESCRIPTION / SCOPE OF WORK:

There is currently no backup power to the Watkins Readiness Center (MANG4891). The building is in an exposed location, subject to high winds and frequent power outages. The building's second floor houses a secure critical mission with Sensitive Compartment Information Facility (SCIF) requiring continuous power to IT equipment and access control hardware. An Army resilience policy requires critical missions be capable of withstanding an extended utility outage. Currently the Watkins Readiness Center is out of compliance for the energy resilience requirement. The existing electrical service is adequately sized for this building.

This project will install a pad mounted standby power generator to provide supply power to essential systems within the Readiness Center during power outages. Generator capacity is expected to be 180KW based on a Pre-Design Engineering Analysis Report Completed in 2021. Actual size will be confirmed and determined during design. The generator will be diesel powered with fuel storage tank and automatic transfer switch. Surge protection will be installed to protect building electrical circuits and equipment.

PROJECT FUNDING:

<b>Prior Phasing:</b>			<b>Future Phasing:</b>		
Funded To Date:			Project Balance:		
<b>Current Phase:</b>	<b>FF</b>	<b>CCF</b>	<b>All Phase:</b>	<b>FF</b>	<b>CCF</b>
FY23/24 Ph 1	\$489,167	\$163,056	Project Total:	\$489,167	\$163,056





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

36 10 Colorado School of Mines

**Replace Hazardous Lab Controls, GRL, Ph 2 of 2**

**\$1,031,531**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The General Research Lab Building (CSM #RL) houses labs and offices that support teaching and research endeavors. The labs have numerous fume hoods and flammable gas cabinets to contain hazardous materials including flammable liquids and gases, as well as, radiological isotopes. The ventilation controls, are over 20 years old and are no longer supported by the manufacturer. These controls need to be replaced in order to minimize the risk of exposure of students, faculty and staff to harmful materials used in the labs.

This two-phase project would replace existing controls with new DDC controls completing half the zones during the 1st phase and the remaining areas in Phase 2 in order to minimize disruption.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2023-069M22</b>		<b>Future Phasing:</b>	
FY22/23 Ph 1		\$632,795	Project Balance:	\$0
Funded To Date:		\$632,795		
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 2		\$1,031,531	Project Total:	\$1,664,326





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

37 10 Trinidad State College

**Install Boiler System and Upgrade Associated Building Automation System, Berg, Ph 2 of 2**

**\$900,526**

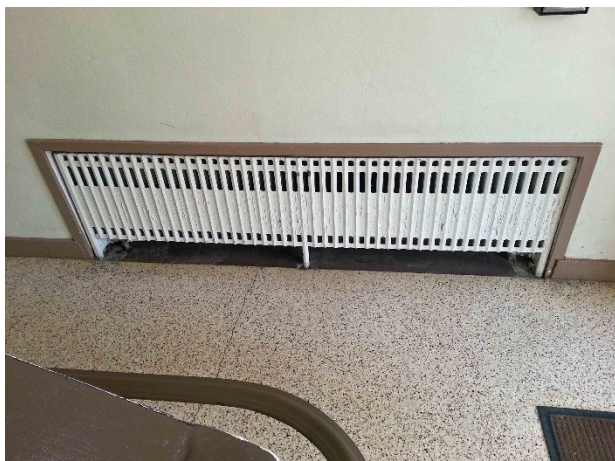
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Berg Building (HETR0205) initially had no building wide mechanical ventilation or air conditioning system. A previously funded project (2017-087M19) was only able to upgrade the cooling system because of COVID supply and cost complications. Heat is provided by steam radiators. This project will improve the heating by installing two condensing boilers located in the basement area. In addition, this project includes replacing existing single pane windows with insulated units, which will save energy both in heating and cooling seasons.

Phase 1 of the project installed modulating high efficiency boilers and controls. Phase 2 will install two condensing boilers and replace the windows.

**PROJECT FUNDING:**

<b>Prior Phasing: 2023-088M22</b>		<b>Future Phasing:</b>	
FY22/23 Ph 1	\$1,993,739	Project Balance:	\$0
Funded To Date:	\$1,993,739		
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 2	\$900,526	Project Total:	\$2,894,265



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

38 10 Colorado School of Mines

**Replacement of Hazardous Laboratory Exhaust Fans, Campus, Ph 3 of 3**

**\$1,510,726**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The three buildings in this request; Berthoud Hall (CSM #BE), Coolbaugh Hall (CSM #CO), Alderson Hall (CSM #AL) all have large laboratory exhaust systems that remove hazardous fumes and vapors from the classroom laboratories. They are served by industrial scale fans that pull the air out of the labs and exhaust it safely above the roof. These fans are beyond their useful life, in some cases over 30 years old.

Phase 1 replaced the fans on Berthoud Hall (CSM #BE). Phase 2 replaced the fans on Coolbaugh Hall (CSM #CO). Phase 3 will replace the fans on Alderson Hall (CSM #AL).

**PROJECT FUNDING:**

<b>Prior Phasing:</b> 2021-067M21		<b>Future Phasing:</b>	
FY21/22 Ph 1	\$496,873		
FY22/23 Ph 2	\$1,511,564		
Funded To Date:	\$2,008,437	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 3	\$1,510,726	Project Total:	\$3,519,163





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

39      10      University of Colorado Denver

**Vivarium Air Valve Replacement, R1 North, Ph 1 of 2**

**\$1,847,537**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Medical research relies on modern vivarium facilities to ensure compliance with NIH grants policy and regulations. Laboratory animal facilities present complex building maintenance and repair challenges. The R1 North (UCD P18) vivarium ventilation system has operational problems resulting in the need to replace the terminal box air valve system. The air valves precisely control ventilation air in coordination with the exhaust system. The ventilation system for the vivarium resides in the interstitial space above the vivarium. There are 145 supply air valves with reheat coils, 114 general exhaust air valves, 39 cage rack exhaust valves, 16 Biosafety Cabinets exhaust valves and 5 other miscellaneous exhaust valves.

The ADA accessibility improvement for the building will include new or upgraded restroom automated door openers, or similar improvement. Phase 1 will include the design services for both phases and replace just under half the valves. Phase 2 will replace the remaining valves.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date: \$0		FY24/25 Ph 2	\$1,803,531
<b>Current Phase:</b>		Project Balance:	\$1,803,531
FY23/24 Ph 1	\$1,847,537	<b>All Phases:</b>	
		Project Total:	\$3,651,068



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

40      10      Colorado Community College System at Lowry

**Replace Chiller, Building 758, Ph 1 of 1**

**\$974,560**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The chiller and associated pumps in Building 758 (HEOE9107) are from 2002. This model of chiller is no longer manufactured. Replacement parts are often weeks out or are not manufactured any longer. The school already replaced one compressor last year due to failure, the second compressor is now well beyond its expected life and not sure if a replacement compressor is available. Replacement of this equipment will greatly improve the ability to provide a comfortable building climate for the students and staff. The chiller uses R-134a refrigerant which is much less efficient than newer equipment and expensive to replace if the R-134a is lost.

This project would replace the chiller, pumps, and associated equipment and controls.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$974,560	<b>All Phases:</b> Project Total:	\$974,560





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

41 10 University of Northern Colorado

**Chiller Replacement, Ross Hall, Ph 1 of 1**

**\$1,790,718**

PROJECT DESCRIPTION / SCOPE OF WORK:

The Ross Hall complex high temp hot water fired absorption chiller was installed as part of the north addition in 2001 and is now over 20 years old. This chiller has been problematic for its entire life. In the summer of 2007, the main three function pump on the chiller failed. Failure of the cooling system would cause significant disruption to teaching and research.

This project will replace the single chiller with two 400 ton centrifugal chillers in the same location. A refrigeration monitor and associated alarms and exhaust fans will be added. The exhaust fan will require construction of an exterior area well outside of the mechanical room. Access to the mechanical room will require removal of a knock out panel in the basement foundation wall and excavation of a pit. Excavation for the pit will require removal of some minor site utilities and a stockpile area that will need to be restored when complete. The existing electrical service adjacent to the mechanical room will need to be extended to the new chillers.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,790,718	Project Total:	\$1,790,718





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

42 10 Colorado Mesa University

**Replacement of Boiler and Chiller, Lowell Heiny Hall, Ph 1 of 1**

**\$1,336,060**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The boilers and associated systems of Lowell Heiny Hall (CMU #216) are approaching 25 years of age, while the chiller and associated systems are approaching 15 years of age. Funding from previous projects have allowed CMU to replace all fan coil units, associated hot and cold-water piping, condensate lines, and ductwork on all three floors of the building. New equipment will be compatible with the extension of the campus geo-exchange system saving the university \$63,645 annually to heat and cool the building, while reducing the university's carbon footprint by 169 metric tons CO<sub>2</sub>e each year.

This project will replace the existing boiler and roof top mounted chiller, completing the replacement of the entire HVAC system in the 55-year-old building.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,336,060	<b>All Phases:</b> Project Total:	\$1,336,060



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

43 10 University of Colorado Colorado Springs

**Chiller Replacement, El Pomar Center, Kraemer Family Library Buildings, Ph 1 of 1** **\$1,999,639**

PROJECT DESCRIPTION / SCOPE OF WORK:

The chiller serving two adjacent buildings, El Pomar Center and Kraemer Family Library was manufactured in 1999 and contains R-22 refrigerant, which has been banned due to its ozone-depleting properties. Due to the age of the equipment, replacement parts are no longer available for the unit. According to ASHRAE, the typical life cycle of a water-cooled chiller is 20 years. Reactive maintenance is being practiced in order to bridge the gap before replacement can occur.

This project consists of demolition and removal of the existing chiller, associated piping, electrical and controls and replacing with a quieter, more energy efficient water-cooled, oil-free flooded centrifugal chiller with magnetic levitation-type bearings.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,999,639	<b>All Phases:</b> Project Total:	\$1,999,639





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

44 10 University of Northern Colorado

**Chiller Replacement, Gunter Hall, Ph 1 of 1**

**\$1,258,686**

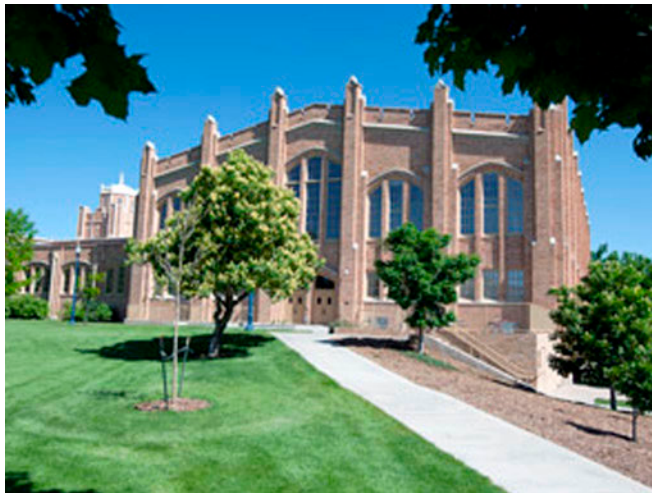
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Gunter Hall (UNC #7) chiller and associated system is 26 years old and is at the end of its expected life. It has had sections re-tubed to extend its service life. Failure of the cooling system would cause significant disruption to teaching and research.

The chiller will be replaced with a single 225 ton centrifugal water cooled chiller in the same location. Chilled water pumps and VFD's will be replaced. Access to the chiller will require removal of a precast panel in the mechanical room ceiling. Controls will need to be upgraded and monitors and alarms will need to be added. The existing electrical service will require upgrades to accommodate the new chiller.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,258,686	Project Total:	\$1,258,686





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

45 10 Department of Human Services

**Replace HVAC Systems NCD DYS CALM, Ph 1 of 3**

**\$2,000,000**

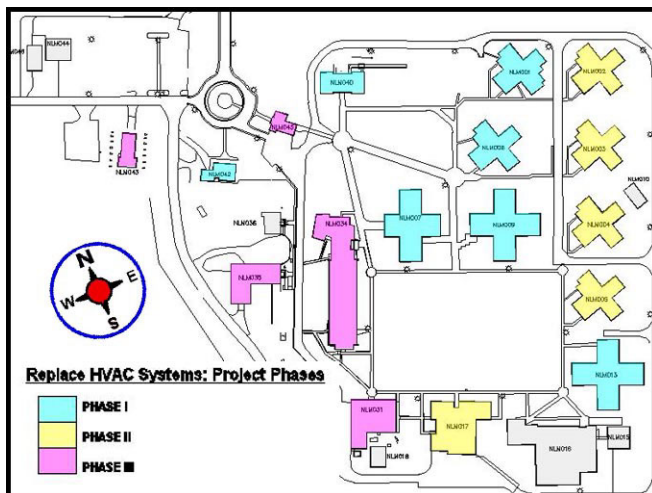
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The HVAC Systems on the Campus at Lookout Mountain (CALM) Division of Youth Services Centers are original to the campus, and each has exceeded their life expectancy. Repairs are a challenge many of the parts are no longer available. The equipment is no longer able to maintain adequate air distribution and temperatures to meet current air quality standards. Controls are out dated and should be replaced with new DDC controls. Hot and cold circulating pumps should also be replaced.

Phase 1 included design and replacement of the HVAC equipment at buildings 1, 7,8,9,13,40 and 42. Phase 2 includes Design and replacement of the HVAC equipment at buildings 2,3,4,5 and 17. Phase 3 included design and replacement of HVAC equipment at buildings 31,34,35,43 and 45.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
		FY24/25 Ph 2	\$2,075,493
		FY25/26 Ph 3	\$2,075,493
Funded To Date:	\$0	Project Balance:	\$4,150,986
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$2,000,000	Project Total:	\$6,150,986



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

46 10 University of Colorado Denver

**Vivarium Exhaust Fan Replacement, R1 North, Ph 1 of 1**

**\$579,459**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Medical research relies on modern vivarium facilities to ensure compliance with NIH grant policies and regulations. Laboratory animal facilities present complex building maintenance and repair challenges. The R1 North (UCD P18) vivarium general exhaust system has operational problems resulting in the need to replace the dual fan system. The fans become clogged with animal dander and bedding material.

The single phase solution includes two new exhaust fans and associated equipment. The ADA accessibility improvement for the building will include new or upgraded restroom automated door openers, or similar improvement.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph. 1	\$579,459	Project Total:	\$579,459





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

47 10 Western Colorado University

**Reconditioning Natatorium, Ph 1 of 1**

**\$1,989,753**

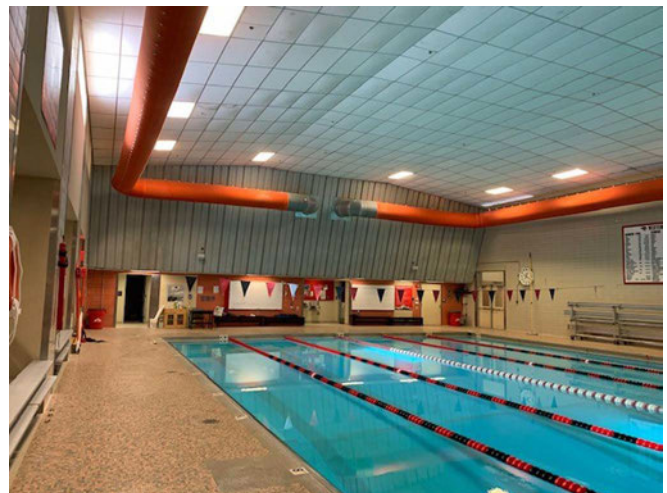
PROJECT DESCRIPTION / SCOPE OF WORK:

Western's Natatorium was originally constructed in 1959 and has since had minimal updates and additions. It has developed safety concerns including an inadequate air handler, bats entering through an abandoned HVAC system, cracked and broken floor tiles on the pool deck, roof leaks damaging the ceiling grid system and causing mold. In 2006 the pool disinfection system was changed from a chlorine system to a salt based system and improperly calibrated. This caused severe oxidation and corrosion within the air handler and distribution. Some electrical equipment is well past its expected service life and is likely to have concealed corrosion damage. In order to remove the ductwork the ceiling and lighting will require removal.

This project will remove the ceiling system, replace the air handler and HVAC distribution. Electrical updates including new efficient lighting. The roof will be replaced and solar panels will be entertained. The pool deck and hot tube tile will be replaced.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,989,753	Project Total:	\$1,989,753





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

48 10 Pikes Peak State College

**Replace Sewer Vent Pipes and Upgrade Restrooms, Downtown Studio Campus, North Building, Ph 1 of 1**

**\$1,487,200**

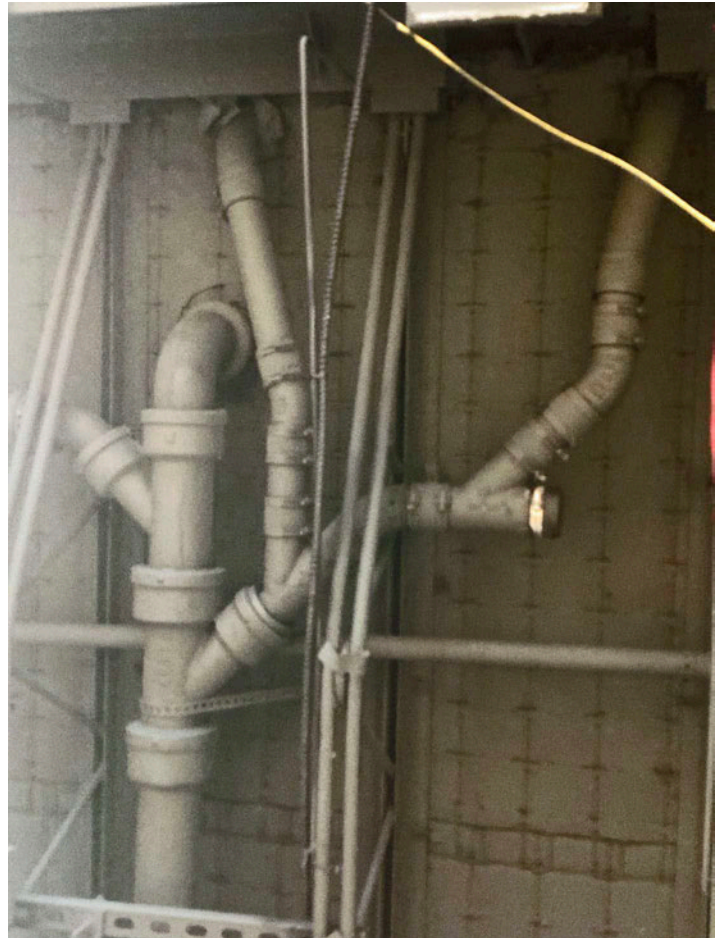
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Downtown Studio Campus North building (HEPP7185) was built in 1949 and is experiencing deterioration of sewer and vent pipes due to the age and inadequate piping used during those years. Some waste piping is lead, and some joints are lead and oakum. Our faculty, staff and students have complained about an odor in the building. The waste pipe has leaked multiple times into the occupied space below causing loss of use in the area and forcing classes to be moved while repairs were made. The North building restroom fixture count has changed since 1949, but the old piping being utilized is the same. There is an issue of unused piping that has been abandoned in place, causing frequent spills of sewage into the occupied space below. The existing restrooms are not ADA compliant.

This project will demolish the existing walls, floor, ceiling, all vent piping, and all hot/cold domestic water supply piping associated with each of the restrooms. Restrooms will be designed and built to accommodate current building codes including ADA compliance. All vent and waste piping will be replaced. While the two women's rooms and two men's rooms in the North building are under construction, the South building restrooms will remain open.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,487,200	<b>All Phases:</b> Project Total:	\$1,487,200



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

49 10 Department of Human Services

**Repair/Replace Sewer and Steam Producers, CMHIFL, Ph 3 of 3**

**\$1,764,533**

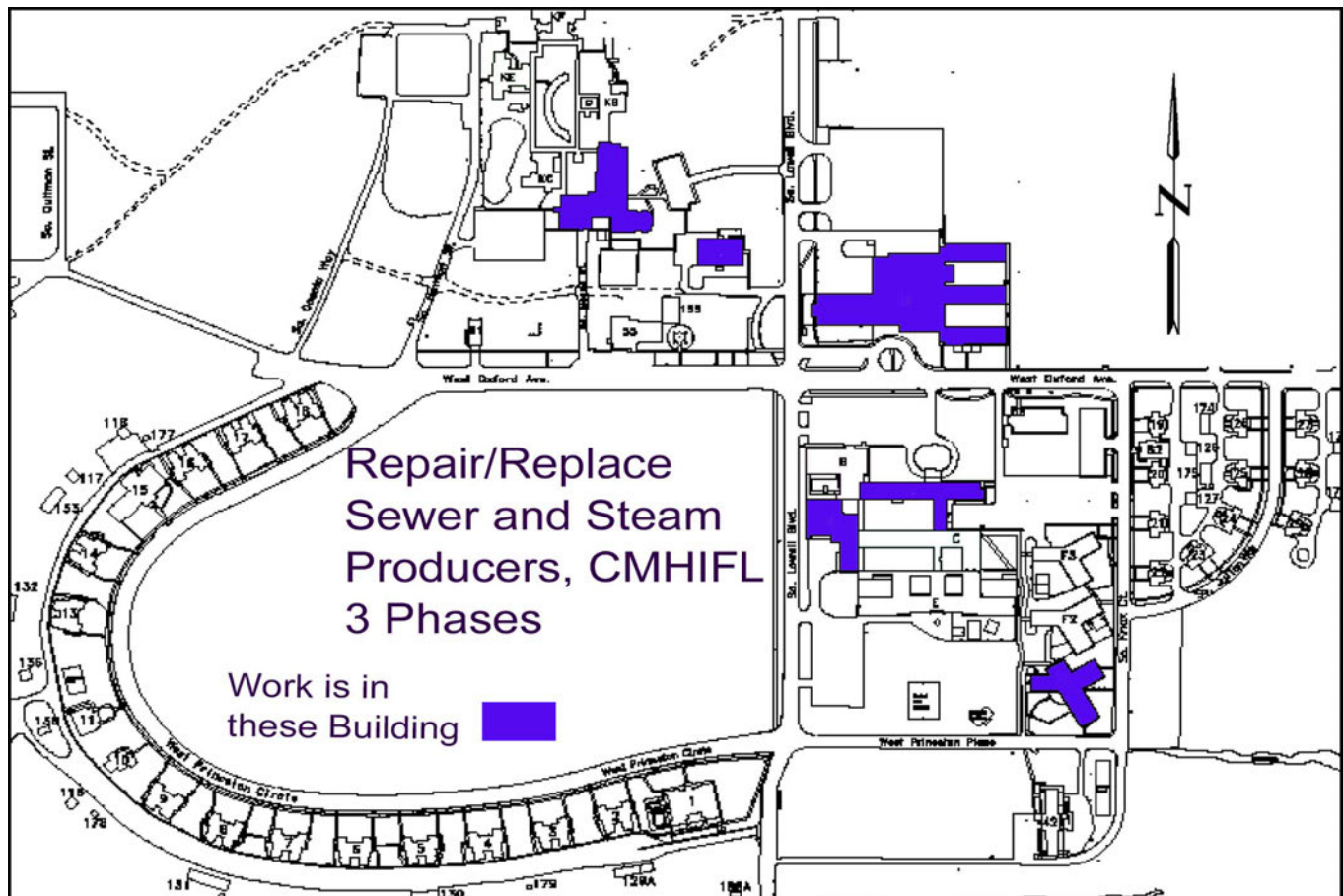
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The sewer lines in H Building have deteriorated or cracked from years of harsh chemicals and daily use. The D Building houses the hospital kitchen and the sewer lines that serve this building have severely deteriorated because of high use including food waste. This project will address the continued removal of equipment off the high temperature hot water system, fed by the 55+ year old hot water central plant system, with an eventual goal of decommissioning the central plant. The high temp hot water systems are old technology and are both becoming more difficult to find replacement parts and even more challenging is the difficulty to find qualified staff to operate the equipment. If this hot water system should go down the campus would also be shut down, affecting service to clients and staff. This project will replace the plant with a smaller redundant system for the hospital buildings and allow each building to be independent from one another reducing complete failure of the facility if the main plant were to fail. The new steam generators will become the replacement for the high temp steam producers located in buildings A (HSFL1009), D (HSFL1012), H (HSFL1017), F1 (HSFL1014), J (HSFL1018) and K complex. This approach will enable a path to build redundancy into the campus base building systems using modern technology, more energy efficient assemblies and safer more common systems.

Phase 1 designed and replaced the steam producers, chiller, and related HVAC equipment in the H building. Phase 2 designed and replacement of sanitary sewer lines in H and D buildings and the design and replacement of the steam producers that feed A and D building equipment. Phase 3 will be the design and replacement of the steam producers that feed building F1 the K building complex and J building.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2022-051M21</b>	<b>Future Phasing:</b>	
FY21/22 Ph 1	\$1,794,921		
FY22/23 Ph 2	\$1,666,730		
Funded To Date:	\$3,461,651	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 3	\$1,764,533	Project Total:	\$5,226,184





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

50      10      Department of Public Health and Environment

**Upgrade Deionized Water System, State Public Health Laboratory, Ph 1 of 1**

**\$1,166,859**

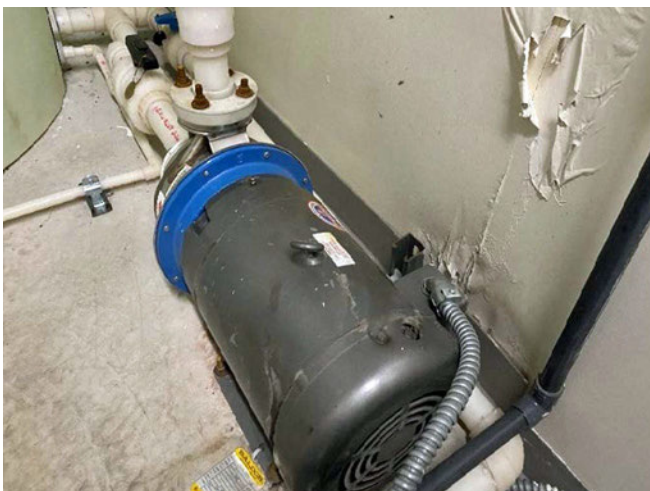
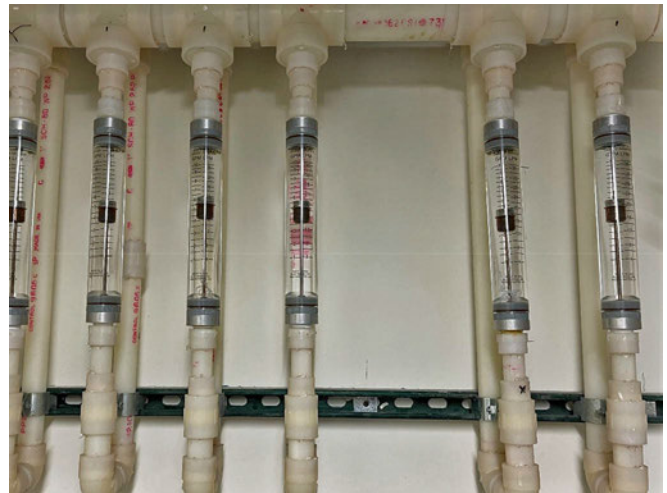
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The State Public Health Laboratory (PHAD2627) was built in 1996. The deionized (DI) water system is a critical system that supports the laboratory functions for the State of Colorado. The overall system has never been upgraded. The lab experienced a number of DI water system pipe failures recently and there are growing concerns about the integrity of the system. Therefore, CDPHE hired a firm to perform a condition audit. The audit determined the equipment and distribution systems are at or near end of life. Because of the critical nature of this system, additional redundancy for some of the components should be installed to provide continual critical public health testing. The electrical system needs upgrades and a few of the components need connection to the emergency generator system.

This project will replace the distribution piping in its entirety, replace equipment as well as correct electrical, and bring the design up to current standards for laboratory equipment redundancy.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,166,859	<b>All Phases:</b> Project Total:	\$1,166,859





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

51 10 Red Rocks Community College

**Replace East Wing Roof, Lakewood Campus, Ph 2 of 2**

**\$1,897,913**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The roof of the East Wing and Middle building (HERR 0764) is over 20-year-old. It is a ballasted .60mil EPDM which has begun to reach the end of its useful life. It has started tenting as well as separating from curb and wall locations. The school has performed several substantial repairs at the flashings, but there is also seam deterioration which is more significant due to the inability of Red Rock's personal or roofing contractors to inspect the membrane under the rock ballast. The east end of the school includes the Library, Business Services, Admissions, Student Services, Child Care, Tutoring and the Computer Classrooms. Any leaking from this roof has the potential to cause significant impact financially and cause disruption to essential services. There are three levels of roofs with this part of the building.

This two phase project will remove the existing ballast and EPDM and install new insulation to improve the R-value and then install a fully adhered 60mil EPDM or a 60 TPO roof. Phase 1 repaired and replaced the lower level. Phase 2 will repair and replace the upper two levels.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2023-084M22</b>		<b>Future Phasing:</b>	
FY22/23 Ph 1		\$1,482,580		
Funded To Date:		\$1,482,580	Project Balance:	\$0
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 2		\$1,897,913	Project Total:	\$3,380,493





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

52 10 Otero College

**Repair/Replace Roofs, Kiva, and Wheeler Buildings, Ph 1 of 1**

**\$748,468**

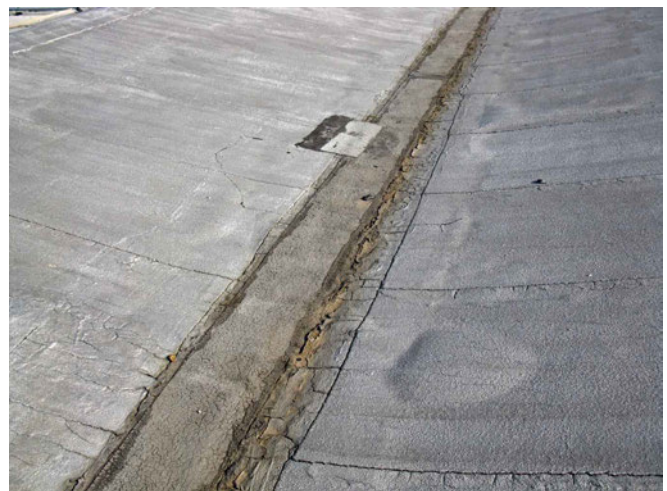
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The roofs for Wheeler Building (HEOT0126) and Kiva (HEOT0124) have been a growing problem including inherit design issues for draining and overall age of the structures. These buildings are now at a point where they are outside insurance claims and need immediate attention to eliminate costly damage and possible structural integrity of the buildings. Noticeable water damage can be observed in classrooms, common areas and offices. Depending upon the area, there have been instances where normal business was stopped due to damage/wet areas or ceiling tiles falling out from water leakage. The Kiva is a museum that showcases extremely rare artifacts and artworks of the Native American cultures. Much of which is considered to be priceless and impossible to replace. An inspection by a recent contractor found that extensive damage and leakage is prevalent across 85 to 90 percent of the Kiva roof, including the "Round Room". Wheeler Hall contains instructional classrooms and their complimentary laboratory rooms. There are several classes that would not be able to be held should water damage continue to occur.

This project would remove the worn and failing materials down to the sub-roof. Complete replacement of materials to insure all weather/water proof of structure with respective R30 insulation.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$748,468	<b>All Phases:</b> Project Total:	\$748,468





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

53 10 Colorado State University

**Replace Roof, Chemistry B and C Wings, Ph 1 of 1**

**\$1,755,306**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Chemistry Building (CSU #3339) was built in 1971. The roof consists of insulated modified bitumen roof membrane with granule surfacing that we believe is original to the building. It has repeatedly failed and has numerous patches. In addition, there are drainage issues due to low areas and damaged insulation. There is abandoned rooftop equipment that is a potential source of leaks. This is the highest roof replacement priority for main campus.

This project will remove existing roofs to the concrete deck. The abandoned cooling tower, raised rooftop equipment, and abandoned items will be removed. A new TPO roof and insulation to meet current code will be installed. The new roofs would have minimum thermal insulation value of R-30 and will also incorporate tapered insulation to support better water flow.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,755,306	Project Total:	\$1,755,306





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

54 10 Department of Personnel & Administration - Division of Capital Assets

**Replace Roof, SOB and PP, Ph 1 of 1**

**\$1,541,578**

PROJECT DESCRIPTION / SCOPE OF WORK:

The roofs at the State Office Building (SOB) (GSCB 0143), have the original sloping clay tile from the 1920's construction and EDPM roofing from an addition that closed the central portion of the 4th and 5th floors. The attic area has asbestos material that is considered friable if exposed. During an elevator controlled maintenance project an investigation of asbestos containing materials, (ACM) determined the best way to protect employees and elevator service personnel was to encapsulate the friable material. These roof must be replaced to provide a safe, dry environment for the Department of Education (CDE) who occupies the building. Currently CDE has removed employees from the 5th floor due to water leaks causing potential unsafe working conditions. The CDE is consolidating into the 201 East Colfax building from other leased buildings as directed from the governor's office and these plans require 5<sup>th</sup> floor to be occupied. The Power Plant, (PP) (GSCB 0139), provides all the chilled water, and steam to heat and cool the downtown campus. The 30 year old roof that connects the Capitol Annex Building to the Power Plant is frequently leaking. This roof is used regularly by employees and service providers to gain access to the PP elevator machine room, monitor natural gas meters and access to HVAC equipment used by both buildings.. This roof also has out lived its useful life.

This project will provide new 90 mil EDPM roofing for all flat roofs and replace the historic clay tile roofs with in-kind clay tile roofing to serve another 100 years for SOB. The PP roof will be replaced in this project.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,541,578	<b>All Phases:</b> Project Total:	\$1,541,578



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

55 10 Department of Military and Veterans Affairs

**Roof Replacements at Fort Collins, Watkins, and Aurora Readiness Centers, Ph 2 of 2**

**\$656,819**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Fort Collins Readiness Center (MANG0933) is a 12,729 square foot building with three roof decks and different roof systems. Repairs are needed on Deck 1 and a complete replacement of Deck 2. Deck 3 is on an addition constructed in 2006 and is in good condition. The Drill Hall clearstory windows are in need of sill flashing and caulk to prevent water infiltration. There are current roof leaks into the main hallway corridor and classroom #111. A visual inspection of the roof indicated ponding (standing) water at most of the roof drains. The Watkins Readiness Center (MANG4891) has a total roof area of approximately 40,000 SF. The high Drill Hall roof, Deck 1, was replaced in 2020-21. The lower roofs on Decks 2-5, total area 26,910 SF, require complete replacement at this time. Overall, the roofing systems are performing as expected, but approaching 35 years old, are well past their expected useful life. The Watkins area east of Denver, experiences high winds and severe storms, which blow the loose gravel to roof edges and corners. The Aurora Readiness Center (MANG0919) is a 39,765 square foot building has seven (7) roof decks. The roofing is near its expected service life. Besides the age and wear, the replacement is driven by energy conservation.

Phase 1 repaired the roofs at the Fort Collins and Watkins Readiness Centers. Phase 2 will repair or replace the Aurora Readiness Center roof. DMVA receives Federal Funds (FF) to support the construction of this project.

**PROJECT FUNDING:**

<b>Prior Phasing: 2023-078M22</b>			<b>Future Phasing:</b>		
	FF	CCF		FF	CCF
FY22/23 Ph 1	\$597,808	\$597,808	Project Balance:	\$0	\$0
Funded To Date:	\$597,808	\$597,808			
<b>Current Phase:</b>			<b>All Phases:</b>		
	FF	CCF		FF	CCF
FY23/24 Ph 2	\$656,819	\$656,819	Project Total:	\$1,254,627	\$1,254,627





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

56 12 Department of Personnel & Administration - State Capitol Building

**Replace of Emergency Generator, Ph 1 of 1**

**\$1,376,713**

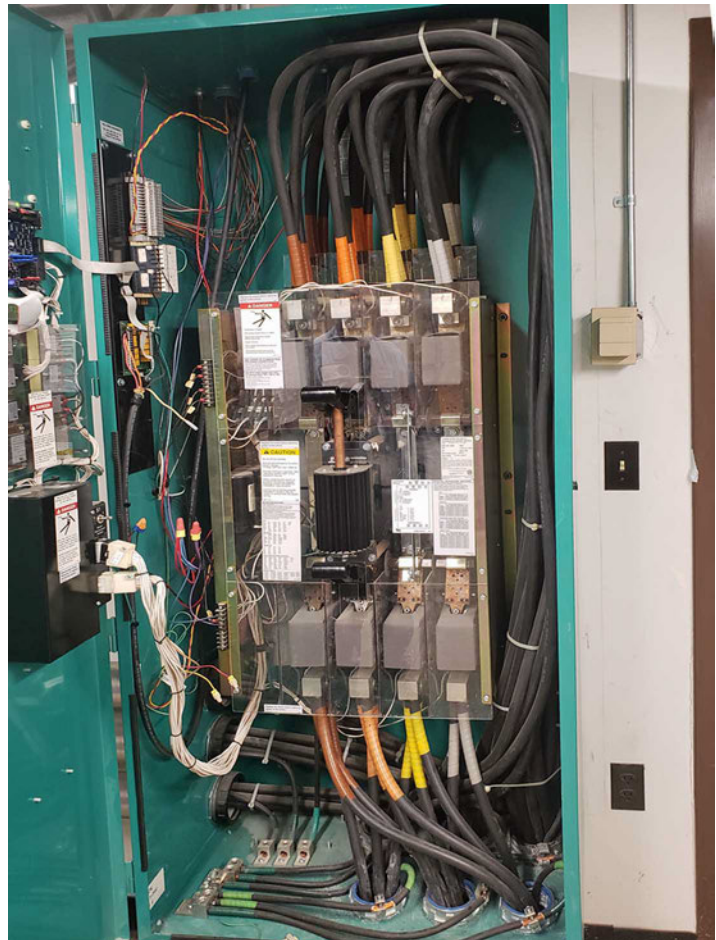
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Capitol (GSCB0137) is an icon of the State and the programmatic needs of the Capitol demand a dedicated primary generator. The Capitol Annex is currently occupied only on the basement level, but has been funded for a full remodel. By 2024 the Annex should be fully occupied by a mixture of tenants including legislators, Colorado State Patrol, and other agencies yet to be determined. A dedicated generator would be required to support the life safety aspects of the Annex. At 690 Kipling the older undersized generator was replaced due to a need for a generator with more capacity for the building's programs. The old generator from 690 Kipling did not have that many hours so the decision was made to move it downtown. However, it was only designed to support one building at a time, not both simultaneously. If the existing generator is left in place, the generator will be overloaded whenever both buildings require backup generator power. The existing generator has a 2-stroke diesel engine that is already outlawed in California due to high emissions. To reduce the carbon footprint, replacement is recommended

This project will replace existing undersized 1050 kW generator with two 1000 kW 480V diesel fuel generators with associated controls, accessories, and feeders for a level 700 emergency system with 24 hour run time. The new generators will have 4-stroke diesel motors with much lower emissions.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,376,713	<b>All Phases:</b> Project Total:	\$1,376,713





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

57 12 Auraria Higher Education Center

**Replace Fire Sprinkler System, North Classroom Building, Ph 2 of 2**

**\$1,468,086**

PROJECT DESCRIPTION / SCOPE OF WORK:

While 111,498 sf of the fire sprinkler system was renovated in 2019, the sprinkler system in the remaining 170,060 sf of the 32 year old North Classroom Building (HEAU1236) is original to the building. Two separate systems at two dramatically different build dates requires duplicity in monitoring, testing and inspection.

This project will replace the remaining system to dramatically reduce the risk of failure and provide consistency required by the local fire district.

PROJECT FUNDING:

<b>Prior Phasing:</b> 2022-041M24		<b>Future Phasing:</b>	
FY21/22 Ph 1	\$1,074,241	Project Balance:	\$0
Funded To Date:	\$1,074,241		
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 2	\$1,468,086	Project Total:	\$2,542,327



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

58 12 Department of Human Services

**Install IP Cameras and Infrastructure, CMHIP & SCYSC, Ph 1 of 3**

**\$1,263,926**

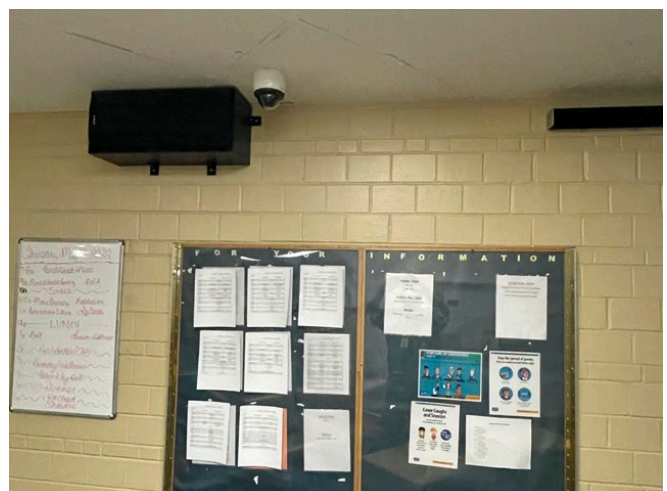
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Analog cameras and CCTV analog systems are no longer supported by vendors and the technology has migrated to digital IP technology. Thus, finding replacement units, parts and service from vendors is extremely difficult to obtain, if available at all. The mental health programs continue to request more camera coverage to the existing system on an ongoing basis to monitor patients, clients and juveniles. These systems are mission critical to the wellbeing and safety of both staff and patients. A single mode fiber will be installed for video connectivity between buildings and the "head-end" room. In the head-end room a rack of recording system with servers will be installed to provide roughly 35 days of recording capability along with a standby server. The single point server will allow Public Safety to manage the security of the system. Approximately 260 new cameras will be installed to replace old, outdated cameras. Each building's network switches will be provided with an emergency generator back-up power along with UPS equipment to ensure high reliability of the entire video system.

Phase 1 will involve the full design and installing the infrastructure. Phase 2 will involve installing the servers and some of the cameras using the design from Phase 1. Phase 3 will install all remaining cameras.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	FY24/25 Ph 2	\$1,516,716
		FY25/26 Ph 3	\$451,948
		Project Balance:	\$1,968,664
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,263,926	Project Total:	\$3,232,590





Ref. No.

Score

Funding Recommendation

59

12

Department of Local Affairs - Fort Lyon

Reservoir and Lagoon Dredge, Ph 1 of 1

\$1,840,918

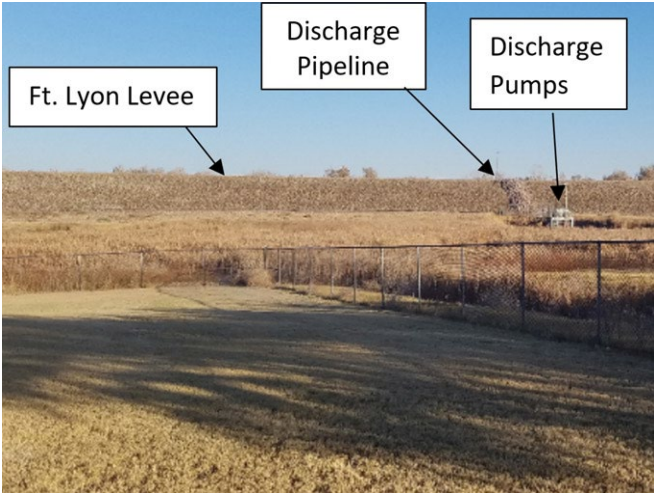
PROJECT DESCRIPTION / SCOPE OF WORK:

Hard water reservoir (facility #510) has significant sediment buildup due to being an open reservoir and collecting dust and other sediment over many years. This reservoir stores water for use in landscape irrigation and more importantly building fire suppression. The reduced capacity of the reservoir limits the available water necessary to supply the fire sprinklers in the buildings on site. The proposed project would remove the built up sediment and return the reservoir to its designed capacity. Fort Lyon is surrounded on the south and east by a flood protection levee that was built when John Martin Reservoir was constructed circa 1940. The storm water lagoon (unnumbered facility) collects rain water from the site and pumps are used to transport the collected water over the levee to the Arkansas River. As an open unlined pond, sediment from dust and run off from the site has collected in the lagoon. Storage capacity during large rain events has been reduced as a result of sediment buildup. In addition, a few important buildings are located in low lying areas of the site and have sump pumps to help remove ground water infiltration into the buildings. The building of main concern is the Boiler Plant that houses the main steam boilers that provide heat and hot water to most of the site, and the domestic water treatment plant. These processes are critical for the health and wellbeing of the residents of Fort Lyon. The Waste Water Treatment Facility is also located in a low lying area and susceptible to groundwater infiltration. Lost capacity puts these facilities in jeopardy during large rain events.

Due to overhead high voltage power lines above the reservoir, the normal method of using a track hoe to remove the sediment is not safe A floating dredge pump will used to remove the sediment from each facility. The removed sediment will be relocated to another area on the Fort Lyon site.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,840,918	Project Total:	\$1,840,918





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

60 12 University of Colorado Boulder

**Exterior Structural Repair, Hale Science, Ph 2 of 3**

**\$1,934,155**

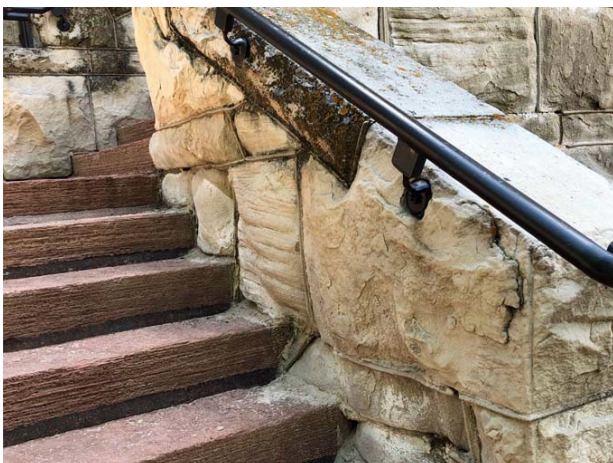
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Historic Hale Science (UCB #235) built in 1894 has entrances located on four elevations of the building. The monumental entrance is on the north elevation at the center tower and features a ground level entrance that is flanked by two monumental stone stairs ascending to the upper landing at the 1st floor. An engineer was hired to access the sandstone and mortar deterioration. The deterioration has reduced the bearing area and structural stability of the sandstone above, undermining the structural support of multiple elements to detrimental levels. Given the level of deterioration, complete reconstruction of the L-shaped stairs and the north tower through the top of the buff sandstone columns and piers is recommended.

Phase 1 completed the design on the north entry and other areas of the building envelope with structural deterioration. Temporary shoring will be installed in the front entry to protect the entry from structural failure and aid in future construction. It will include demolition of the above grade grand wrap around staircase, landings and its foundation. Phase 2 includes the complete reconstruction of the grand staircase including stair drainage elements and new lighting for the ground floor and upper level entries. Phase 3 of the project will address site issues including ADA entry repairs, reconstruct site stairs and walks, storm water drainage, site lighting, and tuckpointing on the main building structure. This phase will also install code compliant guard railing, handrails, and accessible pathways to and from the building's lower North Entry.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> 2023-063M22		<b>Future Phasing:</b>	
FY22/23 Ph 1	\$803,551	FY24/25 Ph 3	\$955,989
Funded To Date:	\$803,551	Project Balance:	\$955,989
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 2	\$1,934,155	Project Total:	\$3,693,695



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

61 12 Colorado Community College System at Lowry

**Install New Boilers, Chiller, AUHs and Upgrade the Controls, Building 999, Ph 2 of 2**

**\$1,442,001**

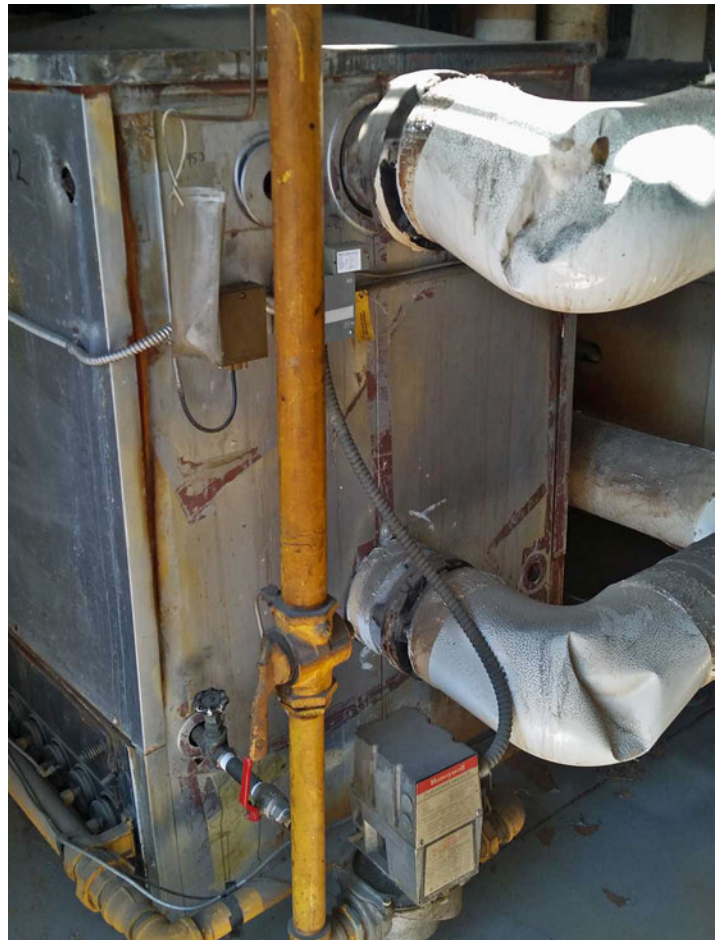
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Building 999 (HEOE9121) is over 20 years old. The boiler, chiller, and most of the heating, ventilation, and air conditioning (HVAC) equipment and associated components are original to the building. The chiller is filled with R-22 refrigerant. The production or importation of R-22 refrigerant ended 2020 necessitating the need to replace the unit. The three air handling units (AHU) are well beyond their serviceable life and unreliable. The original boiler is underperforming even after recent repairs. The hydronic piping is corroding, and the controls system has failed at most terminal boxes.

Phase 1 installed the Variable Refrigerant Flow (VRF) system for the entire building and half of the interior fan units. Phase 2 will complete installation of the interior fan units and removal of old equipment that will no longer be needed once all VRF systems are installed.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2019-101M21</b>		<b>Future Phasing:</b>	
FY21/22 Ph 1		\$1,093,378	Project Balance:	\$0
Funded To Date:		\$1,093,378		
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Phase 2		\$1,442,001	Project Total:	\$2,535,379





Ref. No. Score

Funding Recommendation

6212Department of Human Services

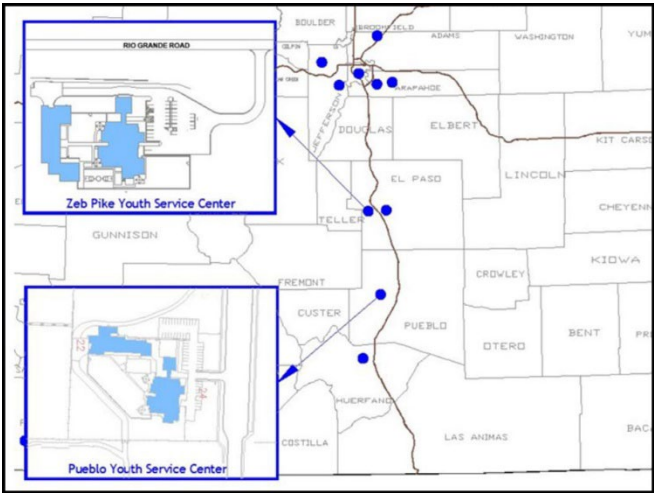
DYS Kitchens and Gyms HVAC Conversion to DX, Ph 1 of 1

\$1,500,860

**PROJECT DESCRIPTION / SCOPE OF WORK:**  
Both Pueblo Youth Services Center and Zebulon Pike Youth Services Centers were built at roughly the same time and same layout. All AHU's in this request are original to the building and are approaching 33 years old, exceeding their life cycle expectancy of 25 years. Current indoor air quality requirements for these services are becoming increasingly more demanding, thus putting higher demands on existing systems to comply. The air handlers that service the kitchen and gym at Pueblo Youth Services and Zebulon Pike Youth Services are evaporative coolers. The best an evaporative cooler can do is to lower the temperature in southern Colorado is 20 degrees. With the heat load generated by the kitchen equipment the kitchen staff are working in temperatures in the high 80's and clients using the gym are experiencing the low 80's. The high temperatures also affect the food production and programs requirements to meet health department standards. Converting the evaporative coolers to DX units will allow for better climate control in both the kitchen and the gym.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,500,860	<b>All Phases:</b> Project Total:	\$1,500,860





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

63 12 Pueblo Community College

**HVAC System Upgrade, Controls, and Repair Ducts, Fremont Campus, Ph 1 of 1**

**\$945,270**

PROJECT DESCRIPTION / SCOPE OF WORK:

At the Fremont Campus (HEPV9729) the original 36 variable air volume (VAV) units are continuing to fail requiring servicing throughout the year. This building was completed in 2001 and the VAV units have reached their useful life expectancy and need to be replaced. The computer room air conditioning (CRAC) unit which supports the electronic door lock system and other building control systems is at life expectancy. The system was partially repaired in the spring of 2022 through OSA's emergency maintenance program.

This project will replace all the VAV's and CRAC unit. The entire ventilation system will be cleaned and commissioned as part of the project.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$945,270	<b>All Phases:</b> Project Total:	\$945,270



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

64 12 Department of Public Safety

**Replace HVAC, Lighting, Controls, and Roof Systems, Montrose Facility, Ph 1 of 1**

**\$1,030,712**

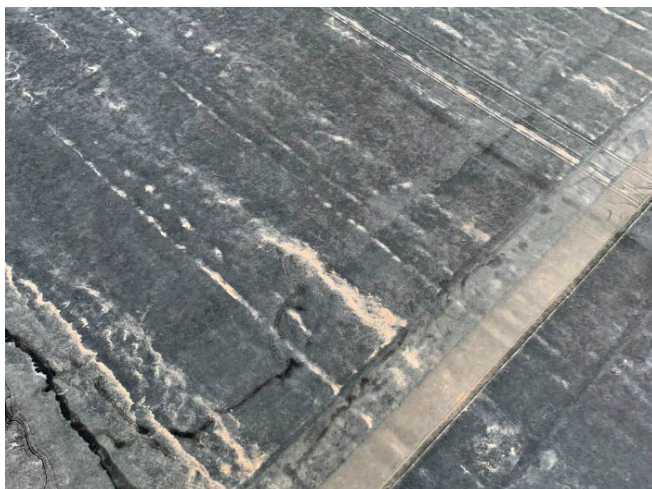
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Montrose Dispatch/Office (PSPA1459) includes the 24/7 Colorado State Patrol Communications Center. The HVAC systems have achieved their effective life cycle, are now failing and are inefficient compared to modern units. The outdated HVAC units trip out, replacement parts and control boards are difficult to procure and extremely efficient to frequently send staff to this distant location for maintenance issues. A modern HVAC system is more energy efficient and can be controlled more effectively with the building control system. Condensers that have been damaged by hail and wind debris cause damage to the condenser fins. Air leakage within the ducting makes it hard to keep consistent comfort levels. There is currently no ability to control individual spaces within the building which is extremely for the dispatch center. Lighting systems are high energy usage and have minimal occupancy control. In addition, roof leaking can disrupt the 24/7 operations of this location

This project will replace and upgrade the HVAC and lighting systems. The lighting within the office space and on the exterior of the office location will be standardized to LED with added occupancy and timed lighting controls will help maximize energy savings. The roof replacement will reduce the water infiltration that may disrupt the Communications Center.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,030,712	<b>All Phases:</b> Project Total:	\$1,030,712





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

65 12 Pikes Peak State College

**Replace/Update Building Automation System, Chiller, and Pumps, Centennial Campus, Ph 1 of 1**

**\$1,823,250**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The existing building automation system (BAS) is original to the Breckenridge Building (HEPP0058), constructed in 1978. In addition, there are older controls systems spread throughout the remainder of the campus. This system hardware and software cannot be updated or repaired, and it is increasingly difficult to find a qualified technician with the knowledge and ability to repair or troubleshoot the system. In the event of a failure, there is no ability to control the building climate possibly resulting in class cancellation or campus closure.

This project that will include engineering costs and removal of the old Building Automation System and replacement with a control system currently utilized on the majority of the Centennial Campus.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,823,250	<b>All Phases:</b> Project Total:	\$1,823,250



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

66 12 Department of Human Services

**Replace Fire Detection Fire Suppression Systems NCD, DYS, MVYSC, 10 Buildings, Ph 1 of 3**

**\$1,410,769**

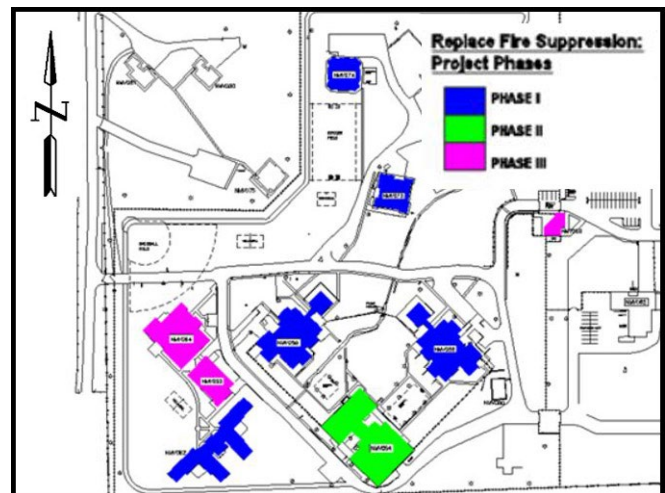
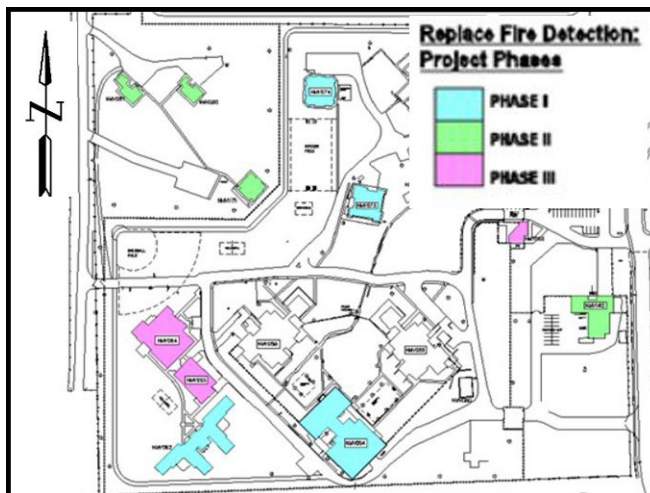
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Most of the fire alarm systems at Mount View Youth Services Center (MVYSC) are original to the building and are approximately 30 years old. When maintenance or repairs are needed many of the parts are no longer available or supported. Replacement of the current fire alarm control panels, detection devices and control systems in all the buildings and update to a campus wide reporting system is needed. In addition inspect and replace the fire suppression heads, valves and backflow equipment in all buildings that require replacement.

Phase 1 will include design and construction at the residential units and support buildings. The fire alarm control panels in buildings 54,73, 74 and 92 will be replaced, new wiring installed to new detection devices. Complete replacement of fire suppression controls and water valves will be completed plus inspection will be conducted for buildings 55,56,73,74 and 92. Phase 2 will design and construct the fire alarm systems for buildings 54,62,75,80 and 81, and the fire suppression system valves in Building 54. Phase 3 will design and construct of the fire alarm systems for buildings 50, 93 and 94 and the fire suppression system valves in Buildings 50, 93 and 94.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date: \$0		FY24/25 Ph 2	\$1,039,644
<b>Current Phase:</b>		FY25/26 Ph 3	\$553,008
FY23/24 Ph 1	\$1,410,769	Project Balance:	\$1,592,652
		<b>All Phases:</b>	
		Project Total:	\$3,003,421





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

67 12 Northeastern Junior College

**Replacement of HVAC Chiller, Install Elevator, Walker Hall, Ph 1 of 1**

**\$1,358,115**

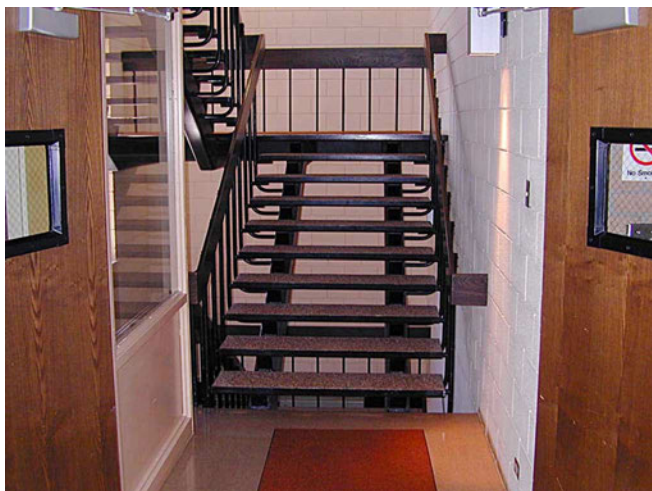
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The chiller and rooftop condensing unit in Walker Hall North (HENE4265) has reached end of life. The chiller and condensing unit are original to the building which was built in 1970. The units do not properly maintain building temperatures. To keep the 2nd floor cool the first floor gets to cold. The chiller is run on R-12 refrigerant which is no longer available. The boiler failed this past winter and emergency funds had to be requested for replacement. Walker Hall 2nd floor is not ADA compliant. No accessible access is available to the Finance, HR, IT or Administrative offices on the north end of the building, or the Safety office on the south end of the building.

This project will install a new chiller and condensing units along with redirecting ductwork to more efficiently control temperatures in office spaces. A new elevator will be installed to provide access to the IT department in the basement, the HR and finance offices on the 2nd floor, and the Administrative suite which houses the VP of Administrative services, the VP of Academic services, and The President's office in the north portion of the building, along with the Safety Officers of on the south portion of Walker hall.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,358,115	Project Total:	\$1,358,115



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

68 12 University of Colorado Colorado Springs

**Upgrade Controls, El Pomar Center, Kraemer Family Library Buildings, Ph 1 of 1**

**\$1,170,950**

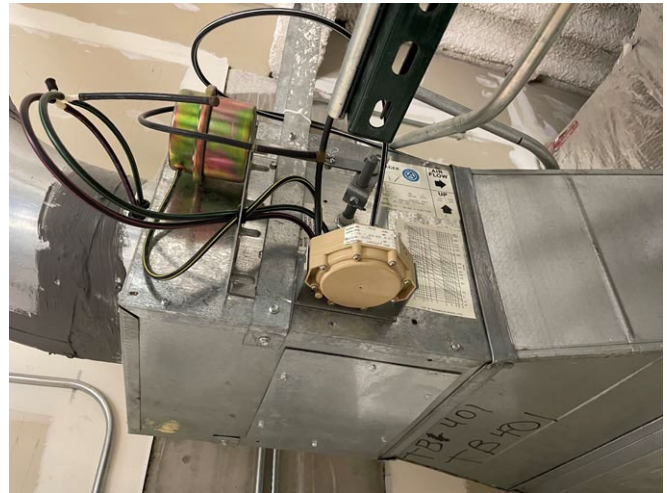
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The El Pomar Center (UCCS #90012B) and Kraemer Library (UCCS #90012) HVAC/temperature controls are pneumatic. There are several leaks in the system and controllers are obsolete, making maintenance activities difficult and component replacement impossible. The building cannot be optimized, and reliability is a concern. As these buildings are interconnected, the scope of work would be combined in an effort to achieve construction cost savings as well as minimize disruption and/or loss of use of space for building occupants.

This project consists of the demolition and removal of the existing pneumatic controls and associated compressors. The temperature controls will be upgraded to the University's standard DDC system, including new ball-type control valves, actuators, and sensors. New thermostats and sensors will be mounted to meet ADA requirements.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,170,950	<b>All Phases:</b> Project Total:	\$1,170,950





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

69 12 Colorado Mesa University

**Upgrade HVAC and Controls, Love Recital Hall, Ph 1 of 1**

**\$1,650,634**

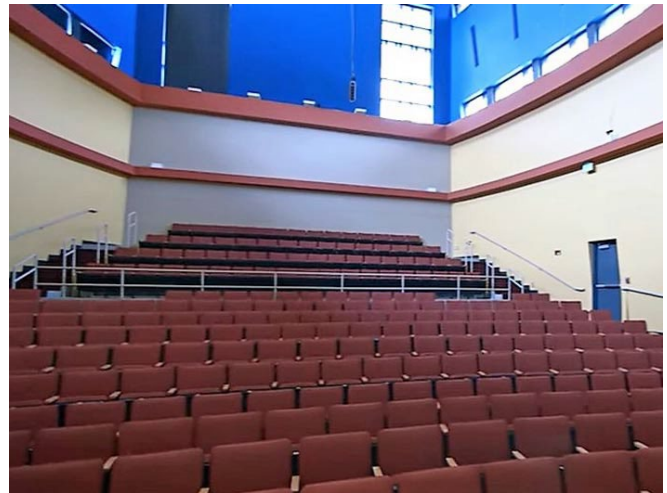
PROJECT DESCRIPTION / SCOPE OF WORK:

Love Recital Hall comprises the north half of the Moss Performing Arts Center. The building is over 40 years old but has had little renovation. Mechanical systems within the facility have met and exceeded their end of useful life and are a continual liability for CMU.

This project will provide a complete replacement of the HVAC system utilizing ground source heat pump technology that will be compatible with the campus-wide geo-exchange system.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,650,634	<b>All Phases:</b> Project Total:	\$1,650,634



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

70 12 Front Range Community College

**Upgrade HVAC Controls and Replace RTU's, Larimer Campus, Ph 1 of 1**

**\$1,905,000**

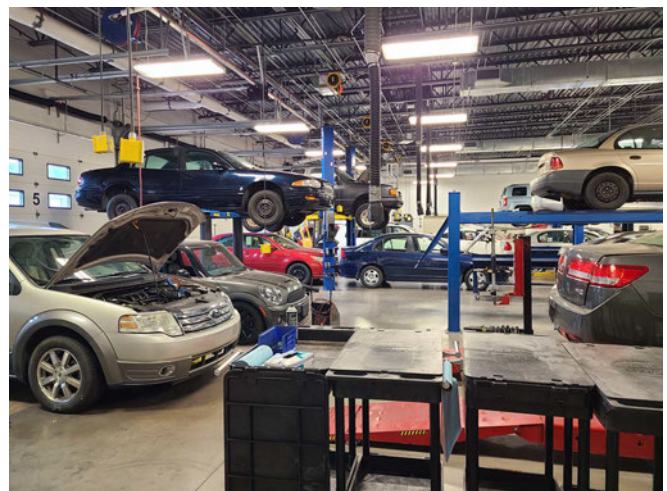
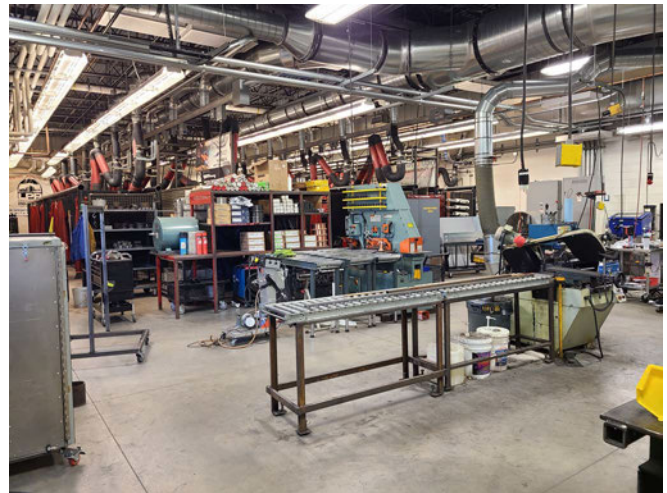
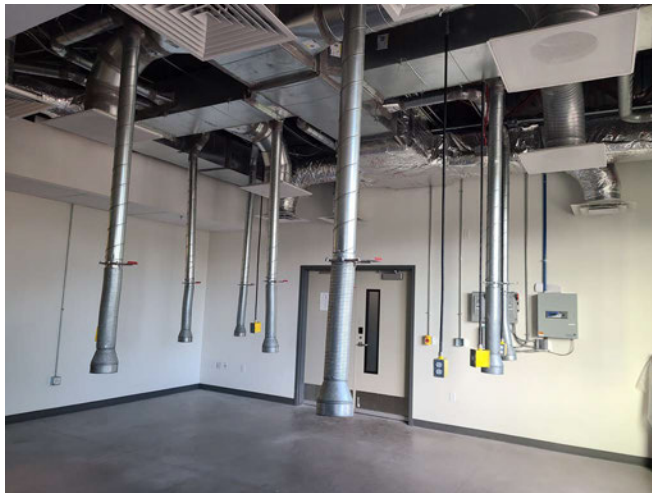
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Larimer campus has been installing a new control system for their buildings as are they are constructed or renovated. The school has four buildings still on the old control system: Little Bear Peak (HEFR8824), Maroon Peak (HEFR2004), Facilities (HEFR0017) and Sunlight Peak (HEFR0016). The four buildings with the old controls cannot monitor CO level, are not accessed off-campus, cannot provide adequate control of building pressure, control the heating/cooling space temperatures, and replacements parts are no longer possible to source. Additionally, there are four rooftop units (RTU) at the Maroon Peak and Facilities Building that are old, failing, and don't provide proper air quality. Replacing these units with the controls upgrade will eliminate the need to keep part of the old control system operational.

This project will replace the old control system in four buildings with a system that matches the new control system on campus. The new system will be able to commission the buildings and adjust air distribution which is not possible with the old control system. The four RTUs will be replaced with new systems, be integrated into the new control system, and commissioned to ensure proper and efficient operation.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,905,000	<b>All Phases:</b> Project Total:	\$1,905,000





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

71 12 Lamar Community College

**Replace Parking Lots, Roads, and Lighting, Campus, Ph 1 of 1**

**\$1,821,985**

PROJECT DESCRIPTION / SCOPE OF WORK:

The asphalt parking lots at Lamar Community College campus were originally paved between 1968 and 1970. The Wellness Center parking lot was added in 2001. Many areas of the asphalt on the northern section of campus shows significant cracking resulting in many potholes. Many parts of the Student Parking area and the Wellness Center parking areas have deep cracks that are widening. The surfaces on all lots are extremely uneven. Additionally, Betz and Trustees parking lots do not have adequate lighting for students and staff to safely travel. Because of the minimal lighting, minor car accidents and pedestrian injuries have occurred.

This project will require an overlay of 4" thick asphalt over existing parking lots. Additional new parking lot stripping and vehicle wayfinding will be included. Parking lot lighting will be added to the Betz and Trustees parking lots.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,821,985	Project Total:	\$1,821,985



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

72 12 Department of Personnel & Administration - Camp George West

**Water and Fire Line Replacement, Camp George West, Ph 2 of 2**

**\$1,899,642**

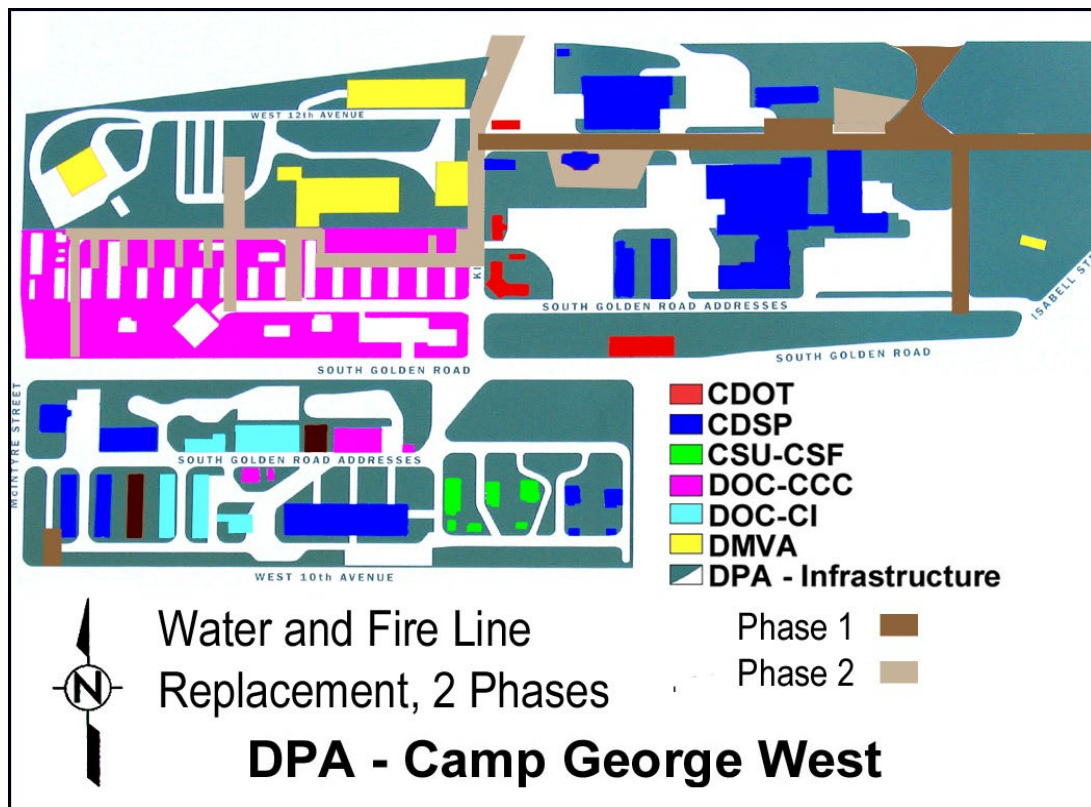
PROJECT DESCRIPTION / SCOPE OF WORK:

In 1903, the Colorado National Guard established its only permanent training facility three miles east of Golden. The post was designated Camp George West in 1934. The problems at the site include most of the original underground water and sewer utilities and an issue of water surface drainage across the site and next to the building. The site has experienced multiple sewer line breaks and water line breaks. A report determined the water pressure and flow capacity to be under proper code limits. Additionally, the water sheet flows from northwest to southeast across both halves of the site until the water reaches Lena Gulch, lastly, the site exterior lighting is old and needs upgrading.

Phase 1 will provide two new 8" taps/meters to the Consolidated Mutual Water Company (CMWC) and new 8" water main pipe for the majority of the portions of work indicated on the phasing drawing below. This funding request also pays for the CMWC's development/tap fees and 10 acre feet of water stock \$430,000. Phase 1 work will also make drainage, paving, sidewalk, curb/gutter repairs and other improvements. Phase 2 will replace existing 6" water mains with new 8" water mains as well as replace corroded, failing galvanized iron, PVC and cast iron service lines as discovered in the SB267 assessment report. This phase will extend the Phase 1 - 8" water main from 12th Avenue south on Kilmer Street. The new 8" main will follow the existing line west through the DOE/NREL (formerly CDOC minimum security facility) of CGW providing a new main and service lines to their buildings along the way. A new sewer main will be rerouted running parallel with the new water main through the DOE/NREL property. At the far north end of DOE/NREL grounds the new water main will turn south and head toward South Golden Road, open cut with traffic control to the south side of CGW and reconnect to the existing 6" water main. Not only will these two life safety project phases provide needed firefighting capabilities with larger meters/taps and increased 8" water main and additional fire hydrants but will also remove unhealthy corroding, leaking galvanized pipe from the domestic waterlines service to the 100-year-old buildings. At the successful completion of these two phases the campus will have replaced 51% of the water mains in the most heavily populated areas of the campus, added additional fire hydrants, increased fire flows and water pressure and will also improve water quality.

PROJECT FUNDING:

<b>Prior Phasing:</b>	<b>2022-046M21</b>		<b>Future Phasing:</b>	
FY21/22 Ph 1		\$1,799,255		
Funded To Date:		\$1,799,255	Project Balance:	\$0
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 2		\$1,899,642	Project Total:	\$3,698,897





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

73 12 Department of Human Services

**Remove and Replace Plumbing and Life Safety Systems, GMYSC, Ph 1 of 1**

**\$1,440,669**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Components of the domestic hot water supply system at Grand Mesa Youth Services Center (GMYSC) including boiler, tanks, pumps, piping, etc. are nearing or beyond their expected life cycle and are showing signs of deterioration. The hot water storage tank is original to the 1987 building. The fire sprinkler system valves and controls are outdated and starting to corrode with small leaks. The dry pipe system has shown areas of corrosion. Sanitary sewer main lines and laterals need lined in order to prevent future failure. Several laterals have needed EM funding to replace them since they were too corroded to install lining.

This project would replace major components of the domestic hot water system. This includes boiler, storage tank, associated pumps, controls and piping. The wet and dry fire suppression system valves and controls will be replaced as well as the dry system piping. The sanitary sewer system will be receive epoxy saturated lining in all degraded sanitary sewer system main and lateral lines.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,440,669	Project Total:	\$1,440,669



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

74 12 Department of Personnel & Administration - Division of Capital Assets

**Rehabilitate Elevators and Freight Cars, SSB and SOB Buildings, Ph 1 of 1**

**\$1,156,418**

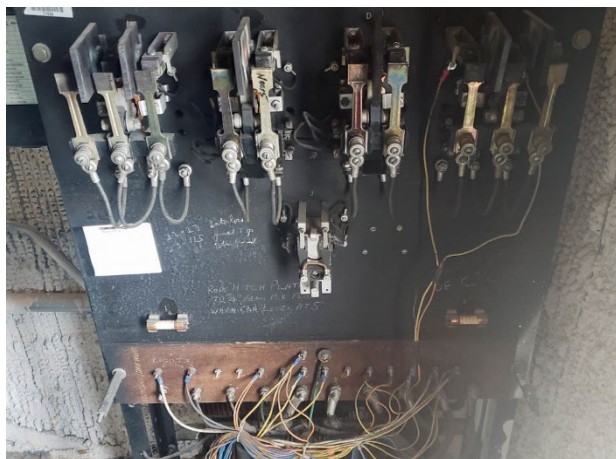
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The controllers for the four elevators in the State Services Building (SSB) (GSCB 0144), were replaced in the early 2013, but funds were not available to modernize the hoist way components, cab interiors or door operators. The door operators continue to be problematic such that they require frequent servicing and occasionally cause entrapment. The cab interiors are original to the building built in 1958 and need to be updated. The hoistway cables do not meet current code and will be replaced with code compliant cable. The State Office Building (SOB) (GSCB 0143) is serviced by two passenger elevators and one service elevator. The two passenger elevators were modernized in 2016. The service elevator has yet to be modernized. The traction style service elevator is original to the building built in 1921. The service elevators are critical to moving supplies to support the building mechanical systems. Tenants need the service elevator when moving furniture, equipment and boxed paper goods.

This project will modernization SSB by installing new hoist cables on the elevators, renovate the four elevator cab interiors, install new car door operators, and install new hoistway door equipment. The SOB freight elevator will be modernized by updating the Elevator Machine Room equipment, new Type "B" Safeties, install a new freight elevator cab, and other code required and critical components.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,156,418	Project Total:	\$1,156,418





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

75 12 Colorado Northwestern Community College  
**Replace Roof, Hefley Building, Rangely Campus, Ph 1 of 1**

**\$1,152,188**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Hefley Building roof (HENW7722) began leaking in 2014, and has increased in frequency over time and is beyond repair. The leaks are directly over the gym floor and when rain or moisture occurs, the gym floor becomes slippery and is a safety hazard. The leaks are damaging the gym floor, the building's lights, and other electrical components located directly under the roof.

The project will remove and replace the fully-adhered 60 mil thermoplastic polyolefin (TPO) membrane, examine and replace damaged decking, add tapered insulation, and repair the roof drains.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,152,188	<b>All Phases:</b> Project Total:	\$1,152,188



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

76 12 History Colorado

**Roof Replacement, Window and Door Restoration Fort Garland West Officers Quarters, Ph 1 of 1** **\$278,037**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The adobe roof of the West Officer's Quarters at the Fort Garland Museum and Cultural Center (HEHS4102) is in poor condition. There is no record of a roof replacement or large scale maintenance projects specific to the roof since History Colorado acquired the property in 1967. The roof can no longer be repaired and must be replaced. The doors and windows on the building are original from the 1859 construction of the building. The windows and doors need to be restored to prevent water infiltration and before they need to be replaced altogether or before the adobe walls incur more damage. The location of the West Officer's Quarters in the northwest corner of the property makes the building susceptible to the extreme weather fluctuations of the San Luis Valley. Water infiltration from various weather events shows the extent of the damage. The woodwork and trim needs to be sanded, sealed and painted. The agency has done various patches and repairs over the years, but these repairs are only short term repairs.

This project will replace the roof and repair the windows, doors, and chimneys under The Secretary of the Interior's Section 106 Historic Preservation Guidelines. New fascia and scuppers will be installed after the current roof has been removed. A new TPO membrane will be installed to prolong the life of the new roof. Counterflashing will tie the roof into J channels for correct protection and drainage. All of the windows and doors and the adobe around them will be restored.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$278,037	Project Total:	\$278,037





Ref. No.

Score

Funding Recommendation

77

14

Colorado State University

Replace Bridge, Mountain Campus, Ph 1 of 1

\$1,998,777

PROJECT DESCRIPTION / SCOPE OF WORK:

The Mountain Campus, Pingree Park location has an existing entrance bridge that is at least 50 years old. The underlying timber portions of the structure are nearing the end of life, per a 2021 inspection. The existing bridge is a single span, one lane structure with 3x12 timber plank deck that spans the South Fork of the Cache La Poudre River, approximately 10 ft. wide. The bridge approaches and the narrow width of the bridge limits traffic in and out of the campus, causing traffic to back up during the operational season. Busses have only inches of clearance on either side. The location of the bridge and adjacent curvature of the road also presents challenges for larger vehicles. In any emergency situation, the limits on the bridge could hamper the safety of the students and the ability to control a wildfire.

This project will replace the bridge with a different type of structure to allow for 2 lanes of bi-directional traffic in addition to pedestrian and bicycle use. The new bridge will be located approximately 200 ft. to the west to mitigate the challenges with road grading and vehicle navigation. This approach will allow use of the existing bridge while new structure is under construction.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,998,777	Project Total:	\$1,998,777



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

78 14 Department of Corrections

**Central Warehouse Freezer/Cooler Component Replacement, Denver Complex, Ph 1 of 1** **\$761,391**

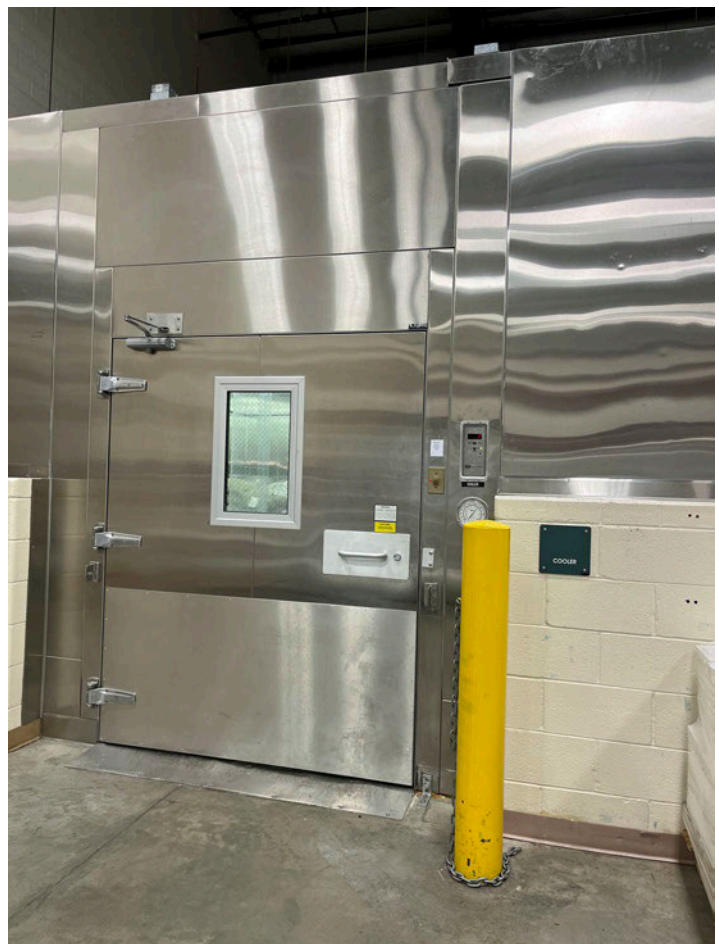
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Department has six central warehouses dispersed throughout the State to provide consumable food products to the kitchens of the 19 Correctional Facilities. With fiscal responsibility at the forefront, the Department follows a strict four week menu rotation and utilizes volume purchasing three times during a fiscal year. Inoperability of one of the storage systems will cause a loss of food products resulting in the inability to serve inmate meals. The Denver Women's Correctional Facility (DWCF) Central Warehouse (CODW7780) has a capacity rating of 992 female inmates. The Facility is 24 years old with the original Central Warehouse freezer/cooler components at the end of their useful life. The DWCF Central Warehouse also provides bulk food service storage for the adjacent security Level V Denver Reception & Diagnostic Center (DRDC) that houses 602 offenders plus the 36 bed offender infirmary. DRDC is the only diagnostic facility for the Department. The failure of a cooler would result in a significant loss of food products for the facility that serves over 1.7 million inmate meals per year. Additionally, the existing R-22 refrigerant is no longer readily available nor allowed to be produced by EPA regulations, in alignment with the Montreal protocol. A previous CM project upgraded three of the warehouses and started the construction documentation.

This request is for the bidding and construction of the DWCF Central Warehouse. This project will provide new air cooled condensing units, new unit cooler, evaporators, all associated piping, new EPA refrigerant and electrical improvements. All new equipment will meet current energy code requirements. The existing R-22 refrigerant will be collected by the contractor, removed from the site and properly disposed of during the completion of the project. Additional project improvements include refrigerant monitors to be located in the freezers and coolers. A thermal detection study of the electrical distribution equipment will be completed to detect any unseen heating problems. During the improvements, temporary refrigeration and freezer coolers will be provided. This will maintain full function of the facility at the remote location.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$761,391	<b>All Phases:</b> Project Total:	\$761,391





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

79 14 Colorado State University

**Replace Transformer and Switchgear, Simons Building, Ph 1 of 1**

**\$1,598,734**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Simons Building (CSU #3557) was built in 1962. Electrical transformers and switchgear are original to the building and at the end of useful life. The old equipment has caused scheduling concerns with a few of the academic programs in the building. At times, research needs delayed because of the capacity on this old equipment. Exterior equipment has open bus bar and is located adjacent to bird nests that have covered the equipment in bird droppings over the years. The droppings are a health hazardous that needs mitigated.

The project will replace 7 service transformers and 7 switchgears.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,598,734	<b>All Phases:</b> Project Total:	\$1,598,734



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

80 14 University of Colorado Denver

**Improve Heating System, Building 500, Ph 4 of 5**

**\$1,238,956**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Building 500, now the Fitzsimmons Building, (UCD #Q20) is a 1941 facility that uses steam heat to address the perimeter heating needs (temperature loss through the exterior wall). Typical of older construction, steam convectors are installed below most windows and radiate heat. Temperature control is poor with a manually adjusted control valve at each unit. Steam service to this system is activated seasonally and is turned off in the summer. Environmental control is poor and occupant complaints are frequent. Additionally, the old steam and condensate piping is very old with extensive corrosion and numerous leaks. Water damage is a frequent problem. Under each window (approx. quantity of 766), the convector unit will be removed, along with the steam piping and capped off. Air duct modifications are required to install new air terminals with hot water reheat coils in each affected room. New hot water piping will be installed for the new coils. Automatic control improvements will also be added.

Phase 1 included Ground Floor and Heat Exchangers in North Wing & 1st West Area. Phase 2 included 1st Floor and Heat Exchangers in East Wing. Phase 3 included 2nd Floor and Heat Exchangers in Upper North Wing. Phase 4 work includes the 4th Floor, 5th Floor, and 8th Floor. Finally, Phase 5 will complete the 6th Floor and 7th Floors.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2019-073M19</b>		<b>Future Phasing:</b>	
FY19/20 Ph 1		\$727,427	FY24/25 Ph 5	\$690,354
FY21/22 Ph 2		\$821,737		
FY22/23 Ph 3		\$970,439		
Funded To Date:		\$2,519,603	Project Balance:	\$690,354
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 4		\$1,238,956	Project Total:	\$4,448,913





Ref. No.

Score

Funding Recommendation

81

14

Colorado State University

Upgrade Chilled Water Line, Regional Biocontainment Laboratory, Ph 1 of 1

\$556,970

PROJECT DESCRIPTION / SCOPE OF WORK:

In 2021, CSU constructed a district chiller plant on the Foothills Campus with the intent of replacing 12 dispersed chillers at the Infectious Disease Research complex. The Regional Biocontainment Laboratory was one of the identified buildings with chillers and cooling towers at the end of useful life. A 50-year life cycle analysis showed that a centralized system provided the lowest overall cost and highest energy efficiency.

This project will remove existing cooling towers, chillers and foundations. The work will connect to the new chilled water supply lines and install new heat exchanger and controls.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$556,970	<b>All Phases:</b> Project Total:	\$556,970



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

82 14 Department of Corrections

**Replace Roof, Minimum Living Unit, SCF, Ph 2 of 2**

**\$1,631,181**

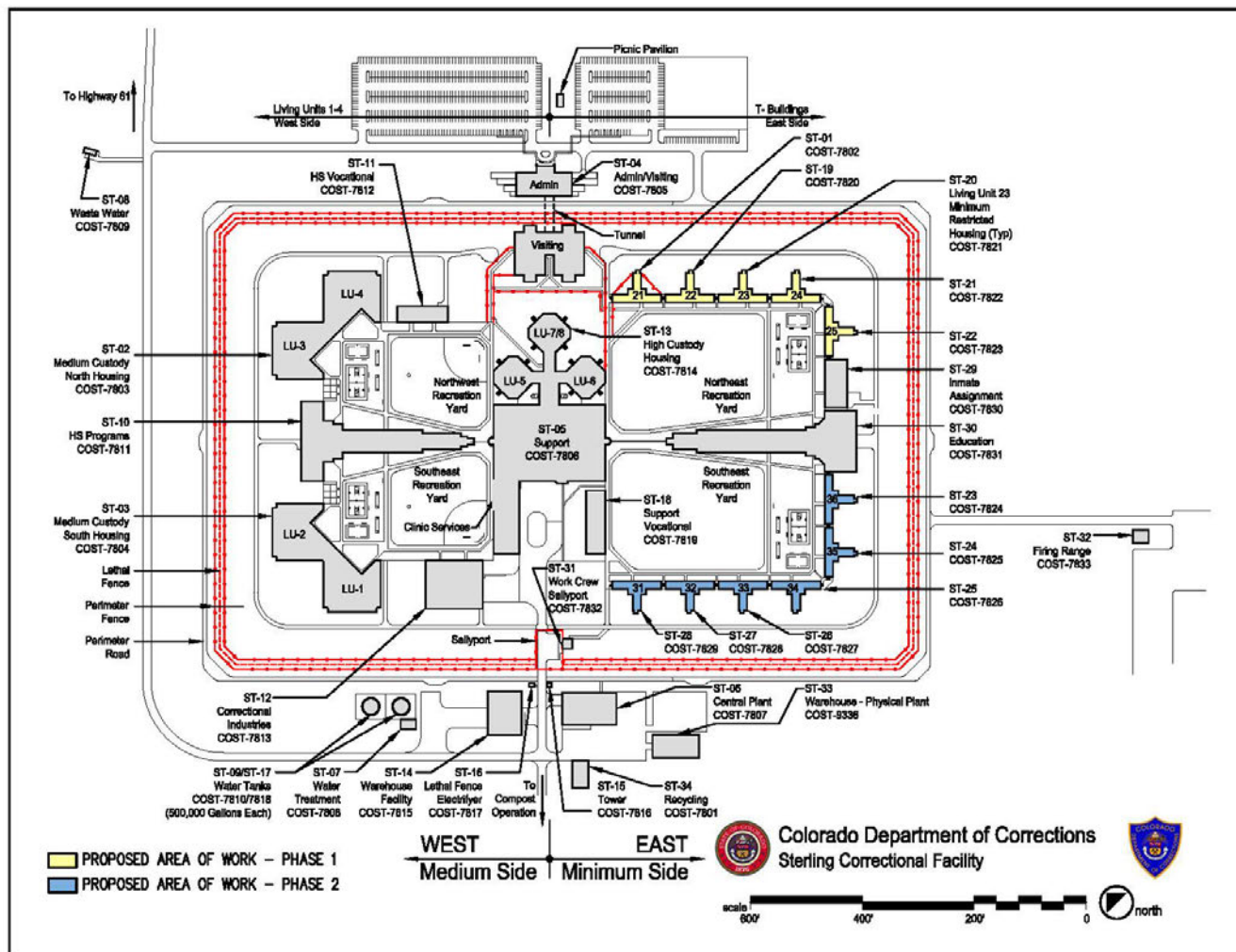
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Sterling Correctional Facility (SCF) was constructed in 1998 to house 2,532 inmates with varying custody levels. The membrane roofing systems on the Minimum-Restricted Living Unit Buildings are now at the end of their useful life and require replacement. The roofing requires extensive maintenance and has developed leaks causing damage to wall finishes and equipment, disruption of operations and program activities, and could lead to loss of use if replacement is not made. Repairing the roofing is no longer economically viable.

Phase 1 addressed the living units 21-25 (COST7802), (COST7820), (COST7821), (COST7822), and (COST7823) as the bulk of the existing insulation is dry. Phase 2 will address the living units 31-36 (COST7829), (COST7828), (COST7827), (COST7826), and (COST7825). In Living Unit 21 the insulation is wet enough to warrant a complete roofing replacement. Based on audit findings, this project will include the replacement of the existing SBS modified bitumen roofing system with an asphalt built-up roof system. The new roofing is based on a minimum R-30 asphalt built-up roof system.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2023-086M22</b>		<b>Future Phasing:</b>	
FY22/23 Ph 1		\$1,109,909		
Funded To Date:		\$1,109,909	Project Balance:	\$0
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 2		\$1,631,181	Project Total:	\$2,741,090





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

83 14 Lamar Community College

**Repair Roof and Ceiling, Indoor Arena and Stalls, Ph 1 of 1**

**\$660,033**

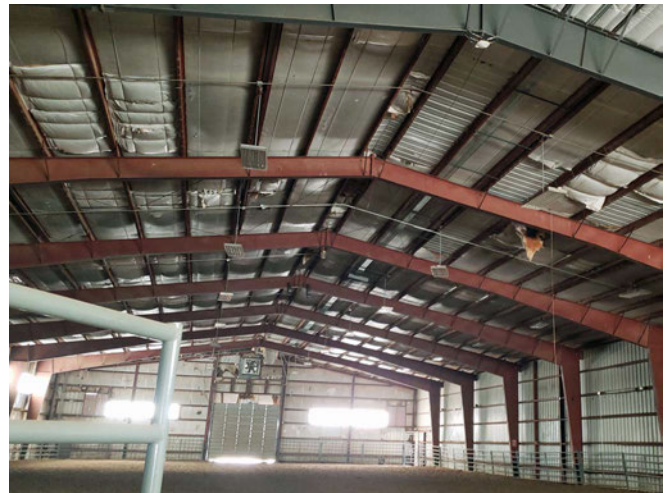
PROJECT DESCRIPTION / SCOPE OF WORK:

There are many roof panels on the original portion of the Equine Complex (Indoor Arena) (HELA0777) where the insulation has deteriorated or is completely missing. There are several issues contributing to this deterioration. Some of the roof panels are missing screws or have holes/cracks in the panels that allows water to saturate the insulation. There is not a system in place that protects the roof panel insulation from the interior of the arena. Because the space is not conditioned, large doors at each end of the arena remain open and birds nest in the unprotected insulation panels. Additionally, when conditions are right, condensate forms on the interior of the panels that do not have any insulation left. Small droplets of water fall into the open arena or in worst case scenario, on a student.

Cracked or damaged roof panels need to be replaced with new protected insulated roof panels. Roof panels that show no signs of exterior damage will have new insulation with protection added to the interior of the panels. This project will replace roof panels as necessary and deteriorated or missing insulation will be replaced.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$660,033	Project Total:	\$660,033



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

84 14 Department of Personnel & Administration - 1881 Pierce

**Caulk Exterior Walls and Repair/Replace Windows, Ph 1 of 2**

**\$874,409**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The building at 1881 Pierce St (GSCS8746) is comprised of two adjoining buildings. Building B was built in 1972 and Building A was added in 1982. The windows in both buildings are passed their useful life, energy inefficient, and are prone to leaks. The windows in Building B have extruded aluminum frames that house a dual pane clear glass assembly. The butyl tape sealant in the window frames has become brittle with age and is cracked allowing water to penetrate some of the seals. The glass is clear and offers little if any protection from UV rays and performs poorly at minimizing solar heat gain. Building A uses storefront windows and doors with tinted dual pane glass. The gaskets in the storefront windows and doors have shrunk and are missing in many areas. The gasket failure has been the cause of storm water leaks in a few areas that have caused damage to the interior finishes. Even through the windows are tinted, there is a tremendous amount of solar gain. The windows have also experienced vandalism over the years by rocks being thrown, cracking the glass. The building is clad with pre-cast concrete panels. The caulk used to seal the gaps between panels is starting to fail allowing storm water to penetrate the façade.

Phase 1 will repair/remove all the existing caulk from the building façade and replace with a new sealant. Phase 2 will replace the existing windows with new insulated Low-E glass, blocking harmful UV rays while still allowing natural light inside and saving electrical cooling costs. Low-E windows can result in up to 40% lower energy consumption for commercial buildings.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	FY24/25 Ph 2	\$1,532,510
		Project Balance:	\$1,532,510
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$874,409	Project Total:	\$2,406,919





Ref. No. Score Funding Recommendation

85 15 Department of Local Affairs - Fort Lyon

**Wastewater Treatment Facility Repairs, Ph 1 of 1**

**\$1,198,374**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

A consultant performed a condition assessment on the wastewater treatment facility (WWTF) in 2019. The report documented several issues needing to be corrected with the main issues being age and chemical related concrete degradation and groundwater infiltration due to the location of the WWTF at the site. The primary component of concern is the oxidation ditch where wastewater is agitated to oxygenate the wastewater for microbial processing of the waste. There are structural issues with the design and construction performed in the 1970s. Groundwater seeps into the ditch through the concrete seams and the structure is not designed to current code. This facility processes all liquid waste streams from the Fort Lyon site. Not correcting the identified issues risks untreated effluent being discharged to the area water table.

This project will repair concrete and painting issues will be throughout the WWTF facility. The oxidation ditch will be evaluated for repair, but may require replacement designed to current standards. That determination will be made after further inspection and evaluation of options. The cost proposed is based on replacement.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,198,374	Project Total:	\$1,198,374





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

86 15 University of Northern Colorado

**Roof Replacement, Michener Library, Ph 1 of 2**

**\$1,559,161**

PROJECT DESCRIPTION / SCOPE OF WORK:

The 54,696 SF Michener Library (UNC #116) roof was installed in 1998 and is a built-up system with gravel surface. Routine maintenance has been able to repair leaks as they occur but the roof is at the end of its expected life. Given the nature of the library materials within the building, the university cannot risk significant failures of the roofing system.

Phase 1 will include full design and one half of the replacement, stopping at an expansion joint. Phase 2 will complete the other half of the roof replacement.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	FY24/25 Ph 2	\$1,064,776
		Project Balance:	\$1,064,776
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,559,161	Project Total:	\$2,623,937





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

Funding Recommendation

87 16 Adams State University

**Repair Electrical Distribution, Campus, Ph 3 of 3**

**\$773,964**

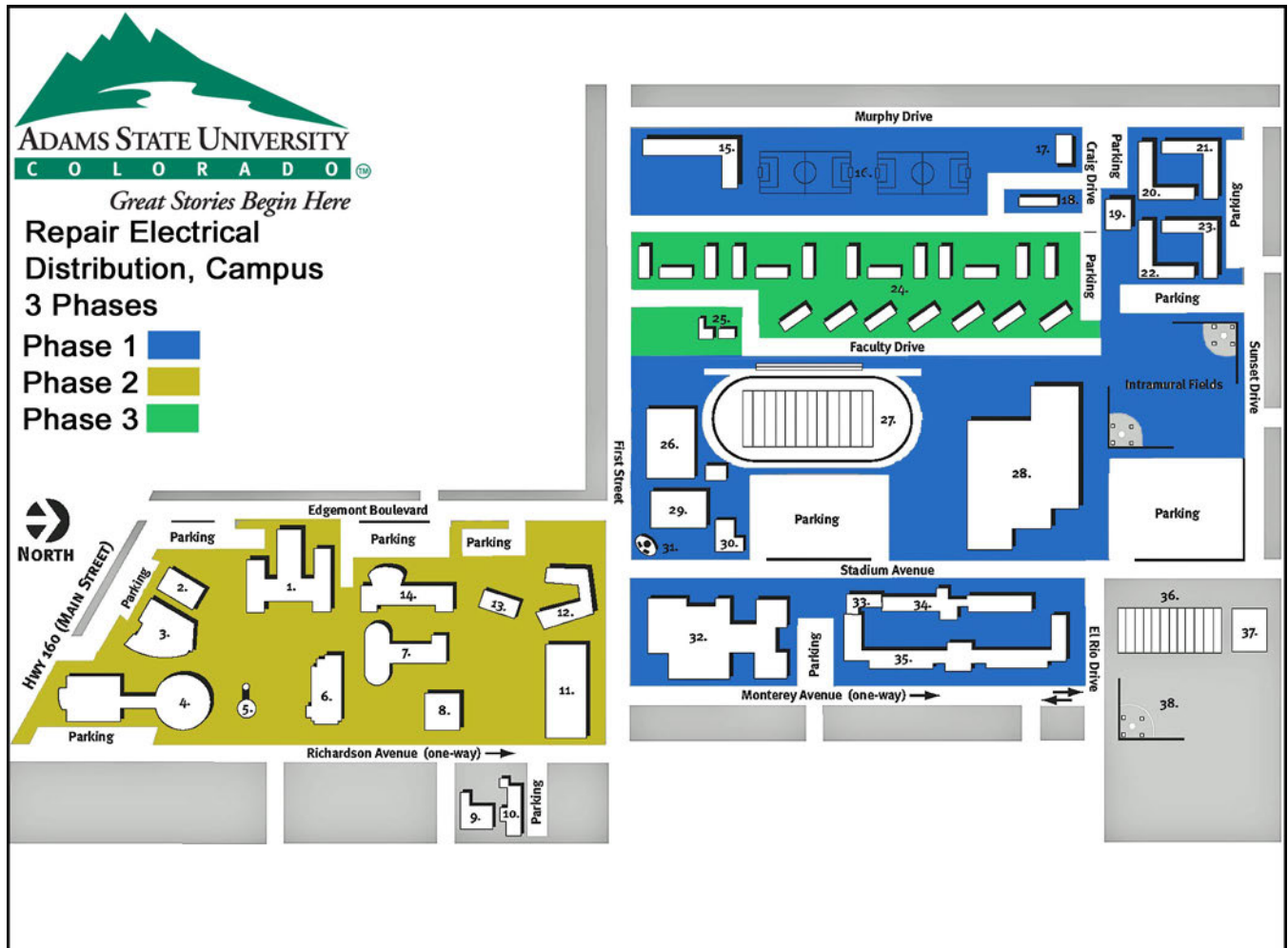
PROJECT DESCRIPTION / SCOPE OF WORK:

The medium-voltage electrical distribution for 75 percent of the campus is approximately 30 years old and well beyond the useful life of 20 years.

This project will replace switchgear, transformers, and the distribution system for most of the ASU campus. Phase 1 replaced 3 switchgear units, 11 transformers, and associated distribution. Phase 2 included replacement of 1 switchgear unit, 8 transformers and associated distribution. Phase 3 includes 2 switchgear units, 7 transformers and associated distribution.

PROJECT FUNDING:

<b>Prior Phasing:</b>	<b>2021-048M21</b>	<b>Future Phasing:</b>	
FY21/22 Ph 1	\$1,635,526		
FY22/23 Ph 2	\$1,795,309		
Funded To Date:	\$3,430,835	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 3	\$773,964	Project Total:	\$4,204,799



Ref. No. Score Funding Recommendation

88 16 Department of Public Health and Environment

**Upgrade Compressed Air System, Argo Water Treatment Facility, Ph 1 of 1**

**\$186,120**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Upgrade Compressed Air System, Argo Water Treatment Facility, Ph 1 of 1

At the Argo Tunnel Water Treatment Facility (PHHW001) the current two 30HP fixed speed oil flooded rotary screw compressors were installed in 2009. The 200-gallon receiver tank is original to the facility and was installed in 1997. The refrigerated air dryer was replaced in 2016. The air pressure at the facility is inconsistent, fluctuating between 75 - 120 psig. The low-pressure dips appear to be caused by insufficient storage capacity. The peak demands happen suddenly and the existing 200-gallon storage tank does not allow enough time for the compressor controls to react to the sudden demand change.

The project will replace the aging 30HP fixed speed compressors with two 30HP variable speed drive (VSD) compressors. This control strategy using two 30HP VSD compressors will be the most efficient solution. Install an additional 600 gallons of compressed air storage. The current system has 200 gallons available. Adding storage will allow the compressor controls the time needed to react to these sudden peak demands, eliminating the sudden pressure drops that are experienced..

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$186,120	Project Total:	\$186,120





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

89 16 Front Range Community College

**Replace Roof, Main Building, Westminster Campus, Ph 1 of 3**

**\$1,885,000**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Most portions of the Main Building Offices and Classrooms (HEFR0750) and Campus Center (HEFR0751) roofs are 25 years old and have failed in different areas over the last five years, resulting in loss of academic space and damage to computers and equipment until repaired. Because the building is so large, the Risk Management database indicates the roof is two buildings, when it is really one long roof. A consultant's report indicated there are large blister around all asphalt flashings, open flashing seams because of age, wind scour of surfaces, insufficient insulation, and other roof deficiencies. The work will repair/replace the ballasted, low slope asphalt BUR (built up roof) with a modified built up roof that is PV ready, and add R-30 insulation to meet current code for energy efficiency. The existing ballast no longer meets code so ballast will need to be removed when the modified built up is put in place. Additionally, the school plans to self-fund a photovoltaic system not to exceed 500KW on the repaired roof.

Phase 1 of the project will replace approximately 49,031 SF of the 146,631 SF main ballasted, low slope asphalt BUR (built-up roof) at the college's Westminster Campus, with a modified built up roof that is Photovoltaic ready, and adding R-30 insulation to meet current code for energy efficiency. The existing ballast no longer meets building codes so ballast will need to be removed when the modified built up is put in place. Phase 2 and Phase 3 will replace the balance of the south facing roof and the north facing sections of the main roof.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
		FY24/25 Ph 2	\$1,837,000
		FY26/27 Ph 3	\$1,867,000
		Project Balance:	\$3,704,000
Funded To Date:	\$0		
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,885,000	Project Total:	\$5,589,000



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

90 16 Red Rocks Community College

**Replace/Upgrade Emergency Generator, Lakewood Campus, Ph 1 of 1**

**\$894,340**

PROJECT DESCRIPTION / SCOPE OF WORK:

The East Wing (HERR0764) and the Middle Wing and West Wing (HERR0766) have experienced numerous power outages during the past five years. Xcel Energy outages from downed power lines, squirrel damage and transformer failures knocking out power, has caused a serious disruption of the schools abilities to operate. The school's entire computer systems are affected and often have had to close the facility for a day. When power is lost, the school has sustained significant equipment failures within the IT department and server rooms. These rooms, closets and equipment are tied into an uninterruptable power source (UPS), which can only supply power for about 30 to 40 minutes. After that time, the school needs to begin shutting down the HVAC cooling system causing the equipment to overheat and shut down via internal safeties. When these shutdowns occur, the school does not have any HVAC controls, building door access and emergency lighting.

This project will install an emergency back-up generator for the IT infrastructure, HVAC Controls, Building Access and emergency lighting. The generator will be located close to the server room as well as the chiller and HVAC related equipment supporting the IT equipment.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$894,340	<b>All Phases:</b> Project Total:	\$894,340





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

91 18 Department of Military and Veterans Affairs

**Roof Replacement and Site Security Upgrades, Joint Forces Headquarters, Ph 2 of 2**

**\$633,800**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The security lighting at the 7.8 acre Joint Forces Headquarters facility (JFHQ) is outdated and no longer complies with current Anti-terrorism/Force Protection (AT/FP) requirements. Light pole spacing, base height, fixture type, and exterior building wall fixtures are all out of compliance. The unacceptable lighting levels are creating a security and safety concern for employees and visitors. The site is fully enclosed in security fencing. There are three buildings on the site: a one-story Armory (MANG6149), a 2-story administration building (MANG6021), and a 3-story administration building 248 (MANG0918). The Privately-Owned Vehicles (POV) parking is located adjacent to the buildings. Up to 300 employees could be working at JFHQ on a single day. In addition, the Building 248 roof is leaking but testing with infra-red was inconclusive as to the cause. The roof is also experiencing some age related items; re-application of sealant, pitch pans needing additional roof cement, roof hardware being re-secured. With Building 268 the roof report indicates there is some damaged flashing and coping caps that need to be repaired and several flashing/flashing corners needs sealant re-applied.

Phase 1 replaced existing HID fixtures with new LED lighting fixtures. New poles and concrete bases were removed and new bases provided. Approximately forty new pole mounted fixtures will be required. The new fixtures are connected to new site lighting circuits originating in the closest building. Light trespass shall be minimized based on LEED principles. Phase 2 will replace both roofs on Buildings 248 and 268 with a new insulated EPDM roof system including flashing, mechanical equipment curbs and roof drains. Where applicable, concrete splash blocks will be placed to property drain water away from the buildings. DMVA receives Federal Funds (FF) to support the construction of this project.

**PROJECT FUNDING:**

<b>Prior Phasing: 2023-073M22</b>			<b>Future Phasing:</b>		
	FF	CCF		FF	CCF
FY22/23 Ph 1	\$662,985	\$662,985			
Funded To Date:	\$662,985	\$662,985	Project Balance:	\$0	\$0
<b>Current Phase:</b>			<b>All Phases:</b>		
	FF	CCF		FF	CCF
FY23/24 Ph 2	\$633,800	\$633,800	Project Total:	1,296,785	\$1,296,785





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

92 18 Colorado Community College System at Lowry

**Replace Roof, Building 959, Ph 1 of 1**

**\$986,233**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The existing traditional built-up roof for Building 959, Administration (HEOE9118) appears to be over 20 year old, has reached the end of its useful life. There are numerous leaks that have been attempted to be repaired but have yet to be fully fixed. The roof drains are hard to keep clean and clear of leaves and dirt so they regularly get clogged. The insulation was originally installed at an R rating well below current codes for energy efficiency, has become damaged and is almost nonexistent in places so the heat loss in the roof is significant. There are currently no overflow drains which could cause structural issues if drains get clogged.

The project will replace the entire roof. The project includes tearing off the old roofing material down to the roof decking, inspection of decking, and replacement of deck as needed. The project includes all new insulation to bring the roof up to current or exceed current R values to code. Fully adhered membrane roofing will be used for the roofing material and capped off by new flashing. All roof drains will be upgraded as necessary and overflow drains added.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$986,233	Project Total:	\$986,233





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

93 18 Department of Human Services

**Replace Roofs, Five Buildings, CMHIFL, Ph 3 of 3**

**\$603,571**

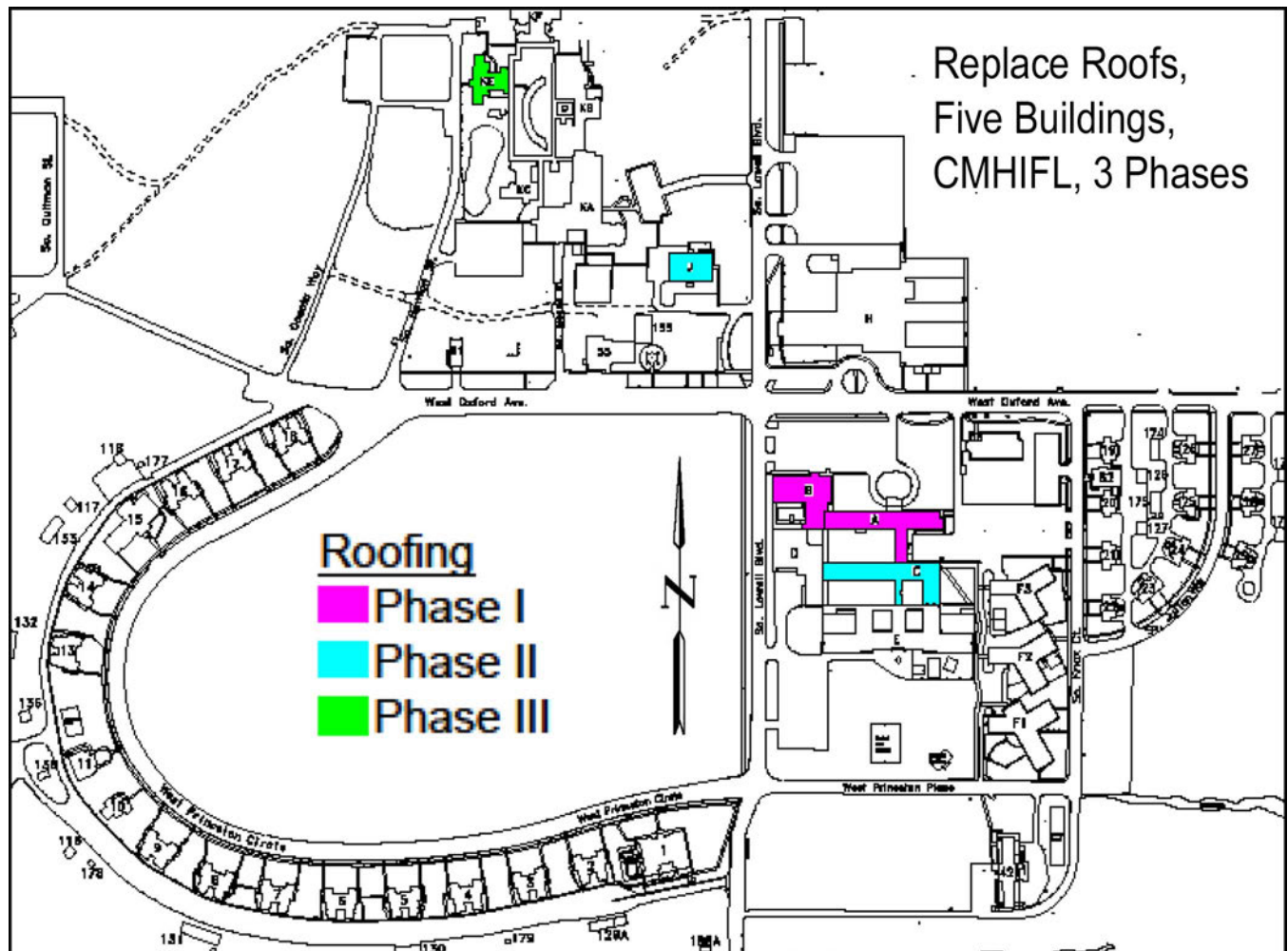
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Mental Health Institutes at Fort Logan (CMHIFL) contains many buildings that are used for mental health treatment and rehabilitation. This project will address deteriorated roofing in three phases at five buildings on the Ft. Logan campus. The existing roofing has been repaired many times and the roofing systems are beyond the useful life of 25 years. In 2004 a roofing consultant prepared an analysis and phasing program with recommendations for repairs and replacement.

Phase 1 replaced the built-up roofing (BUR) on buildings A (HSFL1009) and B (HSFL1010) with a new BUR roofing system. Phase 2 replaced the BUR roof systems on building J plant (HSFL1018) and the BUR and modified bitumen roofing system on C (HSFL1011) with a new BUR roof system. Phase 3 will replace the BUR roof system on the KE building (HSFL1022) with new tapered insulation, and a new BUR roof system.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2019-099M21</b>		<b>Future Phasing:</b>	
FY21/22 Ph 1		\$1,812,524		
FY22/23 Ph 2		\$1,733,905		
Funded To Date:		\$3,546,429	Project Balance:	\$0
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 3		\$603,571	Project Total:	\$4,150,000



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score

**Funding Recommendation**

94 18 Pueblo Community College

**Replace San Juan Roof, Ph 1 of 1**

**\$975,950**

PROJECT DESCRIPTION / SCOPE OF WORK:

The current San Juan (HEPV0065) roof is comprised of multiple types included a built-up EPDM system and sloped tiles. Over the years, the membrane under the east and the north 30 foot of the west slope have had to be replaced due to water penetration. The remaining center portion of the building built-up roof is beginning to sustain severe cracks and leaking during weather events causing water damage within the building.

This project will replace the remaining 70% of the membrane on the west slope along with full replacement of the built-up EPDM membrane roof.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$975,950	<b>All Phases:</b> Project Total:	\$975,950





Ref. No. Score

Funding Recommendation

9518Community College of Aurora

Roof Replacement, Classroom Building, Ph 1 of 1

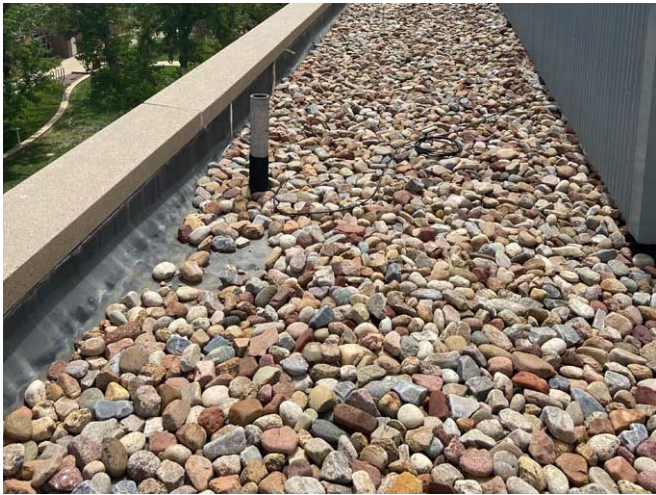
\$830,159

**PROJECT DESCRIPTION / SCOPE OF WORK:**  
Currently, the Classroom Building (HECA6023) roof is not leaking, but it has reached a critical stage with its expected performance and lifecycle. To date, CCA has cash funded all patch repairs. The roof has the following problems: almost all sealant joints of the coping stones have or are failing, coping stones are deteriorating due to lack of waterproofing, and the flashings of the parapet walls have shrunken and are "tenting". This item is critical, as failure can lead to excessive water infiltration. The field membrane is also shrinking as noticed at roof edge and at curbing where leaks have occurred. after rain or snow storms, water pools in multiple locations on the roof due to taper system with inadequate slope to existing drains.

This project will include taking the entire roof assembly off, removing the coping stones and preparing them for re-installation, adhering new insulation and cover board, and installing a new roof cover, flashings and accessories.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$830,159	<b>All Phases:</b> Project Total:	\$830,159





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

96 18 Department of Corrections

**Roof Replacement, Living Units and Support Buildings, DCC, Ph 2 of 3**

**\$1,421,711**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Delta Correctional Center (DCC) was constructed in 1964. The existing roof systems for the twenty building, minimum correctional center are now at the end of their expected service life and require replacement. The roofs of the buildings include blistered surfaces, alligator cracking with open seams allowing moisture to soak the roofing insulation resulting in leaks in the buildings. The leaks cause interior damage to finishes and equipment, while disrupting facility operations and offender programs. repairs. The cost of repairing these roofs is no longer economical and require immediate replacement to avoid loss of use of the Facility. The loss of use of Food Service, Dining, and Housing and systems equipment due to water leaks would require the 500 offenders to be relocated to another facility if a temporary kitchen is unavailable.

There are different type of roofs at the facility. There a numerous lower-sloped roofs with sheet metal as the top layer. A few buildings have a spray foam roof. There are also higher-sloped metal roofing. Working with the roof consult the most appropriate roof replacement will be installed. The replacement solutions include asphalt built-up roof (BUR) or ethylene propylene diene terpolymer (EPDM) roof, sheet metal roofing systems, or asphalt shingles to replace existing asphalt shingle roofs. Phase 1 repaired the roofs on four buildings. Phase 2 will replace eight buildings. Phase 3 will replace eight buildings.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2023-054M22</b>		<b>Future Phasing:</b>	
FY22/23 Ph 1		\$1,689,002	FY25/26 Ph 3	\$1,700,252
Funded To Date:		\$1,689,002	Project Balance:	\$1,700,252
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 2		\$1,421,711	Project Total:	\$4,810,965





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

97 18 University of Colorado Denver

**Repair Exterior Brickwork, School of Dental Medicine, Ph 1 of 1**

**\$1,214,390**

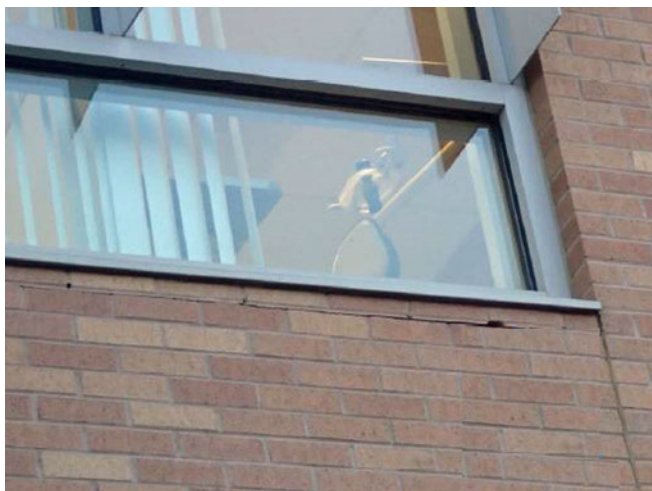
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Water intrusion from window sills and lintels in the School of Dental Medicine (UCD L26) is causing interior water damage, and occupant disruption. These deficiencies must be corrected to insure the integrity of the building envelop system.

This project includes removal of the extruded sill member and retailer clip, the face cap and pressure plate from the window, the sill brick, and the waterproofing membrane. Clean brick residue. Reinstall the brick, the sill extrusion and retainer clip. Seal the brick to the extruded sill with silicone sealant. The ADA accessibility improvement for the building will include new or upgraded restroom automated door openers, or similar improvement.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,214,390	<b>All Phases:</b> Project Total:	\$1,214,390



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

98 18 University of Colorado Denver

**Repair Exterior Curtain Wall, Academic Office Building 1, Ph 2 of 2**

**\$1,637,817**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Academic Office (UCD #L15) is experiencing water intrusion through the curtain wall causing occupant disruption. These deficiencies must be corrected to insure the integrity of the building envelop system. The initial focus will be on the area where the curtain wall meets interior walls. The repair includes the removal of trim covers and pressure plates to locate and install missing seals. In some cases, removing glass units to apply sealant to glazing corners and to install missing seals at joints between horizontal and vertical mullions.

Phase 1 will correct two sides of the building. Phase 2 will correct the other two sided of the building

**PROJECT FUNDING:**

<b>Prior Phasing:</b>	<b>2023-075M22</b>		<b>Future Phasing:</b>	
FY22/23 Ph 1		\$1,505,441		
Funded To Date:		\$1,505,441	Project Balance:	\$0
<b>Current Phase:</b>			<b>All Phases:</b>	
FY23/24 Ph 1		\$1,637,817	Project Total:	\$3,143,258





Ref. No. Score Funding Recommendation

99 18 Colorado State University

**Upgrade Accessibility, Campus, Ph 1 of 1**

**\$373,640**

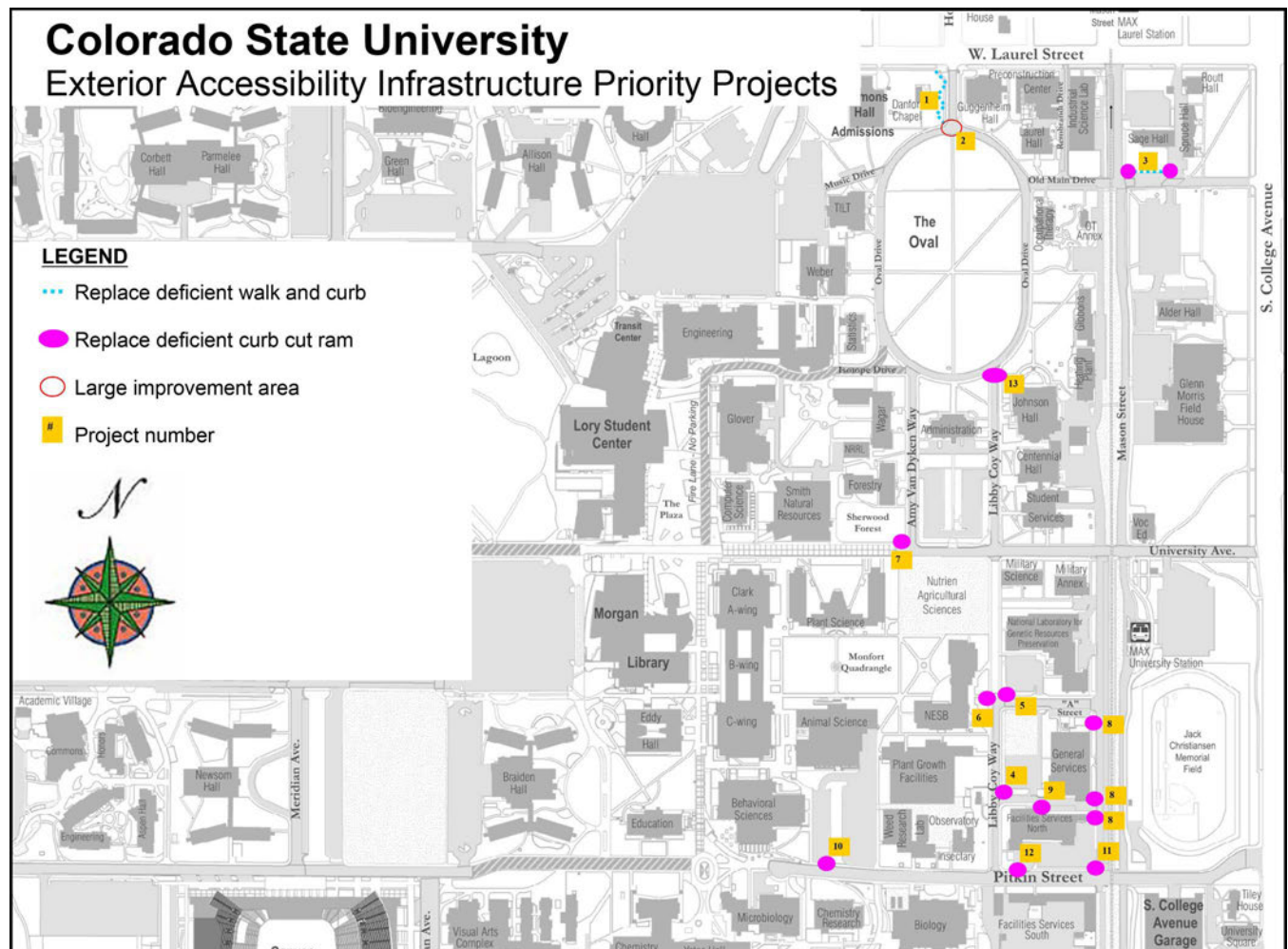
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Multiple locations on CSU's main campus have ADA accessibility and safety issues as assessed by a third-party consultant. CSU engaged the consultant in 2019 to provide a traffic safety study for main campus, after a fatal pedestrian accident at the start of fall semester. CSU self-funded over \$300K of ADA and pedestrian safety improvements to signage, striping and bike/pedestrian intersections, but addressing the remaining priorities for ADA accessibility will take many years with the budgets that are available. A previous CM project started the work, but the school has broken up the necessary work into several discrete scopes of work for better project and budget control.

This project includes the unfinished scope from the previous project along with new projects on Edison, Pitkin, Mason and Libby Coy Way.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$373,640	<b>All Phases:</b> Project Total:	\$373,640



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

100 20 Department of Military and Veterans Affairs

**Site Security Lighting Upgrades, Denver Readiness Center, Ph 1 of 1**

**\$599,311**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The security lighting at the Denver Readiness Center (MANG4885) site is outdated and no longer complies with current Anti-terrorism/Force Protection (AT/FP) requirements. Light pole spacing, base height, fixture type, and exterior building wall fixtures are all out of compliance. The unacceptable lighting levels is creating a security and safety concern for employees and visitors. The overall parcel size of the Denver Readiness Center facility is 10.9 acres. The area of the site is fully enclosed in security fencing. The Privately-Owned Vehicles (POV) parking is located adjacent to the buildings. Unacceptable variance in lighting levels creates dark areas where unauthorized persons can hide. Light poles in the motor pool are too close to the fence, creating climbing opportunities for unauthorized persons. Inadequate lighting is a safety hazard for building users coming and going. The early start means many months of arriving at work in the dark.

This project will involve upgrading light fixtures, replacing light poles, installing new light poles to ensure light levels are met, and install new wall mounted light fixtures. The existing HID fixtures will be replaced with new LED lighting fixtures. The poles and concrete bases will be removed and new bases provided. Wall mounted lighting fixtures will be replaced with shielded fixtures.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>			<b>Future Phasing:</b>		
	FF	CCF		FF	CCF
Funded To Date:	\$0	\$0	Project Balance:	\$0	\$0
<b>Current Phase:</b>			<b>All Phases:</b>		
	FF	CCF		FF	CCF
FY23/24 Ph 1	\$599,311	\$599,311	Project Total:	\$599,311	\$599,311





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

101      20      Colorado Northwestern Community College

**Replace Chilled System Pumps, Repair Cooling Tower, and VFDs, Rangely Campus, Ph 1 of 1** **\$620,032**

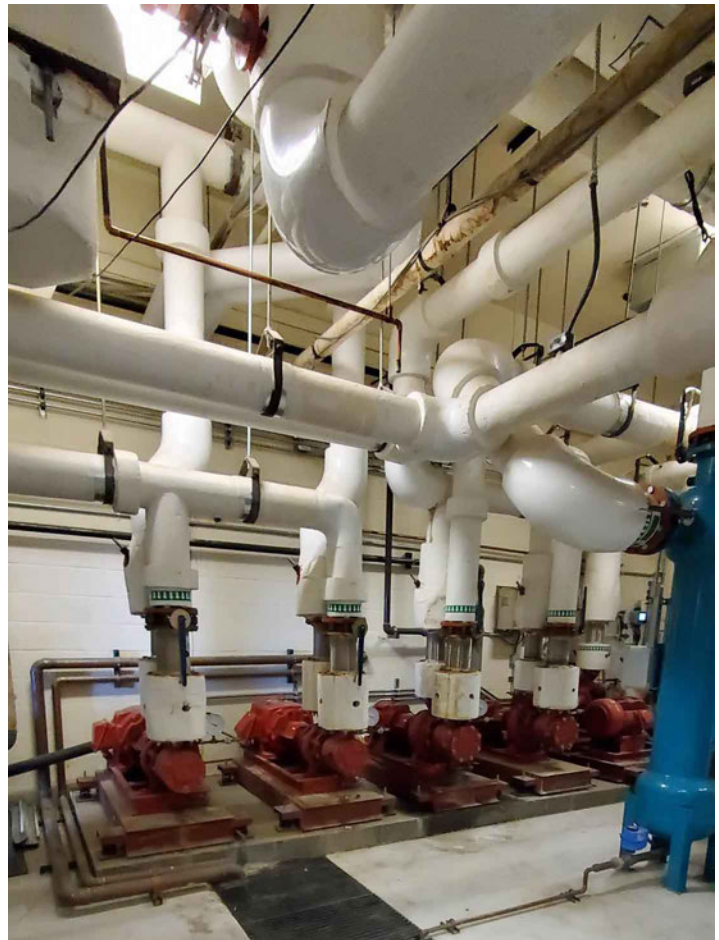
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Johnson building (HENW7724) provides the main heating and cooling plant for nine academic buildings including classrooms, labs, offices, administration, and student services areas. The cooling towers pump and fill media have become aged and need consistent checks or minor repairs to provide proper air circulation and cooling throughout serviced areas. The controls for the HVAC systems are outdated and aged. The systems need these updates to avoid damage to other equipment in the cooling system including the recently refurbished main system chiller, air handler units, VAV units and fan coils. The computer systems that include the building automation system within the affected buildings could potentially overheat requiring replacement. The consequences of this loss could include frozen and broken pipes, overheating of equipment, and health and safety concerns due to temperatures of below -20 F and above 110 F and dark, unlit exterior areas of campus.

This project will replace the chilled water system pumps at the front end of the main chilled water system. The project will upgrade the controls systems to newer HVAC control system software and hardware.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$620,032	Project Total:	\$620,032





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

102 20 Arapahoe Community College

**Replace Roof and Repair Exterior Walls, North and Church St. Buildings, Ph 1 of 1**

**\$402,691**

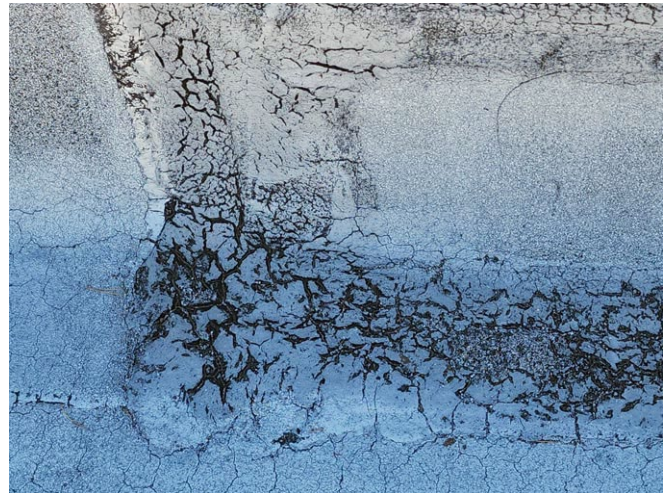
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The 2022 Facility Audit for the Church Street Building (HEAR9739) indicated significant deficiencies and the immediate need to replace the ballasted EDPM roofing and pending need to replace the adhered EDPM roofing. In addition, the sheet metal base flashing on the exterior walls is also worn and is in need of replacement. The 2022 Facility Audit for the North Building (HEAR0770) indicated the roofing is over 20 years old, aging, and starting to leak. These two buildings are across the street from each other and there is a cost reduction benefit of replacing both in one project.

The project will remove the current roof followed by the installation of new insulation to meet the code required R-30 rating, and 60 Mil white TPO roofing. Work to include crickets, pitch pans, drains, overflows, termination bars, counterflashing, and new gutters.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$402,691	Project Total:	\$402,691





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

103      20      Front Range Community College

**Upgrade/Replace Lighting Control System, Westminster Campus, Ph 1 of 1**

**\$288,000**

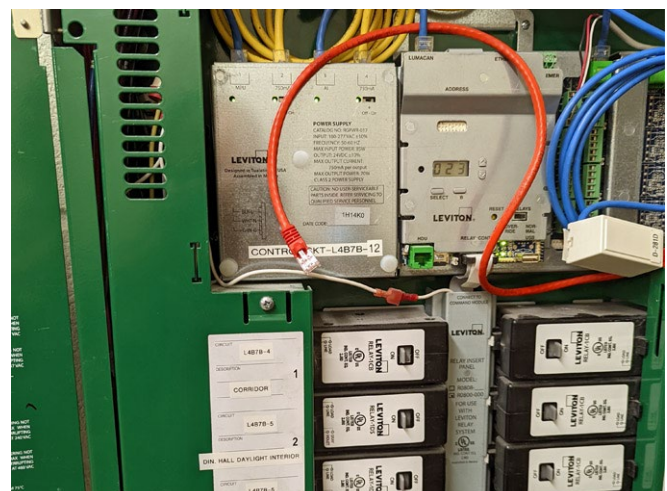
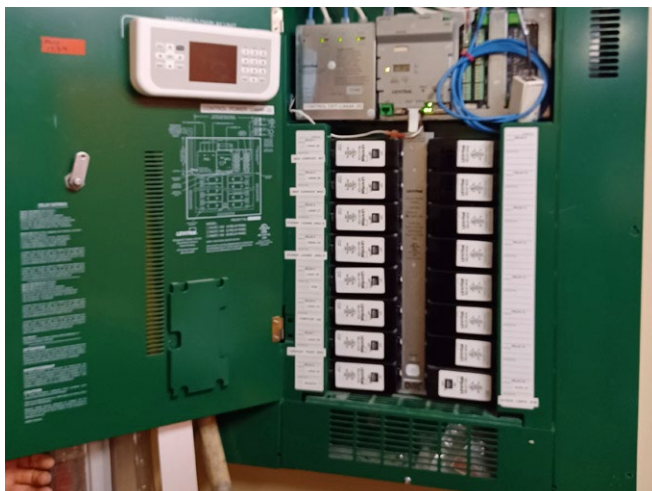
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The lighting controls at the Westminster Campus (HEFR0750) currently utilizes an outdated lighting control system that is difficult to maintain and requires a tech to be flown in from Louisiana as there is no regional presence in Colorado. The system was phased in from 2013-2017 and only covers two of the three floors of the Westminster Campus building and only 75% of the common spaces. Because the panels were phased in over four years, each panel has a different version of firmware resulting in communication between panels a problem. One of the goals of the project was to add override switches at the building entry points so emergency response teams can override the lighting control panel in the middle of the night and turn on the lights. Currently the override switches are in numerous light panels and the panels do not communicate with each other. In addition, a few have failed and were never replaced due to the difficulties with service.

This project will replace the existing 7 lighting control panels and local controls to provide better lighting control in the corridors, public spaces, and the large classroom spaces throughout the building. The new control system can be expanded to other areas of the building if needed. A new panel will be added to serve the A level to bring the whole building under one system. Approximately 60 low-voltage override switches will be installed, as well as 10 photocells for daylight harvesting. The system will be integrated with the building automation system and security system. When integrated, the lights will turn off and on when the building is locked/ opened and turned on when an access control card is used afterhours.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$288,000	<b>All Phases:</b> Project Total:	\$288,000



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

104 20 Fort Lewis College

**Lighting Replacement, Whalen Gymnasium, Ph 1 of 1**

**\$313,990**

PROJECT DESCRIPTION / SCOPE OF WORK:

The Whalen Gymnasium (FLC #2) compact florescent lights were installed in 2003. The lighting control system and ballasts are obsolete, and parts are difficult to obtain and difficult to maintain. The existing lighting system is less energy efficient than current LED technologies. New fixtures will be more energy efficient while reducing operating and maintenance costs.

This project would replace the light fixtures, and provide a new lighting control system.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$313,990	<b>All Phases:</b> Project Total:	\$313,990





Ref. No. Score

Funding Recommendation

10521Colorado State University

Upgrade Geoexchange System, Moby, Ph 1 of 1

\$1,069,674

**PROJECT DESCRIPTION / SCOPE OF WORK:**  
A Geoexchange system (GeoX) to provide heating and cooling to the Moby complex was completed in October 2020. This was paired with a controlled maintenance project for upgrades to primary HVAC systems in Moby (CSU #7950) to accommodate retirement of the steam utility. Currently, well system fluid circulates through the building's HVAC system. Best practice is for the building and utility systems to be separated using a heat exchanger and associated auxiliary equipment. This scope was unable to be completed during the original GeoX project due to cost and budget.

The project will install a new heat exchanger and pumps to hydraulically isolate a new GeoX bore field from Moby Building hydronic systems. Additional electrical power, controls, piping will be installed as required.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,069,674	<b>All Phases:</b> Project Total:	\$1,069,674



Ref. No.

Score

Funding Recommendation

106

21

Colorado School of Mines

Replace Roof, Brown Hall, Ph 1 of 1

\$1,172,964

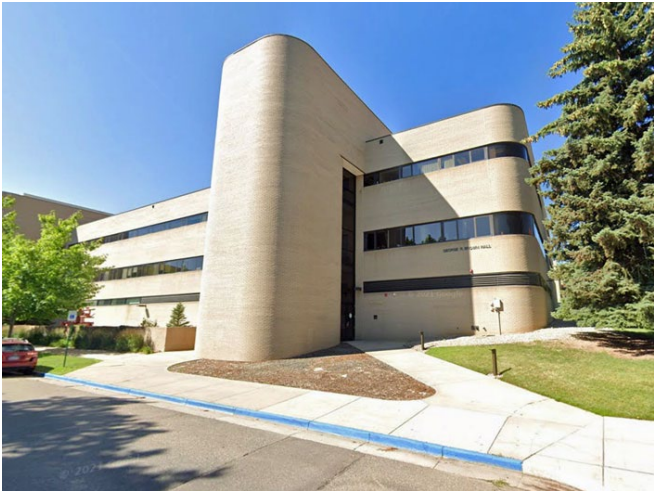
PROJECT DESCRIPTION / SCOPE OF WORK:

The roof on the older portion of Brown Hall (CSM #BB) is over 30 years old and is beyond its useful life. Deterioration of the roof is evident on roof curbs, flashings and walk paths. A portion of this request would also improve the ADA accessibility to an exterior door.

This project will remove and replace the roofing system on the older portion of Brown Hall (east roof). This will include removal and disposal of asbestos containing elements, curbs, flashing, penetrations and roof insulation.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,172,964	<b>All Phases:</b> Project Total:	\$1,172,964





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

107 24 Colorado School of Mines

**Campus Masonry Repairs, Ph 1 of 2**

**\$619,071**

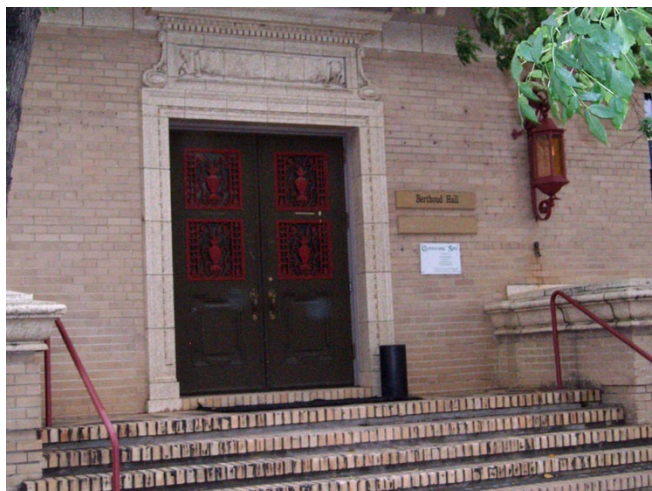
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Mines campus includes many buildings constructed using stone, brick, terra cotta and concrete elements. Many of these masonry components – some of which are on buildings over 100 years old – are in need of major repair or replacement. In some cases, exterior building elements are at risk of becoming dislodged and falling from two to three above. In 2017, part of a brick fell from the exterior of Stratton Hall. In this current calendar year, the north stair at Berthoud Hall was closed after masonry became dislodged.

Phase 1 will address Berthoud Hall (CSM #BE) where two of the egress stairs are beginning to fail in a manner similar to the north stair. To address ADA, an allowance to replace non-compliant sinks and faucets in Berthoud Hall is included. Phase 2 will address multiple buildings including Alderson Hall, Lakes Library, Brown Hall, Chauvenet, Coolbaugh, Engineering Hall, Guggenheim, Steinhauer Fieldhouse and Stratton Hall. Much of the work will require scaffolding and lifts.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:		FY24/25 Ph 2	\$622,277
		Project Balance:	\$622,277
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$619,071	Project Total:	\$1,241,348





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

108      24      Office of the Governor - Office of Information Technology

**Replace Microwave Communications Site Shelters, Ph 1 of 2**

**\$1,998,514**

PROJECT DESCRIPTION / SCOPE OF WORK:

The original fiberglass buildings were constructed in the early 1970's. These sites are part of the Statewide Microwave Communications Network and are routinely exposed to extreme weather conditions. At each location, there is approximately \$500,000 worth of equipment in the buildings and the failure of the structure would result in the loss of that equipment. Over the years, the buildings have been patched and repaired and they are now reaching the end of the building lifespan.

Phase 1 would replace the buildings at four sites: Oak Brush (EXIT1961), Longs Peak (EXIT1406), Saguache (EXIT1412), and Kenosha Pass (EXIT8854). Phase 2 would be for Anton (EXIT1893), Haswell (EXIT1879) and Wild Horse (EXIT1418) sites.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	FY24/25 Ph 2	\$1,476,486
		Project Balance:	\$1,476,486
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,998,514	Project Total:	\$3,475,000





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

109 24 Colorado Mesa University

**Repair Failed Parking Lots, WCCC, Ph 1 of 1**

**\$790,488**

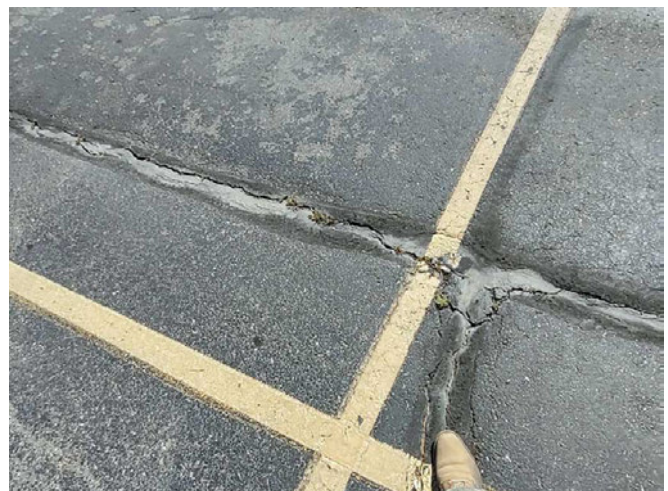
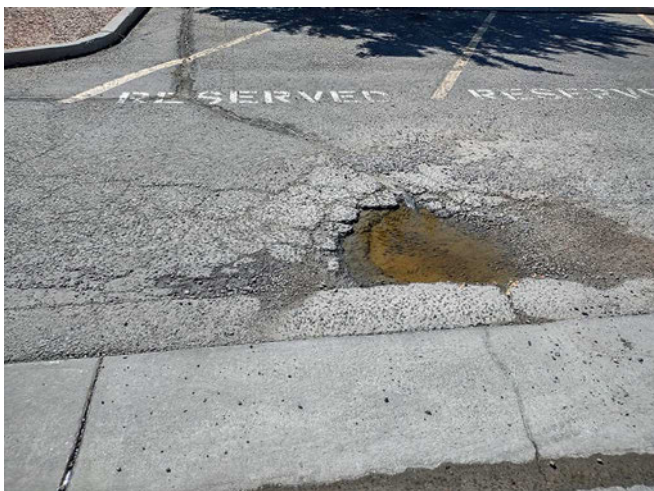
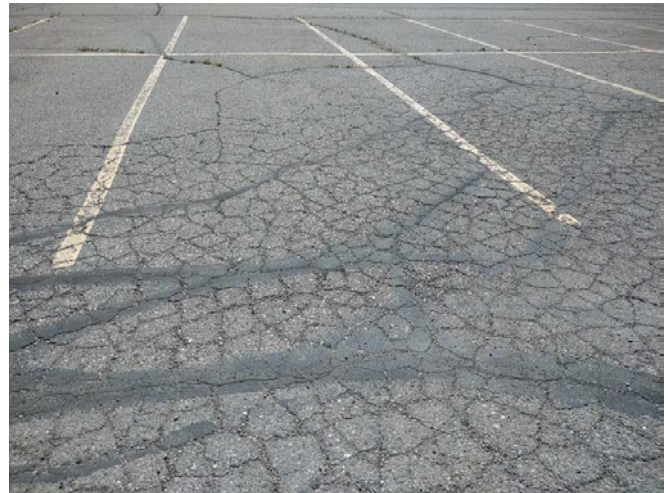
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Three of Western Colorado Community College's (WCCC) parking lots are approximately 20 years old and have significantly failed. Lot 1, while it is concrete; it has very poor drainage and has large areas that have disintegrated. Replacement would include substantial subgrade work to correct/restore drainage. Lots 3 and 5 are asphalt and are the most heavily used on campus, the deterioration has become too great for patching.

This project will remove the existing failed asphalt and concrete, repair and compact the subgrade and then pave the lots.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$790,488	<b>All Phases:</b> Project Total:	\$790,488



OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

110 30 Pueblo Community College  
**Modernization Elevator, Gorisch Building, Ph 1 of 1** **\$127,700**

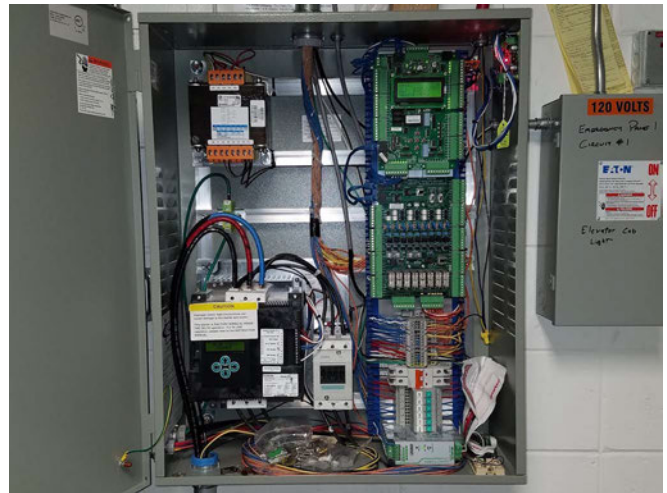
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Gorisch Building (HEPV8120) was constructed in 1997. The elevator is starting to fail, impacting access to the second floor classrooms and offices. The elevator needs to be modernized as parts are becoming a challenge to obtain. The elevator will continue to require temporary repairs to the elevator unit parts are no longer available

This project will modernization the elevator by replacing the control system, updating the positioning system, replacing the submersible power unit, and additional items. The elevator will be updated to meet current ADA requirements.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$127,700	<b>All Phases:</b> Project Total:	\$127,700





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

111 30 Department of Human Services

**Replace Domestic and Hot Water Heating Systems, CALM, NMF, NMV, NPV, and YSC, Ph 1 of 3**

**\$1,924,958**

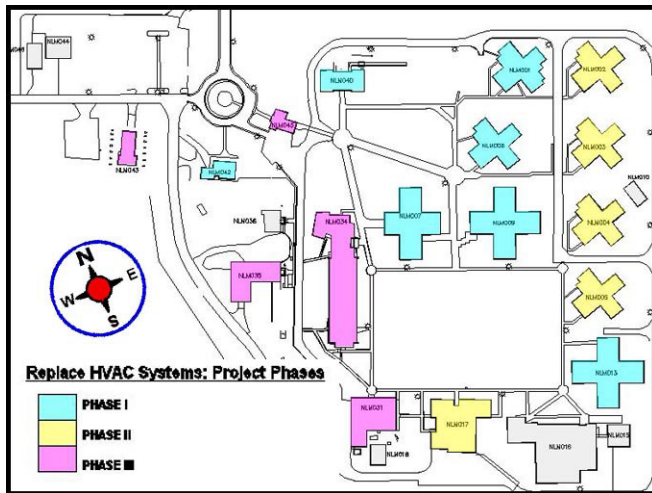
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The hot water heating and domestic water systems at the Platte Valley (HSYS8160), Marvin Foote (HSYS8159) and Mount View (HSMV2929) (HSMV2930) Youth Service Centers are beyond their life cycle. These older systems are failing and in need of replacement. The storage tanks and boiler systems are also failing. These systems have become difficult to maintain as parts are no longer readily available. Pumps have failed and have been rebuilt and replaced as required along with leaks to storage tanks and boiler units. These systems supply heat for the residential buildings and all the support buildings at the facility along with hot water for sinks and showers.

Phase 1 will design and replace the water systems at Platte Valley. Phase 2 will design and replace the water systems at Marvin Foote. Phase 3 will design and replacement the water systems at Mount View buildings #55 and #56.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
		FY24/25 Ph 2	\$1,947,104
		FY25/26 Ph 3	\$1,577,402
Funded To Date:	\$0	Project Balance:	\$3,524,506
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,924,958	Project Total:	\$5,449,464



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

112      30      Pikes Peak State College

**Replace Original Boiler and Domestic Water Heaters, Rampart Range Campus, Ph 1 of 1** **\$618,200**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

Rampart campus (HEPP7679), built in 1998, still utilizes one of its original boilers and water heaters. The remaining original boiler #2 is beginning to leak and is not fuel efficient. This boiler provides back-up heat for the building when the two new boilers cannot keep up with demand. In 2015 the original boiler #1 began to leak and failed, requiring the installation of two smaller energy efficient boilers in its place. Boiler #2 is showing the same leaking symptoms as the old boiler #1. If boiler #2 fails, there is no back-up heat on frigid days, resulting in a loss of use, possible building damage and building closure. The original water heaters were replaced after 9 years of use; the existing water heaters are 15 years old. The main water heater for the building fails on a regular basis, requiring site visits to perform maintenance and reset the system. Domestic hot water is required for food services as well as for general sanitation to meet health guidelines.

This project will demolishes and replace boiler #2 and both water heaters. This project includes all venting, hydronic piping, domestic piping, gas piping, electrical work, and controls work. The boiler would be replaced with two smaller, energy efficient condensing boilers matching what was installed in 2015. The original boiler vent prevents venting the existing boilers through the roof; the vents currently exit the side of the building and run over the top of the sidewalk, creating issues with acidic condensate water, and is very unsightly. Replacing the existing boiler with two condensing boilers would allow for all four boilers in the room to be vented through the roof as designed.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$618,200	<b>All Phases:</b> Project Total:	\$618,200





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

113      30      University of Colorado Colorado Springs

**Roof Replacement, Cragmor Hall, Ph 1 of 1**

**\$1,350,029**

PROJECT DESCRIPTION / SCOPE OF WORK:

The Cragmor Hall (UCCS #90007) built-up roof over rigid insulation was installed in 1994 and is past its useful life. The roof holds water, causing chronic roof leaks due to this ponding and normal lifecycle deterioration. These roof leaks are causing damage to the office spaces below during weather events. Reactive maintenance is being practiced in order to bridge the gap before replacement can occur.

This project consists of removal of the built up roof, flashing, nailer, and associated insulation. The new roof system will consist of new ISO crickets, ISO insulation, high-density cover board, TPO single-ply membrane, nailer, and flashing. Any required structural calculations will be performed.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,350,029	<b>All Phases:</b> Project Total:	\$1,350,029



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

114 30 Trinidad State College

**Repair Campus Streets/Parking Lots, Ph 1 of 1**

**\$1,794,720**

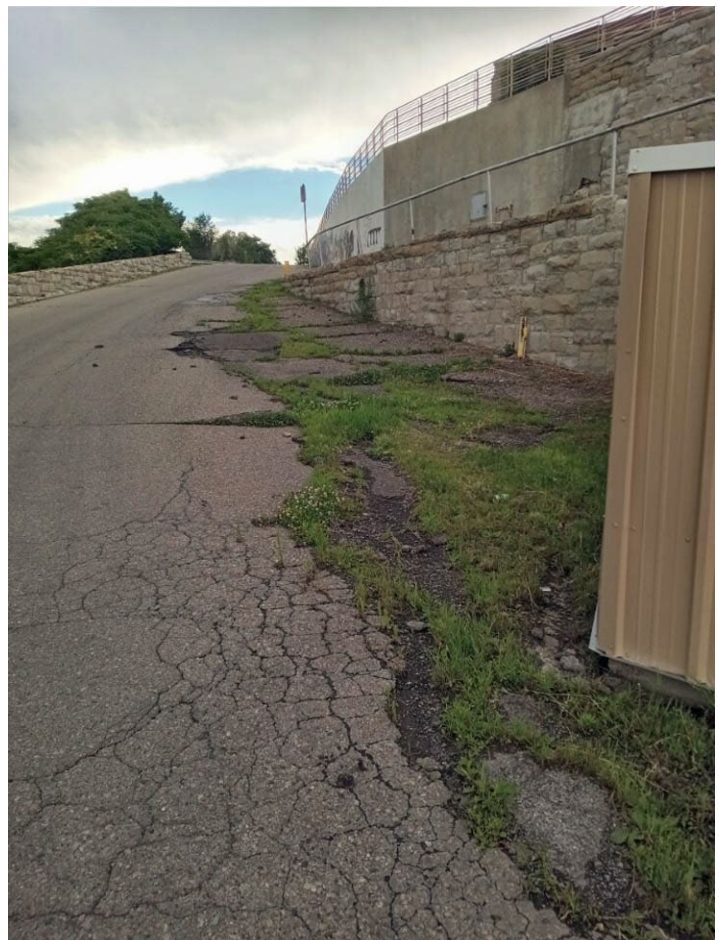
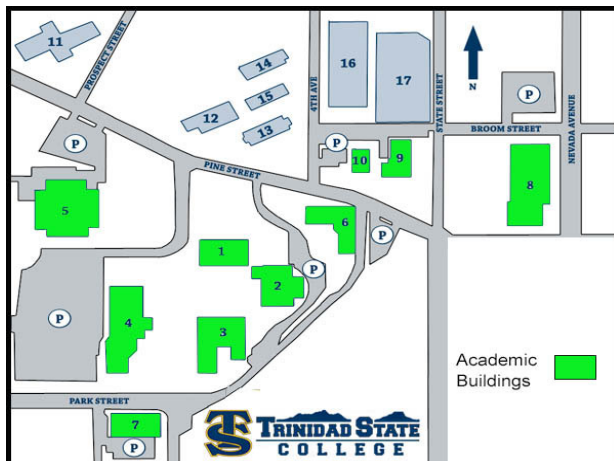
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Trinidad State College campus streets and parking lots are in need repair. There are several areas where the existing asphalt and concrete has deteriorated to the point that it is hazardous for vehicles and pedestrians. There is not proper drainage along asphalt shoulders and it is washing away the ground on the edge of the asphalt. These areas are causing damage to the existing asphalt and there are potential driving and trip hazards.

This project will roto-mill the existing asphalt and lay down a new 2-inch top coat of asphalt to fix separation issues and help maintain the integrity of the parking lots and streets. New concrete street gutters to resolve the drainage and water shed issues from irrigation, rain and snow melt for shoulder areas of the asphalt. The parking lot will be re-stripped to allow larger vehicles to comfortably park without worrying about the potential for damage. Repainting of curbs to identify fire lanes and accessibility will help identify areas for no parking zones.

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,794,720	Project Total:	\$1,794,720





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

115      36      Colorado Mesa University

**Building Envelope Improvements, Wubben and Archuleta, Ph 1 of 1**

**\$588,095**

PROJECT DESCRIPTION / SCOPE OF WORK:

The Archuleta Engineering Center (AEC) (CMU #2510) was constructed in 1983 and has windows that are 34 years old. The windows are a mixture of plastic skylights and double pane glass. The double pane windows are not thermally separated. Neither the existing double pane windows nor the plastic skylight windows meet the current International Energy Conservation Code requirements. In addition, the seals around the windows and doors are failing, which allows stormwater to enter the building damaging interior finishes. Wubben/Science Building (CMU #220) has exterior windows that were replaced during the 2011 remodel in the Wubben portion. However, the windows in the Science building portion were installed in 1995 and not replaced. All exterior windows in the Science building are double pane, also failing, allowing stormwater to enter the building.

This project will replace the windows in both buildings with new double pane, thermally broken, aluminum windows.

PROJECT FUNDING:

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$588,095	<b>All Phases:</b> Project Total:	\$588,095



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

116      36      Department of Human Services

**Group Home Exterior Renovations, GJRC, Ph 1 of 2**

**\$1,465,482**

PROJECT DESCRIPTION / SCOPE OF WORK:

The exteriors of 5 Grand Junction group homes are original to the 1981 build including B Road Group Home (HSGJ1137), Cedar Group Home (HSGJ1136), Elm Group Home (HSGJ1134) 30 Road Group Home (HSGJ1132) and 29¼ Road Group Home (HSGJ1130). Roofing, fascia, soffits, siding and windows are well past their intended life expectancy. They have been repaired and painted but can no longer perform effectively. They are deteriorating, leaking and inefficient.

Phase 1 will replace roofing, gutters/downspouts, fascia/soffits, siding/trim, painting, replace windows, skylights and patio covers; for 2 homes. Phase 2 will complete the same on three other homes.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	FY24/25 Ph 2	\$1,509,563
		Project Balance:	\$1,509,503
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,465,482	Project Total:	\$2,975,045





OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION  
 FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION  
 CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS

December 2022

Ref. No. Score Funding Recommendation

117 36 Department of Human Services

**Repair/ Replace Roofs, Mount View Youth Services Centers, North Central District, Ph 1 of 3**

**\$1,721,770**

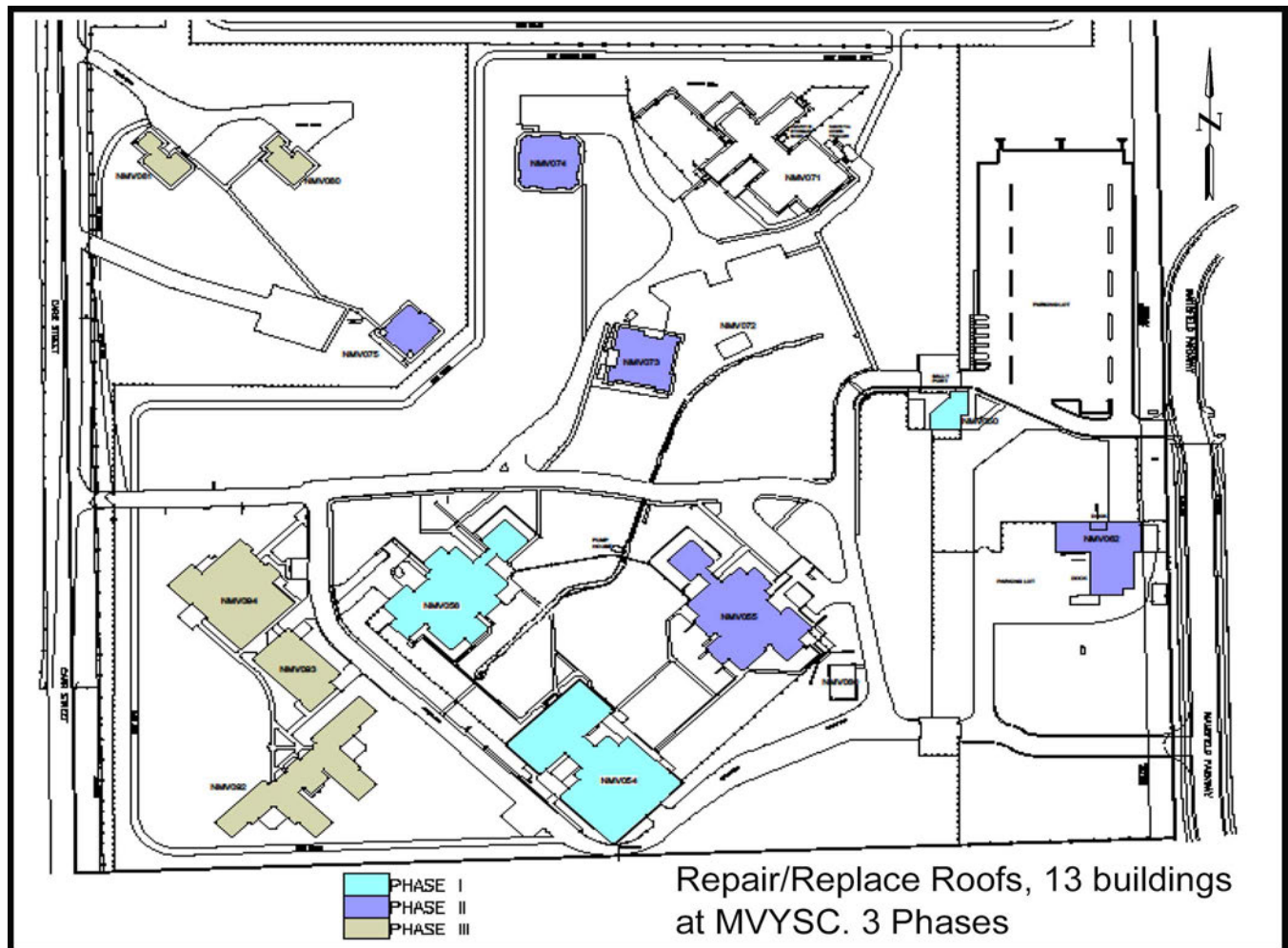
**PROJECT DESCRIPTION / SCOPE OF WORK:**

Mount View Youth Services Center (MVYSC) is a secure, co-ed, multi-purpose facility. The buildings campus in this request range from 1959 to 1998 and all the roofing now exceeds its useful life. While most of the metal roofing remains water-tight, the flat built-up systems are failing causing internal water damage. The continual water penetration is creating degradation of the buildings and systems. The roofing replacement will include new tapered insulation and repair to the roof drains along with a new membrane roof.

Phase 1 completed the roofing at five buildings: Building 50 (HSMV4860), Building 54 (HSMV2931), and Building 56 (HSMV2930). Phase 2 will complete five buildings: Building 55 (HSMV2929), Building 62 (HSMV2918), Building 73 (HSMV2925), Building 74 (HSMV2924), and Building 75 (HSMV2923). Phase 3 will complete five buildings: Building 80 (HSMV2910), Building 81 (HSMV2911), Building 92 (HSMV1474), Building 93 (HSMV4861), and Building 94 (HSMV4895).

**PROJECT FUNDING:**

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
		FY24/25 Ph 2	\$1,787,065
		FY25/26 Ph 3	\$1,368,205
		Project Balance:	\$3,155,270
Funded To Date:	\$0		
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$1,721,770	Project Total:	\$4,877,040



**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score **Funding Recommendation**

118 36 Colorado Mesa University

**Replace Roof, WCCC Building A, Ph 1 of 1**

**\$642,144**

PROJECT DESCRIPTION / SCOPE OF WORK:

Installed in 1990, the Western Colorado Community College Campus Building A (CMU #7087) roof membrane has become stretched and is splitting in several locations allowing water infiltration. These leaks occasionally allow water into the electrical bus duct and electrical equipment below creating a safety concern. The insulation has also been deteriorating. In addition, the building continues to experience interior damage of ceiling tiles, walls, paint, etc..

This project will remove the ballast and existing membrane roof and replace with a new, fully adhered roofing membrane. Additional insulation will be added to the roof to provide additional cross slope and to meet the requirement for increased roof insulation.

PROJECT FUNDING:

<b>Prior Phasing:</b>		<b>Future Phasing:</b>	
Funded To Date:	\$0	Project Balance:	\$0
<b>Current Phase:</b>		<b>All Phases:</b>	
FY23/24 Ph 1	\$642,144	Project Total:	\$642,144





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

119 45 Adams State University

**Rebuild Plachy Hall North Parking Lot, Ph 1 of 1**

**\$1,135,827**

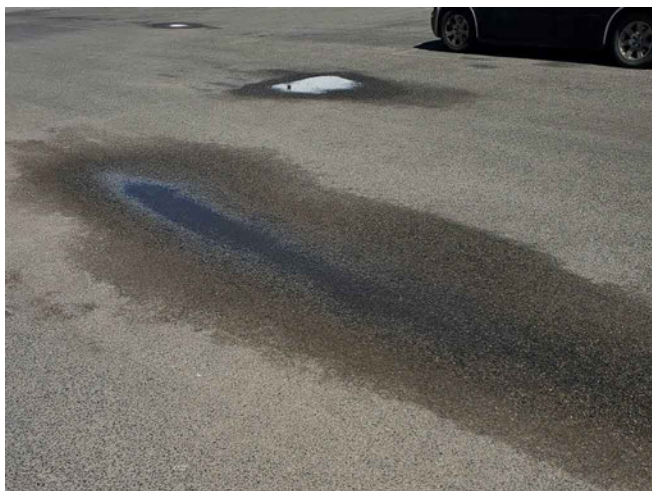
**PROJECT DESCRIPTION / SCOPE OF WORK:**

The Plachy Hall north parking lot services 178 parking spaces for students, faculty, and staff. It has been patched then overlaid with a plant mix seal coat most recently in 1988 and again 2013. This parking lot sees heavy usage year-round due to the proximity to classroom functions. It also experiences heavy vehicle traffic from coach buses due to the proximity to the athletic facility. There is major cracking and elevations shifts throughout the parking lot that can no longer be repaired without subsurface remediation.

This project will rebuild the substructure by removing existing asphalt and underlying substrate and replacing the base aggregate and asphalt.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded To Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$1,135,827	<b>All Phases:</b> Project Total:	\$1,135,827





**OFFICE OF THE STATE ARCHITECT, DEPARTMENT OF PERSONNEL AND ADMINISTRATION**  
**FY2023/2024 ANNUAL REPORT, SECTION II – E: STATE AGENCIES / INSTITUTIONS OF HIGHER EDUCATION**  
**CONTROLLED MAINTENANCE PRIORITIZED PROJECT LIST AND DESCRIPTIONS**

December 2022

Ref. No. Score

**Funding Recommendation**

120 45 Arapahoe Community College

**Roof and RTU Replacement, Repair Envelope and Entry Door, Library, Ph 1 of 1**

**\$485,018**

**PROJECT DESCRIPTION / SCOPE OF WORK:**

The 2016 Facility Audit of the Main building (HEAR0768) indicated the roofing on the Library section is original and should be planned for replacement within the next 3-5 years. The roof continues to show sealant failures at counterflashing. The same report notes that the curtain wall system at the northern library entry is leaking and needs to re-caulked. The entry doors are worn and require continual service to properly function. The roof top unit is also original to the building and in need of replacement.

This project will replace the current roofing by removing the ballast rock materials, the existing EDPM will be cut but left in place to be covered with a new cover board and then 60 Mil black EDPM membrane. Work will include new walk pads, flashing, expansion joints, and counterflashing. The exterior envelope repairs will include replacing existing failed window frame-to-wall joints and window system joints. The door replacement will include new doors in 4 openings with storefront doors and side-lite frames, 1" clear insulated glazing, and all hardware including electrified latches. The curbs for the mechanical equipment on the roof need raised. While raising the curbs, the old RTU will be replaced with a that will incorporate better energy performance.

**PROJECT FUNDING:**

<b>Prior Phasing:</b> Funded to Date:	\$0	<b>Future Phasing:</b> Project Balance:	\$0
<b>Current Phase:</b> FY23/24 Ph 1	\$485,018	<b>All Phases:</b> Project Total:	\$485,018

