

FY 2010-11 Level I Controlled Maintenance Request

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| 1.01 | 1995-048 | CCF | \$2,000,000 |
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Personnel and Administration*Controlled Maintenance Emergency Fund*

The project funds the Controlled Maintenance Emergency Fund, which is administered by the Office of the State Architect for emergency projects on an as-needed basis throughout the fiscal year. Criteria for requests for emergency funding are: (1) a need that is immediate in nature; and (2) a problem that directly affects the health, safety, and welfare of the public and day-to-day operations of the agencies. Requests may involve systems and fixed equipment critical to the functionality of a facility, but cannot involve movable equipment, furniture, and fixtures related to the programmatic activities conducted in the facility.

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| 3.01 | 2011-064 | CCF | \$65,000 |
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Western State College*Improve Life Safety, Fire Hydrants, and Gas Distribution System*

The project replaces outdated fire hydrants and installs seven gas shut-off valves to allow for isolated areas of the gas distribution system to be shut down. The fire hydrants are 44 years old and replacement parts are no longer manufactured. The gas distribution system has only one master shut-off valve and, according to the college, if a line were to break, the gas would be shut off in every building on campus.

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| 3.02 | 2008-123 | CCF | \$618,968 |
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Corrections*Improve Perimeter Security, Arkansas Valley Correctional Facility and Fremont Correctional Facility*

The four-phase project replaces or repairs lighting and fencing in order to improve perimeter security at two state prisons. At Arkansas Valley, there is deficient security lighting in the north recreation yard, and the facility has a history of attempted escapes. At Fremont Correctional Facility, there are numerous deficiencies in the 50-year-old perimeter security fence. Deficiencies include rust at the concrete bases of fence posts, weakened chain-link fence fabric, missing top rails, inadequate separation distance between exterior and interior fences, and deteriorating razor coil. This year's request for Phase II replaces the transponders and microprocessor head in the motion detection system at Fremont, and begins repairs to the perimeter fence. Phase I installed new security lighting in the north recreation yard at Arkansas Valley, and funded a department-wide security audit and vulnerability analysis regarding perimeter security. Phases III and IV will continue repairs to the perimeter fence, install a non-lethal electrified fence surrounding Arkansas Valley and Fremont, and conduct a lighting analysis.

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| 3.03 | 2011-065 | CCF | \$800,614 |
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Office of Information Technology*Replace Microwave Site Towers*

The two-phase project replaces six microwave towers. The towers are part of the state public safety radio network used by public safety officers and first responders. Many of the towers are more than 35 years old, and a recent structural analysis of the towers revealed that many suffer from metal fatigue due to continued exposure to poor weather conditions and loading stresses. This year's request for Phase I replaces three tower structures, including: (1) Coaldale; (2) Mines Mountain; and (3) Walsenburg. Phase II will replace three additional towers.

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| 4.01 | 2011-066 | CCF | \$497,152 |
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University of Colorado -- Colorado Springs*Upgrade Fire Sprinkler System, University Hall*

The project expands the existing fire suppression system and provides sprinkler coverage to the entire building. The building was constructed in three phases, and only the last phase of construction included the installation of a fire suppression system. According to the university, a fully sprinklered building will increase the amount of time occupants have to safely evacuate the building in the event of a fire. The project also provides additional exit signage in the building.

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| 4.02 | 2011-067 | CCF | \$303,544 |
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Personnel and Administration*Replace Fire Alarm System, 1570 Grant*

The project replaces the fire alarm system at 1570 Grant Street. The building was constructed in 1951, and acquired by the state in 2001. According to the department, the life safety systems are not code compliant. Also, there is no sprinkler system in the building and the smoke-detection systems are outdated.

4.03 2011-068 CCF \$100,600

Cumbres and Toltec Scenic Railroad

Upgrade HVAC and Electrical Systems, Chama Depot

The project rewires the depot, replaces heaters, and installs an air-conditioning system. The existing electrical wiring does not meet code; the heating units are ineffective and costly to operate; and the lack of air conditioning causes discomfort to employees and patrons during the summer months. The project will improve fire safety and improve operating efficiency.

4.04 2011-069 CCF \$439,864

Human Services

Upgrade Electronic Security Systems

The four-phase project replaces the existing manual security controls with a computer-programmable security system in six facilities in the youth corrections system. According to the department, the new system will integrate voice communications, locking and exiting controls, visual security and digital recording, and a secure key system with personnel use tracking and monitoring functions. This year's request for Phase I designs the project for all sites and installs a new system at the Marvin Foote Youth Services Center. Phases II, III, and IV will continue upgrades in five additional facilities, including: (1) Platte Valley Youth Services Center; (2) Spring Creek Youth Services Center; (3) Lookout Mountain Youth Services Center; (4) Mount View Youth Services Center; and (5) Gilliam Youth Services Center.

4.05 2011-070 CCF \$215,099

Personnel and Administration

Replace Main Transformer, State Office Building

The project replaces a 13,200/480 volt transformer. The transformer is the main transformer for the State Office Building and controls some of the chiller equipment for buildings in the Capitol Complex. According to the department, the existing transformer is overheating and, if the equipment were to fail, there would be a prolonged power outage in the State Office Building, and all of the downtown Capitol Complex buildings would be affected.

4.06 2011-071 CCF \$635,083

Corrections

Replace Door Controls and Improve Perimeter Security

The two-phase project replaces the door control and intercom systems in the control center and housing pods, and makes improvements to the perimeter motion detection system. According to the department, the existing door control system is failing, and the intercom system does not function. Both conditions put staff and inmates at risk, particularly in emergency situations. This year's request for Phase I makes improvements to the perimeter security system and replaces the door controls and intercom system in Cellhouses 1 and 2. Phase II will replace door controls and the intercom system in the remaining four cellhouses.

4.07 2011-072 CCF \$599,390

Pueblo Community College

Repair Waste Water Lagoon System and Replace Main Water Feed, West Campus

The project replaces the main water line feed to the campus and the wastewater lagoon system. The water line uses a manifold system. Tests of the system indicate that there is an intrusion of ground water to the potable water system. The wastewater lagoon system is a three-pond system. According to the college, the system suffers from a lack of preventative or corrective maintenance, which has resulted in excessive vegetation and wildlife intrusion into the ponds. The Department of Public Health and Environment told the college that the system violates regulations and needs to be replaced.

4.08 2001-066 CCF \$621,672

Education

Upgrade Electrical Distribution, Colorado School for the Deaf and the Blind

The three-phase project makes upgrades to the school's electrical distribution system, which is over 30 years old. The system's panels do not meet National Electrical Code grounding and bonding requirements. Further, the wiring combines various insulation types and has not been properly sized for the buildings' loads. The project replaces the main distribution panels, sub-distribution panels, and conductors in the school's buildings. This year's request for Phase III completes the work in the Palmer Residential Hall, Jones Preschool, Administration, and Barn. Phase I completed work in the Student Health Center, Industrial Building, Gottlieb Building, and Argo Dining Hall. Phase II completed work in the West Residential Hall and Stone Vocational High School.

5.01 2008-120 CCF \$518,063

University of Colorado -- Boulder

Upgrade Fire Safety

The two-phase project upgrades 31 buildings that do not meet life safety code. Deficiencies include an inadequate number of exits, lack of enclosure for fire exits, inappropriate door hardware such as door closers and latching hardware, inadequate exit signage, improper exit arrangement, inadequate handrails or guardrails, inadequate emergency lighting, and corridor enclosures at open stairwells.

Funding history. Phase I of the project was appropriated in FY 2007-08, and Phase II was appropriated in FY 2008-09. Due to a budgetary shortfall, part of the Phase I appropriated amount (\$100,000 CCF) and the entire Phase II appropriated amount (\$418,063 CCF) were rescinded during the 2009 legislative session. This year's request for Phase II will address upgrades in all remaining buildings, including those from Phase I that were not completed due to the cuts to the project's appropriation.

5.02 2011-073 CCF \$762,647

Human Services

Replace Fire Alarm Systems, Colorado Mental Health Institute at Fort Logan

The two-phase project continues upgrades to the campus fire alarm system begun in a previous controlled maintenance project. This year's request for Phase I replaces fire alarms in residential buildings 2, 13, 14, 25, and the daycare center in building 9, installs transmitters in two office buildings, provides new interface equipment between the fire alarm system and the Denver Fire Department, and replaces the main fire alarm control panels at the Marvin Foote Youth Services Center and Platte Valley Youth Services Center. Phase II will replace fire alarms and/or install transmitters in 8 additional buildings.

5.03 2003-149 CCF \$567,035

Fort Lewis College

Reconstruct Eighth Avenue

The three-phase project reconstructs Eighth Avenue to provide a safer, more efficient main traffic route on campus. An existing section of the street will be paved, and turning lanes will be added where necessary. Pedestrian access and safety will be improved with new sidewalks and lighting. This year's request for Phase II constructs a sidewalk along Eighth Avenue to the main entry of the campus. The sidewalk will provide a pedestrian route from housing adjacent to campus and will include night lighting and emergency phone stations. Phase I designed the project, repaved the approach to the campus from the south, and made minor improvements to the existing drainage system. Phase III will reconstruct the approach to the campus from the north.

6.01 2011-074 CCF \$309,761

Front Range Community College

Replace High-Voltage Electrical System, Westminster Campus

The two-phase project replaces the high-voltage electrical line linking the campus' seven transformers. Since the transformers are connected in a series, if one of the transformers fails, power to an entire building would be shut down until the transformer could be replaced. According to the college, the replacement process can take more than two months. This year's request for Phase I designs and purchases high voltage switches in order to allow for isolation of each individual transformer. Phase II will install the switches and make corresponding upgrades to the system.

6.02 2011-075 CCF \$458,116

Corrections

Improve Fixtures and Showers, Cellhouse 1, Colorado Territorial Correctional Facility

The two-phase project replaces finishes and increases the capacity of fixtures and showers. In 2008, the facility capacity was increased from 265 to 363 inmates due to the decision to double-bunk offenders in Cellhouse I. The cellhouse does not have sufficient sinks, toilets, urinals, or showers, and there were three outbreaks of methicillin-resistant Staphylococcus aureus at the facility in the first few months after the cellhouse increased its holding capacity. This year's request for Phase I increases the capacity of the fixtures and showers in the right pods. Phase II, also requested for FY 2010-11 as a Level II controlled maintenance project (see project #2011-107), will replace finishes in the left pods.

6.03 2011-076 CCF \$206,250

Colorado Historical Society

Reinforce Structure, Healy House

The two-phase project makes structural reinforcements to load-bearing walls and addresses the uneven settlement of the foundation. When the third floor addition was added to the original structure, the floor joints were placed perpendicular to the original joist direction, which made all the interior walls below load-bearing walls. Since the interior walls were not designed for load bearing, the addition caused stress and cracking. This year's request for Phase I will make repairs to the load-bearing walls in the parts of the house impacted by the addition of a third story to alleviate stresses. Phase II will address the settling foundation in the kitchen and rear additions to the house.

6.04 2008-130 CCF \$410,730

Colorado School of Mines

Replace Corroded Piping

The three-phase project replaces domestic water and low-pressure steam distribution pipes in several buildings on campus. The pipes are at the end of their life cycle, and leak more frequently each year. The school has identified 67 pipe leaks repaired during the last decade. Several years ago, a water line ruptured in Meyer Hall, discharging water into a room of 480-volt electrical panels and transformers, and leaving two inches of standing water in the room.

Funding history. Phase I of the project was appropriated in FY 2007-08 (\$410,730 CCF), but funding was later rescinded during the 2009 session due to the budgetary shortfall. Phase II was appropriated in FY 2008-09 and replaced piping in four buildings. This year's request for Phase III includes those repairs that were originally funded as part of Phase I, and will replace piping in Lakes Library, Meyer Hall, and the Guggenheim building.

8.01 2011-077 CCF \$736,909

Human Services

Upgrade Fire Protection, Hospital Buildings, Colorado Mental Health Institute at Fort Logan

The three-phase project makes fire and life safety upgrades in two residential buildings. The buildings were constructed in 1966 and various renovations and new security demands, including limited egress and locked units, have degraded resident safety in the event of a fire. This year's request for Phase I installs a fire-sprinkler system and associated life safety component retrofits for level 1, east and west units, of Building E. Phase II will provide identical upgrades for level 2 of Building E. Phase III will install a fire sprinkler system and reconfigure the basement to provide adequate exits in Building H.

8.02 2011-078 CCF \$464,948

Pueblo Community College

Improve Fire Safety, West Campus

The project inspects the college's existing fire alarm system for operability, and designs and installs a replacement system to meet current code requirements to include detection devices, emergency lighting, and signage. The project also replaces ceiling tiles and doors with fire-rated materials. The campus was constructed in 1972, and the existing fire notification system is not reliable and has not been maintained, inspected, or certified.

8.03 2011-079 CCF \$325,318

Revenue

Replace Main Exit Doors, Pierce Street Building

The project replaces the exterior doors at the Pierce Street Building, which houses the Division of Central Services and serves over 30,000 customers each month. The project includes the installation of new mechanical locking systems, new security components, and modifications for ADA accessibility, including new automatic door openers. The building has not received any major repairs or renovations since its construction in 1972, and consequently the exterior doors have deteriorated.

8.04 2011-080 CCF \$751,750

Personnel and Administration

Replace Emergency Generator, 1313 Sherman Street

The project replaces an emergency generator. The existing generator was installed in 1976 and is past its expected life cycle. The machinery is outdated, undersized for the emergency load it is required to maintain during a power outage, and has a major oil leak and broken control panel. The replacement generator will be a natural gas generator pursuant to current fire code requirements.

8.05 2010-080 CCF \$709,680

Colorado State Fair

Repair / Replace Secondary Electrical Infrastructure, Colorado State Fair

The four-phase project will design and install a secondary electrical supply system at the Colorado State Fairgrounds. Another project is underway to install an underground primary electrical supply system to replace the overhead high voltage lines and transformers. A secondary electrical supply system is required prior to the activating the new primary electrical supply system in order to offset increased utility costs. This year's request for Phase II will design and install the second set of building connections. Phases III and IV will connect additional buildings to the new underground primary supply system. Phase I designed and installed the first set of building connections.

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| 8.06 | 2007-065 | CCF | \$609,700 |
| | | FF | \$328,300 |

Military and Veterans Affairs

Revitalize Major Systems, Sudan Building and Montrose Armory

The two-phase project addresses various deficiencies in two facilities owned by the department. Phase I addressed the Sudan Building, and replaced the mechanical steam distribution system, rooftop swamp coolers, and fire alarm system; brought the building's lighting and electrical systems into code compliance; mitigated unsanitary conditions and plumbing deficiencies associated with the bathrooms; removed asbestos; and replaced the roof. This year's request for Phase II addresses the Montrose Armory, which was built on unstable soil that contracts and heaves. Some areas of the building will require a new structural slab and foundation system; in other areas where that is not possible, the floors will be mudjacked and stabilized. The project will also repair wall cracks, replace floor and wall finishes, replace the roof, redirect drainage away from the building, and xeriscape the exterior landscape.

Funding history. Phase I was appropriated in FY 2006-07 (\$544,000 CCF) and Phase II was appropriated in FY 2007-08 (\$938,000 CCF). Part of Phase I funding and all of Phase II funding were later rescinded during the 2009 legislative session due to the budgetary shortfall. This year's request for Phase II will complete the entire project, including the Phase I components that were not completed due to funding cuts.

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| 8.07 | 2011-081 | CCF | \$179,722 |
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Colorado Historical Society

Upgrade HVAC and Catwalk, El Pueblo History Museum

The project installs a catwalk to allow safer and more efficient access to air handling units. The project also updates air handling unit controls and adds exhaust fans in the kitchen and computer rooms. The building's air handling units are located above a dropped ceiling over a work area and are difficult and dangerous to access.

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| 8.08 | 2008-176 | CCF | \$351,486 |
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Auraria Higher Education Center

Repair / Replace Campus Roofing, Catwalk, and Access Ladder

The project replaces a deteriorated wooden catwalk in the North Classroom that is used to access facility equipment and student experiments. The catwalk has many loose boards, and sways when walked upon. The project also repairs/replaces roof ladders on several buildings. The existing ladders do not meet building safety standards. Finally, the project replaces deteriorated, leaking roofs on the utility building and several of the Ninth Street Historical Park office buildings.

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| 8.09 | 2011-082 | CCF | \$222,750 |
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Colorado Community Colleges -- Lowry

Upgrade HVAC, Building 758

The two-phase project upgrades an HVAC system and makes mechanical system repairs in order to avoid system failure. The HVAC equipment is more than 40 years old and has exceeded its useful life. This year's request for Phase I replaces an inefficient boiler. Phase II will replace aging air handling units, room terminal units, and inoperable control systems.

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| 8.10 | 2004-160 | CCF | \$607,492 |
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University of Colorado -- Boulder

Storm/Sanitary Sewer Cross Connection - 2004

The three-phase project connects floor drains for basement-level mechanical rooms in seven buildings to the sanitary system on the University of Colorado - Boulder campus. The drains currently receive discharge containing chemicals, which feeds into Boulder Creek, creating the potential for polluting the creek. The project includes the installation of floor drains with sump pump to sanitary sewer tie-in.

Funding history. Phase I of the project was appropriated in FY 2003-04 (\$176,981 FF) and completed work in five buildings. Phase II of the project was appropriated in FY 2006-07 (\$158,734 CCF), but part of the funding for Phase II (\$128,696 CCF) was later rescinded during the 2009 legislative session due to the budgetary shortfall. This year's request for Phase III completes the project, as originally funded in Phase II.

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| 8.11 | 2011-083 | CCF | \$481,758 |
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Mesa State College

Improve Sidewalk Safety, Campus Perimeter

The project replaces narrow sidewalks bordering three sides of the campus to improve safety and address ADA requirements. The project will detach the sidewalks, where possible, from the roadways to provide separation between motorists and students, and increase the width of the walkways to accommodate the handicapped.

Corrections

Replace Roofs , Colorado Territorial Correctional Facility and Buena Vista Correctional Facility

The four-phase project replaces the roofs on several buildings at two prisons. This year's request for Phase IV replaces the roofing systems on the Segregation and Lower North Housing Unit at the Buena Vista facility. Phase I designed and replaced the roof on the Carpenter's Shop at the Colorado Territorial facility. Phase II designed roof replacements at the Buena Vista facility. Phase III replaced the metal roofing panels on the East Housing Unit, Services Building, Administration #2, North Housing Unit, and South Housing Unit at the Buena Vista facility, all of which are 75 years old and have deteriorated due to corrosion, wind, and extreme temperatures.

10.01 2011-084 CCF \$96,016

Mesa State College

Connect East Electrical Loop

The project completes the campus electrical loop. While planning for new construction, the college discovered a gap in the loop, which causes inefficiencies and requires additional maintenance.

10.02 2008-143 CCF \$494,085

University of Colorado -- Boulder

Upgrade Building Transformers / Electrical Services

The three-phase project replaces old electrical equipment in two campus buildings: Mechanical Engineering and Litman Research Lab No. 1. This year's request for Phase II replaces and relocates old transformers and main distribution switchboards that are at capacity and run hot in the Mechanical Engineering building. Phase III will replace the existing main switchgear and service transformers in Litman Research Lab No.1. The main gear is obsolete, past its useful life, and parts are no longer available. Phase I designed the project.

Funding history. Phase I of the project was appropriated in FY 2007-08 (\$535,203) and later partially rescinded during the 2009 session due to the budgetary shortfall.

10.03 2007-091 CCF \$370,975

University of Colorado -- Denver

Improve Chilled Water Distribution, Building 500

The project improves chilled water distribution for Building 500 to correct maintenance deficiencies and improve energy performance. The system's flow control is inadequate, which results in temperature control problems and wasteful pumping. This inadequacy impacts the operation of all of the building's air handling units. To correct the problem, the project reconfigures piping and modifies pumps and control systems.

10.04 2011-085 CCF \$978,194

Human Services

Replace Water Service, Wheat Ridge Regional Center

The project replaces a stand-alone water system with a new distribution system, and installs connections to allow for services from the Valley Water District. The existing system was installed in 1922. The Wheat Ridge Regional Center provides services for clients with developmental disabilities.

10.05 2011-086 CCF \$149,990

Colorado Northwestern Community College

Replace Roof, Yaeger Building, Rangely Campus

The project reattaches a roof and repairs some soffit boards. Several years ago the south side of the roof was completely detached from the plywood roof decking by strong winds. The college has since used wood pallets and concrete blocks to hold the roof in place, and these temporary measures are deteriorating.

10.06 2009-191 CCF \$500,571

Arapahoe Community College

Replace Roof, Main Building and Annex Building

The two-phase project replaces the insulation and roofing on two buildings. The roofs of the Main and Annex buildings are leaking on three sides, causing classroom disruption, equipment damage, and structural damage. The roofs were installed in 1985, and have outlived their 20-year warranty life span. The roofs have lost drainage capability and require frequent repairs. This year's request for Phase I replaces the roof on the Main building. Phase II will replace the roof on the Annex building.

10.07

2011-087

CCF

\$988,410

Colorado State University

Replace Roofs, Veterinary Teaching Hospital and Horse Barn

The two-phase project replaces the built-up asphalt roof on two buildings constructed in 1979. The roofing has never been replaced and the membrane is cracked, the flashings are deteriorated, and the insulation is saturated with water. This year's request for Phase I replaces most of the roof of the Veterinary Teaching Hospital. Phase II will complete the roof replacement for the Veterinary Teaching Hospital and also replace the roof of the attached Horse Barn.

10.08

2009-155

CCF

\$646,393

Corrections

Abate Asbestos, Fort Lyon Correctional Facility

The three-phase project abates asbestos in buildings throughout the facility. This year's request for Phase III includes the crawl space in Duplex 506 and Duplex 507 and two houses on Officers Row that were damaged in the winter of 2007. Phase II addressed the crawl space of the Laundry Building and flooring in the Medical Building and Building 5. Phase I addressed asbestos abatement in the maintenance shop steam tunnel, two gas meter buildings, the Dairy Barn, the staff gym, and flooring in Building 5 and the Medical Building.

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| Total Request Amount | \$21,022,317 |
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