

FY 2017-18 Level 1 Controlled Maintenance Projects

Listed in Priority Order

Project Title	Fund Source	Amount
1 1995-048	CCF	\$3,000,000

Personnel and Administration

Controlled Maintenance Emergency Account

The project funds the Controlled Maintenance Emergency Account, 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.

2 2018-013	CCF	\$785,718
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Corrections

Replace Chillers, San Carlos Correctional Facility

The request replaces two chillers in order to address failing and aging equipment and to provide redundancy to the cooling system. The system is used to cool areas that house the most mentally ill offenders in the corrections system and if the system fails, the housing unit would be closed in the summer months, which would lead to a shortage in available beds for this population.

3 2017-082	CCF	\$1,036,470
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Human Services

Upgrade Electronic Security Systems, Four Division of Youth Corrections Centers

The three-phase project replaces antiquated door control and security systems with a uniform, integrated building system at four facilities in the youth corrections system. The facilities have 50-year old technology and component parts are difficult to acquire. Additional security concerns include old cameras, blind spots, and manual locks. This year's request for Phase II installs a new system at Grand Mesa Youth Services Center (YSC). Phase I and III upgrade systems at Gilliam, Pueblo, and Zebulon Pike YSC. The department received funding in each year from FY 2010-11 through FY 2015-16 to replace systems at six other youth services centers.

4 2015-081	CCF	\$98,316
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University of Colorado at Boulder

Upgrade Fire Sprinklers, Various Buildings

The five-phase project provides fire sprinkler coverage in nine buildings on campus that were built at a time when no fire or life-safety codes were in effect. This year's request for Phase IV addresses the Fiske Building. A previously-funded request, completed in 2008, made similar upgrades to other buildings on campus.

5 2017-089	CCF	\$967,621
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Pikes Peak Community College

Improve Fire Sprinkler Systems, Centennial Campus

The project makes improvements to the fire sprinkler systems in the Aspen and Breckenridge Buildings on the Centennial Campus. The Aspen and Breckenridge Buildings no longer meet the code requirements for fire safety.

6 2018-037	CCF	\$300,608
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Colorado Mesa University

Add Electronic Access Control to Nine Buildings

The project adds electronic access control to the exterior of nine buildings in order to allow after hour access for permitted individuals, including students. The remaining campus buildings already have access control on the exterior doors.

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Project Title	Fund Source	Amount
7 2018-038	CCF	\$995,600
Red Rocks Community College		
<i>Install Building Access System and Cameras</i>		
The project updates the existing security at the Lakewood Campus to improve door controls and to install security cameras in strategic locations. The campus has over 100 exterior doors and no security cameras. In a recent lock-down drill, it took staff 45 minutes to lock down the campus because of the poor door controls.		
8 2016-071	CCF	\$500,000
Otero Junior College		
<i>Repair/Upgrade Campus Security Access and Electronic Locks</i>		
The two-phase project replaces the primary locking system with electronic locks to address security, ADA, and emergency egress requirements. The existing mechanical lock system is over 30 years old and is no longer as functional or secure as the college would like.		
9 2016-077	CCF	\$525,500
Northeastern Junior College		
<i>Install Electronic Door Access and Camera Systems</i>		
The two-phase project replaces the existing door locking system with an electronic access control system and installs a camera system to monitor public areas such as parking lots and entrances to academic buildings. According to the college, its facility staff uses an allen wrench to unlock and lock the buildings on campus each day. This situation poses a security risk in the event of an emergency. This year's request for Phase II installs the camera system. Phase I replaced the door locking system.		
10 2017-035	CCF	\$962,550
Pueblo Community College		
<i>Upgrade Building and Common Area Security, Three Campuses</i>		
The two-phase project replaces all mechanical door locks with an electronic locking system in order to improve security on the Pueblo, Canon City, and Mancos campuses. The existing locks and doors are over 30 years old. This year's request for Phase II replaces interior door locks. Phase I replaced critical exterior door locks.		
11 2009-179	CCF	\$679,782
Corrections		
<i>Replace Segregation Unit Door Fronts, Buena Vista Correctional Facility</i>		
The project replaces 18 cell doors at the facility. The cells have been converted to administrative segregation units and the open-grille door fronts need to be replaced with concrete block, steel sliding doors with vision panels and pneumatic controls.		
12 2008-121	CCF	\$1,414,957
Personnel and Administration		
<i>Fire Alarm System Upgrades, Centennial Building</i>		
The project replaces the fire system, smoke detection system, and fire pumps in the Centennial Building. The systems and pumps are outdated and unreliable, do not meet current National Fire Protection Association codes, and cannot be maintained. Because the system is about 40 years old, repair parts are no longer available and specific zones cannot be disabled.		

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Project Title	Fund Source	Amount
13 2018-039	CCF	\$701,163
University of Colorado at Colorado Springs		
<i>Install Fire Sprinklers, Library, El Pomar Center, and Campus Services Buildings</i>		
The two-phase project installs automatic fire sprinkler systems in three buildings in order to address concerns raised by the university's property insurance carrier. This year's request for Phase I installs sprinklers in the library and the El Pomar Center, which houses the IT department. Phase II will install sprinklers in the Campus Services Building, which houses the Facilities Services Department.		
14 2018-040	CCF	\$1,611,931
University of Northern Colorado		
<i>Upgrade Fire Sprinklers, Frasier and Gunter Buildings</i>		
The two-phase project installs automatic fire sprinkler systems in two buildings in order to address concerns raised by the university's property insurance carrier. A previously funded controlled maintenance project installed sprinklers in six other buildings on campus. This year's request for Phase I installs sprinklers in Frasier Hall and Phase II will install sprinklers in Gunter Hall.		
15 2017-036	CCF	\$362,468
Auraria Higher Education Center		
<i>Replace/Upgrade Fire Alarm Systems, Multiple Buildings</i>		
The three-phase project upgrades the fire alarm systems in several buildings with code-compliant equipment that is compatible with and can be monitored through the campus fire alarm network system. A previously funded controlled maintenance request replaced the fire alarm systems in five other buildings. This year's request for Phase II replaces the fire alarm system in the Facility Services Building and the 9th Street Houses. Phase I addressed the Plaza Building and Phase III will address the Boulder Creek Building.		
16 2016-056	CCF	\$1,019,251
Colorado School of Mines		
<i>Replace Hazardous Laboratory Fume Controls</i>		
The four-phase project replaces fume hoods, variable air volume units, chillers, and air handler control units to ensure the safe removal of hazardous fumes in on-campus laboratories in four buildings. The project also replaces the software used to operate the control units. The controls and software used to manage fume ventilation are obsolete and the parts are no longer produced or supported by the manufacturer. This year's request for Phase III replaces the controls and software in Hill Hall. Phases I and II addressed Anderson and Coolbaugh Halls. Phase IV will address Berthoud Hall.		
17 2018-041	CCF	\$600,185
Colorado Historical Society (History Colorado)		
<i>Stabilize and Repair Baca House, Regrade Site, and Replace Drain</i>		
The project makes repairs to the south foundation wall of the porch structure on the Baca House. The project addresses concerns identified in a structural assessment completed in May 2016. The project also redirects water away from the south side of the porch and repairs settlement cracks in the adobe walls of the house.		
18 2016-072	CCF	\$723,467
University of Colorado Denver		
<i>Replace Electrical Switchgear, Building 500</i>		
The three-phase project replaces the equipment associated with the three electrical substations that provide power to Building 500. The substations are located outside in a secured fenced area and have reached the end of their useful life due to environmental exposure. The new equipment will be rainproof and suitable for outdoor use. Each phase will replace one substation.		

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Project Title	Fund Source	Amount
19 2016-073	CCF	\$1,322,910
Education		
<i>Repair/Safety Upgrades to Locker Room, Hubert Work Gymnasium, Colorado School for the Deaf and the Blind</i>		
The project replaces group showers with individual student showers, builds a separate shower area for staff, updates surfaces and equipment to make them more cleanable, upgrades the ventilation system, and removes steam radiators that pose a risk of contact burns. The school says the locker rooms do not provide privacy and do not comply with ADA and other code requirements.		
20 2018-042	CCF FF	\$465,265 \$465,265
Military and Veterans Affairs		
<i>Repair Building and Security Systems, Denver Readiness Center</i>		
The project makes a number of repairs to the Denver Readiness Center, including upgrades to the HVAC, plumbing, and roofing systems. It also makes improvements to the exterior masonry and perimeter fencing. Finally, the project makes fire safety improvements such as adding fire-rated doors, an explosion-proof exhaust fan, and a new fire alarm/mass notification system.		
21 2017-095	CCF	\$1,939,959
Colorado State University		
<i>Replace Mechanical System, Bioenvironmental Research Building</i>		
The project installs a new HVAC system in the Bioenvironmental Research Building, which is a biosafety level-3 laboratory. Laboratories of this security level no longer use the type of HVAC system found in the building. In addition, the system's controls are outdated to the point that the manufacturer stopped supporting them in 2012, and replacement parts and software are no longer available.		
22 2018-043	CCF	\$880,198
Front Range Community College		
<i>Replace Chiller and Upgrade Chiller Infrastructure, Westminster Campus</i>		
The project replaces one chiller and its associated components to accommodate an increase in student enrollment and associated electronic equipment. The current building cooling load exceeds the capability of the original system installed in 1996. If the system fails in the hot summer months, it could lead to a loss of use until repairs are completed or the temperatures drop.		
23 2016-082	CCF	\$498,036
Colorado Community Colleges — Lowry		
<i>Replace Chiller, Building 903</i>		
The project replaces the chiller and associated pumps in Building 903, originally installed in 1998. The chiller is no longer manufactured and replacement parts are difficult to obtain. The equipment is unreliable and does not maintain an acceptable temperature during hot summer months, which, in the past, has lead the college to cancel classes until repair work is completed.		
24 2017-091	CCF	\$650,297
University of Colorado at Boulder		
<i>Repair Exterior Concrete, Engineering Center</i>		
The project repairs the concrete on the exterior of the Engineering Center Building, with particular attention to the areas below windows and the underside of a bridge connecting the building to the Engineering Center Tower. The concrete is cracking and spalling in areas where embedded anchor bolts have rusted, causing the concrete to dislodge. Some of the damage has been caused by water intrusion.		

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Project Title	Fund Source	Amount
25 2011-103	CCF	\$1,210,188
Corrections		
<i>Replace Roof, Centennial Correctional Facility</i>		
The project replaces the roof on Housing Units A through G at the Centennial Correctional Facility. The roof is almost 40 years old and water is leaking into cells, many of which are at risk of being closed, according to the department. The project replaces the existing roof with an R-20 insulated asphalt built-up roof.		
26 2015-117	CCF	\$1,382,279
Human Services		
<i>Repair/Replace Roofs, Colorado Mental Health Institute at Fort Logan (third cycle)</i>		
The three-phase project continues funding for roof replacements on the Fort Logan Campus to address leaks. Earlier controlled maintenance projects have funded roof repairs elsewhere on campus. This request addresses seven buildings in the K-Complex, many of which are linked with covered walkways. This year's request for Phase II repairs two buildings. Phase I addressed two buildings and Phase III will complete repairs to the final three roofs in the complex.		
27 2017-098	CCF	\$1,362,096
University of Colorado at Boulder		
<i>Upgrade Fire Sprinklers and HVAC, Education Building</i>		
The three-phase project installs a fire sprinkler system and renovates the HVAC system to address life-safety and code issues. The HVAC system uses hallways and stairwells for the system's return air, and vents have been installed between rooms and the halls for additional return air. This arrangement is not compliant with building codes and, coupled with the lack of fire sprinkler protection, may be hazardous in the event of a fire. This year's request for Phase I designs the project, demolishes ceilings, and installs HVAC and some sprinkler system components.		
28 2017-099	CCF	\$889,800
Corrections		
<i>Replace Chiller and HVAC Controls, Trinidad Correctional Facility</i>		
The project replaces one of the facility's two chillers and the HVAC system. One of the facility's chillers was replaced in 2011, and the department says the impending failure of the other chiller will require it to rent a temporary chiller unless the deficient unit is replaced. The HVAC system experiences failures resulting in temperature swings in the buildings; the project replaces the manual HVAC system with an automated system.		
29 2018-044	CCF	\$431,481
Colorado State University		
<i>Install Sprinklers and Repair Emergency Lighting, Administration Building</i>		
The project installs automatic fire sprinklers in the building atrium and updates the existing building-wide fire detection system. The building contains areas unprotected by sprinklers, which presents a safety hazard to staff and visitors. Also, the emergency lighting system does not meet code requirements.		
30 2017-088	CCF	\$301,774
Auraria Higher Education Center		
<i>Replace Telecom Emergency Power Off System, Arts 191</i>		
The two-phase project replaces the emergency power off (EPO) system for the campus telecom system and an associated air conditioning system. The existing air conditioning unit is 30 years old, undersized, and is beyond its useful service life. This year's request for Phase I addresses the computer room air conditioning system. Phase II will address the undersized EPO system and install a natural gas generator.		

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Project Title	Fund Source	Amount
31 2018-045	CCF	\$1,049,000
Colorado School of Mines		
<i>Replace Campus 13,200-volt Switchgear</i>		
<p>The project replaces the primary campus switchgear with new equipment. The switchgear is the campus' single point of connection for incoming electrical power and replacing it will provide reliable power to campus. The existing switchgear is over 32 years old and a component of the switchgear recently failed.</p>		
32 2015-101	CCF	\$121,482
Northeastern Junior College		
<i>Replace Electrical Transformers</i>		
<p>The two-phase project replaces the main electrical transformers in five buildings on campus. The transformers are beyond their useful life and one recent failure caused a power outage that affected several buildings on the east side of campus. Recent weather-related events highlighted additional problems with the campus electrical loop, requiring an additional phase. This year's request for Phase II addresses the electrical loop issues. Phase I replaced the transformers.</p>		
33 2011-124	CCF	\$572,914
Human Services		
<i>Repair/Replace HVAC Systems in A, B, C, D, and E Buildings, Colorado Mental Health Institute at Fort Logan</i>		
<p>The three-phase project replaces air handlers, chillers, and associated equipment in five buildings to address concerns with antiquated and poorly functioning equipment. Much of this equipment is original to the buildings' construction in 1963. The buildings have no operable windows and there are no backup systems in place if the systems fail. This year's request for Phase II will address Building B. Phase I replaced equipment in Buildings A, C, and D. Phase III will address Building E.</p>		
34 2018-046	CCF	\$951,862
Colorado State University — Pueblo		
<i>Replace Roof and Exterior Stairs, Two Buildings</i>		
<p>The project replaces roofs in the Arts/Music Building and Hoag Hall and repairs exterior concrete stairs at the north wing of the Arts/Music Building. The roofs leak, causing event cancellations and damage to furniture and equipment. The exterior stairs have deteriorated, causing chunks of concrete to fall off.</p>		
35 2015-138	CCF	\$179,742
Fort Lewis College		
<i>Replace Roof and Improve Drainage and Accessibility, Miller Student Services</i>		
<p>The two-phase project makes improvements to the drainage around the Miller Student Services building, replaces adjacent sidewalks to address ADA accessibility concerns, and replaces the roof of the building. Poor drainage conditions currently lead to water infiltration in the building and the sidewalks were constructed before ADA guidelines were established. This year's request for Phase I installs drainage infrastructure, a waterproofing system around the building, and sidewalks. Phase II will install a new code compliant metal roof system.</p>		

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Project Title	Fund Source	Amount
36 2012-057	CCF	\$297,095

Adams State University

Replace Roofs, Fine Arts Building and Planetarium

The two-phase project replaces roofs that have reached the end of their useful life and show signs of deterioration. This year's request for Phase I replaces the saw-toothed area of the Fine Arts Building with a single ply membrane. Phase II will replace flat sloped areas of the planetarium roof and the Porter Hall roof with a single ply membrane.

Funding history. Two earlier controlled maintenance projects were requested to complete the roof replacements and part of the Fine Arts Building roof was replaced. However, funding for one request was partially rescinded and the other request was not funded. The project has since been rescoped.

<u>Total Request Amount</u>	<u>\$31,257,230</u>
CCF	30,791,965
FF	465,265