

Rep. Bob Bacon, Chair  
Sen. Scott Renfroe  
Sen. Gail Schwartz

Rep. Jerry Sonnenberg, Vice-Chair  
Rep. J. Paul Brown  
Sen. Edward Vigil



**Capital Development Committee**  
State Capitol Building, Room 029  
Denver, Colorado 80203-1784  
(303) 866-3521



September 6, 2012

Walker Stapleton, State Treasurer  
200 E. Colfax Ave,  
State Capitol, Suite 140,  
Denver, CO 80203

Dear Treasurer Stapleton,

On September 5, 2012, the Capital Development Committee (CDC) considered the use of unspent proceeds from the 2008 issuance of certificates of participation (COPs) pursuant to House Bill 12-1357. The COPs were issued to finance capital projects at 12 higher education institutions. During earlier discussions about the unspent proceeds, the CDC determined that the proceeds must be spent on behalf of a project or projects at a state-supported higher education institution or to pay down the principal amount of the COP issuance. In a letter dated August 20, 2012, the State Controller identified the uncommitted fund balance of the projects financed through the 2008 sale of COPs as \$6,124,642. *The CDC considered and approved spending the unspent COP proceeds for 11 controlled maintenance projects at various higher education institutions in the amount of \$6,078,612. The CDC's recommendation does not address the full amount of funds identified as available because the amount remaining after fully funding 11 controlled maintenance projects (\$46,030) is not sufficient to fully fund another project.*

The 11 approved projects were included in the Level II list of controlled maintenance projects requested for funding for FY 2012-13. Prior to consideration of funding for these projects, the CDC consulted with Kutak Rock, the bond counsel for the original COP issuance, to ascertain whether Level II controlled maintenance projects qualify as capital expenditures and are therefore eligible for funding from this source of revenue. Based on the information provided by the bond counsel, the original scope of two of the projects included in the funding recommendation was modified in order to qualify the projects as capital expenditures. The scope of one additional project was modified at the request of the requesting school due to a reprioritization of the school's needs since the project was originally requested in fall 2011. Table 1 lists the approved projects, including the agency name, project score/reference number, title, and cost. The table also notes the three projects with a modified scope. Please find attached a summary of each of the approved projects, prepared by the Office of the State Architect. Also attached is additional information provided by schools detailing the change in scope and cost for three

projects.

**Table 1**  
**Projects Approved for Funding from Unspent COP Proceeds**

<b>Agency Name</b>	<b>Project Score/Reference Number</b>	<b>Project Title</b>	<b>Cost</b>
Trinidad State Junior College	12.04	Replace Boilers, Windows, and Elevator and Upgrade Duct System, Banta Building	\$409,000
Morgan Community College	12.12	Repair Roofs, Main Campus	318,000
University of Colorado at Boulder	12.13	Repair/Replace Roof and Waterproofing, Duane Physics Building*	797,088
Colorado Mesa University	12.14	Repair Roof, Saunders Multi-Use Facility	614,187
Pueblo Community College	12.16	Rebuild Steam, Power, and Communication Chase/Tunnel System, Main Campus	488,785
Lamar Community College	12.17	Replace Windows and Repair Exterior Wall, Bowman and Trustees Buildings	894,154
Colorado State University — Pueblo	12.18	Install Campus Security System	554,200
Colorado Community College System at Lowry	14.02	Upgrade Fire Detection/Suppression Systems, Two Buildings (#697 and 753)**	450,013
Pikes Peak Community College	14.03	Replace HVAC Control Systems and Rooftop Air Handling Units, Aspen and Breckenridge Building	938,170
University of Colorado at Boulder	14.07	Repair/Replace Compressed Air System, Main Campus	546,605
Auraria Higher Education Center	14.09	Repair/Replace Campus Roofing (Utility Building and Ninth Street Historical Park office buildings)**	68,410
<b>Total Cost of Approved Projects</b>			<b>\$6,078,612</b>
<b>Total Available Revenue</b>			<b>\$6,124,642</b>
<b>Remaining Uncommitted Funds</b>			<b>\$46,030</b>

\* Project scope modified at request of institution.

\*\* Project scope modified in response to bond counsel opinion about project's eligibility for funding.

Walker Stapleton, State Treasurer  
September 6, 2012  
Page 3

If you have any questions or concerns about the CDC's recommendations, please call Kori Donaldson, Legislative Council Staff, at 303-866-4976.

Sincerely,



Senator Bob Bacon  
Chair, Capital Development Committee

- c: Capital Development Committee Members  
Joint Budget Committee Members  
Brett Johnson, State Treasurer's Office  
Erick Scheminske, Office of State Planning and Budgeting  
Mark Cavanaugh, Department of Higher Education  
Tonya Gomez, Department of Higher Education  
John Ziegler, Joint Budget Committee Staff  
Patrick Brodhead, Joint Budget Committee Staff  
Larry Friedberg, Office of the State Architect  
David McDermott, Office of the State Controller  
Trinka Mullin, Office of the State Controller  
Heidi Dineen, Attorney General's Office  
Mark Superka, Colorado Community College System  
Pat Doyle, Colorado Mesa University  
Teresa Osborne, University of Colorado System  
Geoff Barsch, University of Colorado System  
Craig Cason, Colorado State University — Pueblo  
Rich Schweigert, Colorado State University System  
Kori Donaldson, Capital Development Committee Staff  
CDC File

**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

Ref.

**Current Funding  
Recommendation**

**No. Score**

38 12 Trinidad State Junior College

**\$409,000**

**Banta Building, Critical Air Quality Improvements and Replace the Windows and Boilers, Ph 2 of 2**

The boilers and windows in the Banta building (RM #200) are original equipment dating back to the mid 1960's. The air quality in this building is a critical problem since the auto and welding shops return air system are connected to the supply air system for the office and classroom spaces. Therefore, the classrooms and office smell of diesel and welding fumes. The windows are old and failing and replacing them will increase the energy efficiency of the building and improve comfort. The ADA access to the third floor is through the building trades shop which is a major hazard. There is space in the main entrance for a small ADA compliant elevator. Phase 1 of this project designed and replaced the boiler and upgraded the duct system. Phase 2 will replace the windows and install the new elevator.

**PRIOR PHASING M09012**

FY09/10 Ph 1 - Design, Boilers and Duct Repairs \$652,500

**FUTURE PHASING**

**(FUNDED TO DATE)**

**\$652,500**

**(PROJECT BALANCE)**

**\$0**

**CURRENT PHASE**

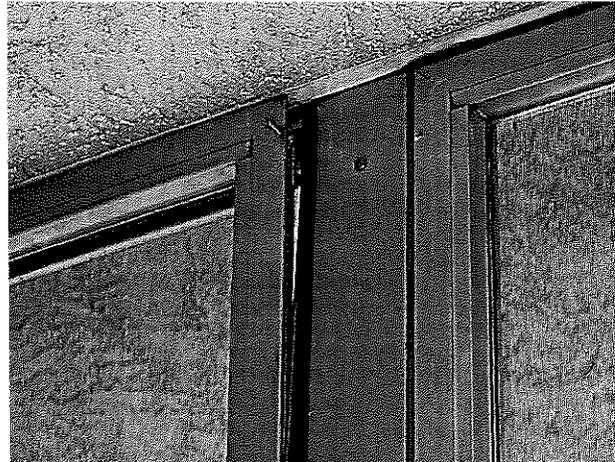
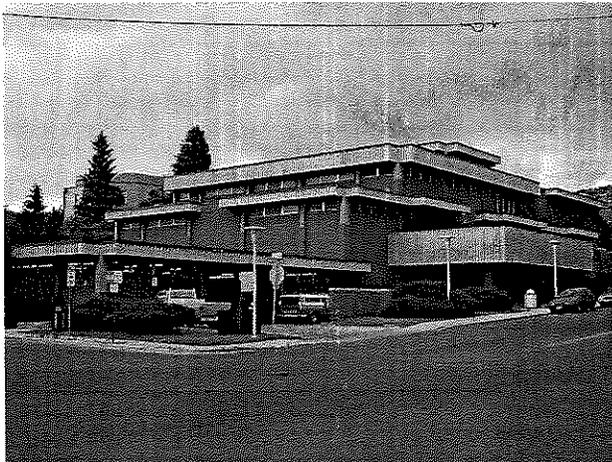
FY12/13 Ph 2 - Windows, Elevator

**\$409,000**

**ALL PHASES**

**Project Total**

**\$1,061,500**



**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

Ref.  
No. Score

**Current Funding  
Recommendation**

46 12 Morgan Community College

\$318,000

**Roof Repairs, Main Campus, Ph 1 of 1**

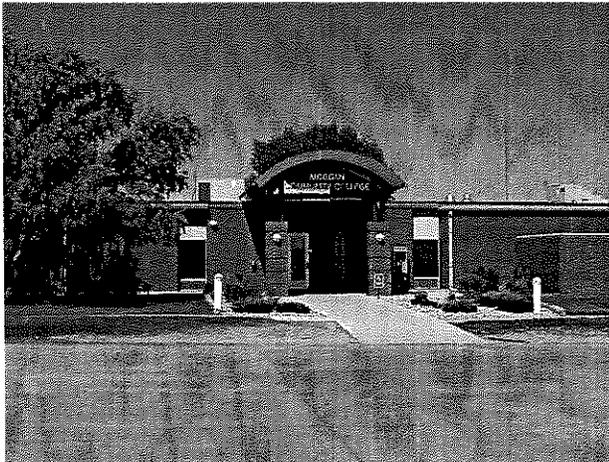
The Cottonwood (RM #739), Aspen (RM #740), and Spruce (RM #741) Halls are joined and the roofs on the buildings are 29 years and 23 years old respectively. The roofs have shown continual deterioration, including bubbling, and have been repeatedly patched as needed through the years. Because of the heavy rain and hailstorms during the summer of 2009, the protective gravel has been washed off and shortened the life of the roofs. The roofs are at the end of their life cycle and need to be replaced.

PRIOR PHASING  
(FUNDED TO DATE)  
CURRENT PHASE  
FY12/13 Ph 1

\$0  
\$318,000

FUTURE PHASING  
(PROJECT BALANCE)  
ALL PHASES  
Project Total

\$0  
\$318,000



**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

Ref.

**Current Funding  
Recommendation**

No. Score

47 12 University of Colorado at Boulder

\$1,470,482

**Roof Repair/Replacement and Waterproofing, Ph 1 of 2**

Phase 1 Duane (UCB #359) (pictured) requires waterproofing of building exterior at underground classrooms and labs. These areas have leaked for years. The concrete underground roof deck over the classrooms is showing signs of deterioration and needs to be repaired requiring extensive excavation of the site. Water is being collected in drip pans, which hang from the ceiling. Phase 2 includes repairing/replacing roofs and waterproofing at Macky Auditorium (UCB #243), Center for Astrophysics and Science Astronomy (UCB #553), and Dennison Arts and Sciences (UCB #207).

PRIOR PHASING

FUTURE PHASING

(FUNDED TO DATE)

\$0

FY13/14 Ph 2 - Various Roofs

\$773,990

(PROJECT BALANCE)

\$773,990

CURRENT PHASE

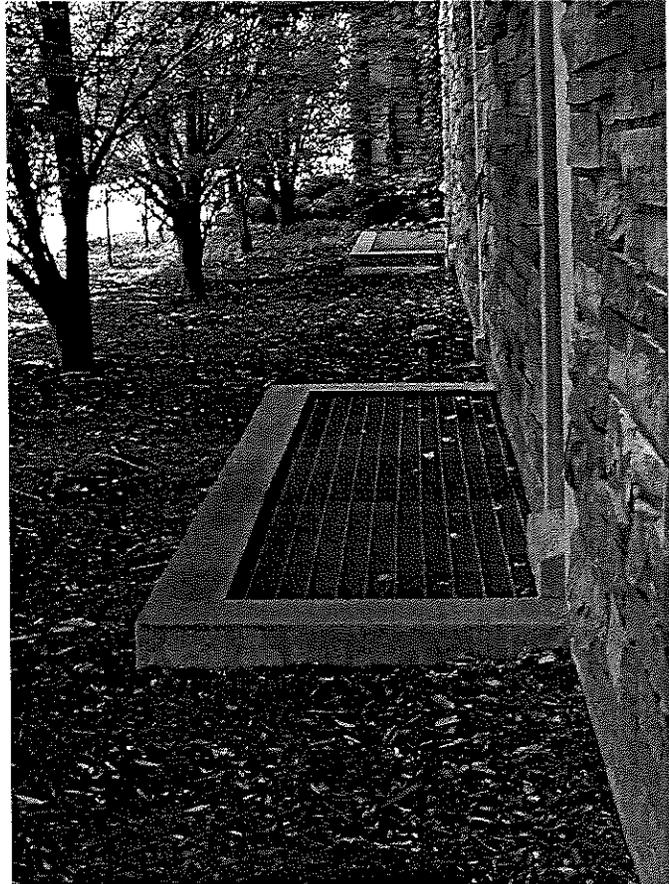
FY12/13 Ph 1 - Duane Physics

\$1,470,482

ALL PHASES

Project Total

\$2,244,472



**Duane Waterproof Membrane Repair**

**Engineering Conceptual Estimate**

RSMeans Item Number	Item	Unit	Avg Price	Count	Price	Total for section
<b>Original Estimate, over Physics Labs (Southern G-Wing)</b>						
03 81 13.50 - 0300	Concrete slab cutting , up to 3" deep	L.F.	\$1.45	350	\$507.50	
	each additional inch of depth	L.F.	\$0.49	350	\$171.50	
03 05 05.10 - 0150	Selective demolition, concrete, remove pieces, 2 tons per piece, hauling not included	Ea	\$124.00	200	\$24,800.00	
03 30 53.40 - 5010	Concrete in place, slab on grade (3000 psi), including finish, 6" thick	S.F.	\$3.45	6100	\$21,045.00	
03 31 05.70 - 4300	Placing concrete, slab on grade, direct chute	C.Y.	\$24.00	200	\$4,800.00	
03 35 29.35 - 0120	Control joints, saw cut, up to 1" depth	L.F.	\$1.00	1000	\$1,000.00	
31 23 16.13 - 0050	Excavating, 1' to 4' deep, 3/8 CY excavator	C.Y.	\$8.75	920	\$8,050.00	
32 84 23.10 - 0800	Sprinkler irrigation system, custom, 1" supply	S.F.	\$1.06	11100	\$11,766.00	
32 84 23.10 - 1020	Pop up spray head w/ risers, full-circle pattern, 4"	E.A.	\$19.00	30	\$570.00	\$72,710.00

**Sales Rep Quotes and**

historical costs	Item	Unit	Avg Price	Count	Price
	Tremco waterproofing system	S.F.	\$7.00	17100	\$119,700.00
	Topsoil & sod - R&R top 6"	S.F.	\$2.25	11100	\$24,975.00
	Removal of existing topsoil	C.Y.	\$6.00	206	\$1,233.33

**CDOT Market Analysis**

Item	Unit	Avg Price	Count	Price	Total	
206-00100	Structural backfill	C.Y.	\$13.45	570	\$7,666.50	
202-05150	Sandblasting	S.F.	\$1.10	17100	\$18,810.00	\$172,384.83

**Additional Underground Classroom Area (E-Wing and Eastern G-Wing)**

03 81 13.50 - 0300	Concrete slab cutting , up to 3" deep	L.F.	\$1.45	472	\$684.40	
	each additional inch of depth	L.F.	\$0.49	472	\$231.28	
03 05 05.10 - 0150	Selective demolition, concrete, remove pieces, 2 tons per piece, hauling not included	Ea	\$124.00	270	\$33,480.00	
03 30 53.40 - 5010	Concrete in place, slab on grade (3000 psi), including finish, 6" thick	S.F.	\$3.45	8225	\$28,376.25	
03 31 05.70 - 4300	Placing concrete, slab on grade, direct chute	C.Y.	\$24.00	270	\$6,480.00	
03 35 29.35 - 0120	Control joints, saw cut, up to 1" depth	L.F.	\$1.00	1348	\$1,348.00	
31 23 16.13 - 0050	Excavating, 1' to 4' deep, 3/8 CY excavator	C.Y.	\$8.75	37	\$323.75	
32 84 23.10 - 0800	Sprinkler irrigation system, custom, 1" supply	S.F.	\$1.06	2000	\$2,120.00	
32 84 23.10 - 1020	Pop up spray head w/ risers, full-circle pattern, 4"	E.A.	\$19.00	5	\$102.70	\$73,146.38

**Sales Rep Quotes and**

historical costs	Item	Unit	Avg Price	Count	Price
	Tremco waterproofing system	S.F.	\$7.00	11552	\$80,864.00
	Topsoil & sod - R&R top 6"	S.F.	\$2.25	2627	\$5,910.75
	Removal of existing topsoil	C.Y.	\$6.00	37	\$222.00

**CDOT EEMA Number**

Item	Unit	Avg Price	Count	Price	Total	
206-00100	Structural backfill	C.Y.	\$13.45	37	\$497.65	
202-05150	Sandblasting	S.F.	\$1.10	11552	\$12,707.20	\$100,201.60

Sub Total	\$418,442.82
Estimating Contingency	\$50,213.14
Misc.	\$20,000.00
Mobilization	\$20,000.00
<i>Subtotal</i>	\$508,655.95
General Conditions	\$25,432.80
OH&P @ 15%	\$76,298.39
<i>Total Construction</i>	\$610,387.14
Design Fees	\$73,246.46
Project management	\$24,415.49
Testing, other services	\$8,000.00
Misc.	\$20,000.00
Contingency	\$61,038.71
<b>Grand total</b>	<b>\$797,087.80</b>

**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

Ref.

**Current Funding  
Recommendation**

No. Score

48 12 Colorado Mesa University

\$614,187

**Repair Roof, Saunders Multi-Use Facility, Ph 1 of 1**

The roof(s) over Saunders Multi-Use building (RM #0215) vary in age with the oldest roof installed in 1981 (30 year life) and the newer roof 15 years later in 1996 (15 year life). Both roofs are ballasted membrane roofs. The majority of leaks occur around roof penetrations and adjacent to the parapet walls along the exterior of both roofs. The old roofing material has continued to crack and has been patched many different times to try to extend the roof's life expectancy. Colorado Mesa experienced two significant rainstorms in July 2011, both of which caused extensive damage to the NW stair tower and a significant portion of the upper floor of the new addition that connects into stair tower and the locker rooms below. The impacts of not funding this project range from having to reschedule a basketball or volleyball game to moving gym classes to another facility.

PRIOR PHASING  
(FUNDED TO DATE)

\$0

FUTURE PHASING  
(PROJECT BALANCE)

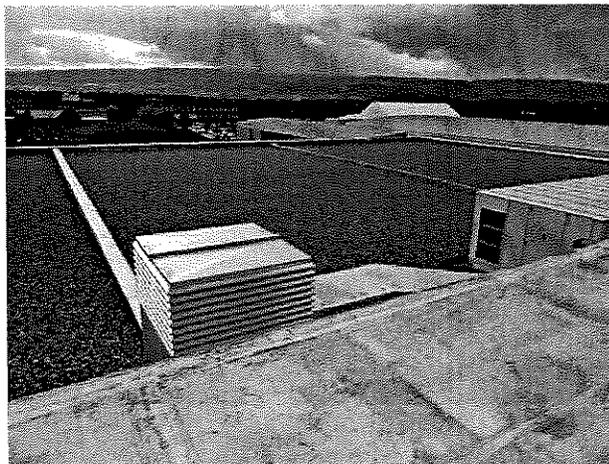
\$0

CURRENT PHASE  
FY12/13 Ph 1

\$614,187

ALL PHASES  
Project Total

\$614,187



**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

Ref.

**Current Funding  
Recommendation**

No. Score

50 12 Pueblo Community College

\$488,785

**Repair Steam/Power/Communication Tunnel at San Juan Building, Pueblo Campus, Ph 1 of 1**

The underground chase/tunnel system between the San Juan Building (RM #65) and the Boiler House (RM #73) at Pueblo Community College is in very poor condition. Approximately 60 feet of the 200 feet tunnel is non-accessible due to asbestos contamination. The piping hangers used for support are failing and placing excess stress on the main hot water boiler feed to the southern portion of the campus. The condition of approximately 120 feet of the south chase was verified as experiencing extreme corrosion in October of 2008 when another portion of the northern chase piping failed. Emergency funding under EM423 was required to make immediate repairs. Additionally, portions of the remaining south chase reviewed in May of 2009 showed extreme corrosion of supporting ladders within the chase. Other various infrastructure systems run in the same chase including potable water, power, phone, and fiber systems. Failure of any one of the systems located within the chase area will result in catastrophic loss throughout the campus. This CM request is to clean and refurbish or seal and replace the 200 feet of chase between the San Juan Building and Boiler House and install new support devices for infrastructure items within the area. Boiler House pictured.

PRIOR PHASING

FUTURE PHASING

(FUNDED TO DATE)

\$0

(PROJECT BALANCE)

\$0

CURRENT PHASE

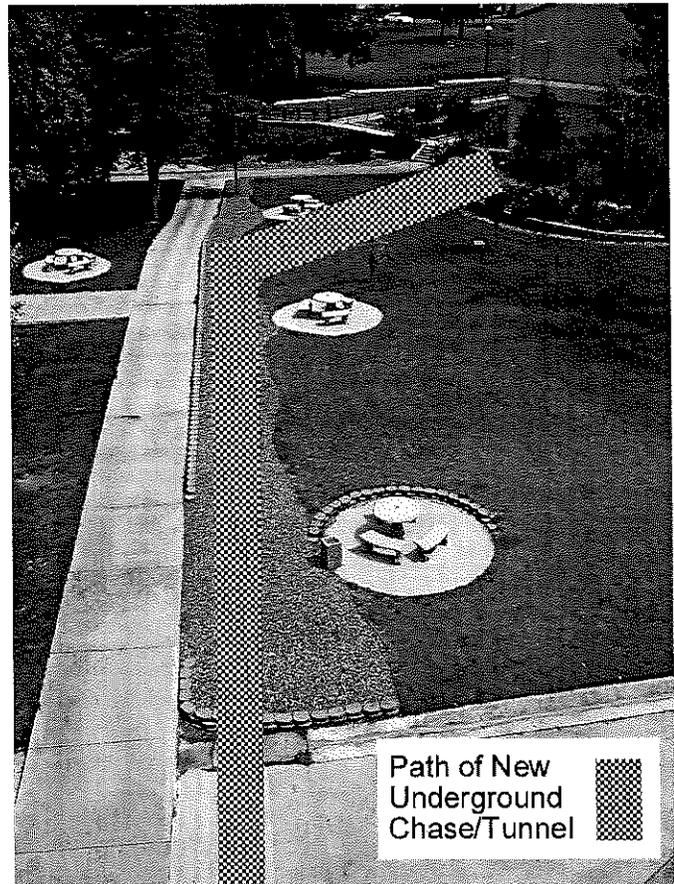
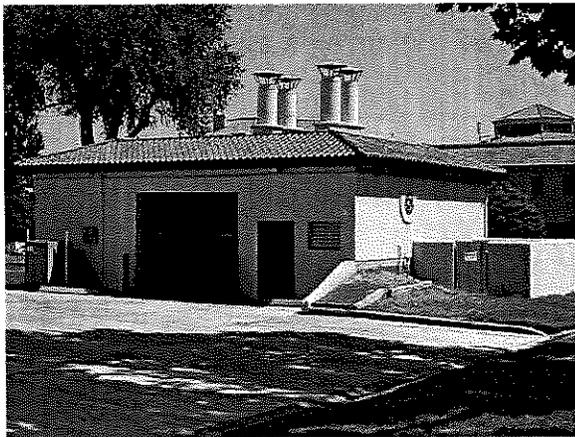
ALL PHASES

FY12/13 Ph 1

\$488,785

Project Total

\$488,785



**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

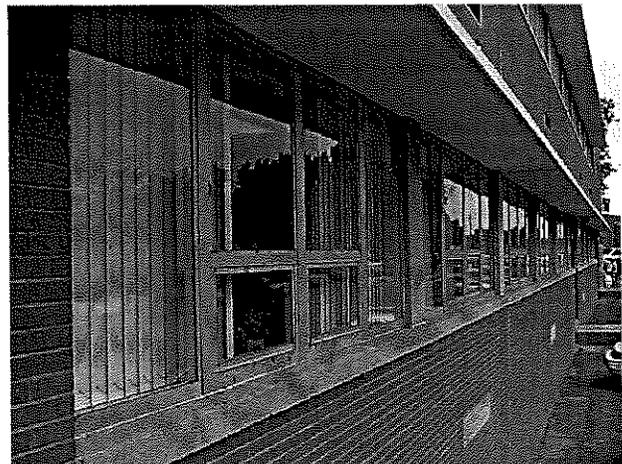
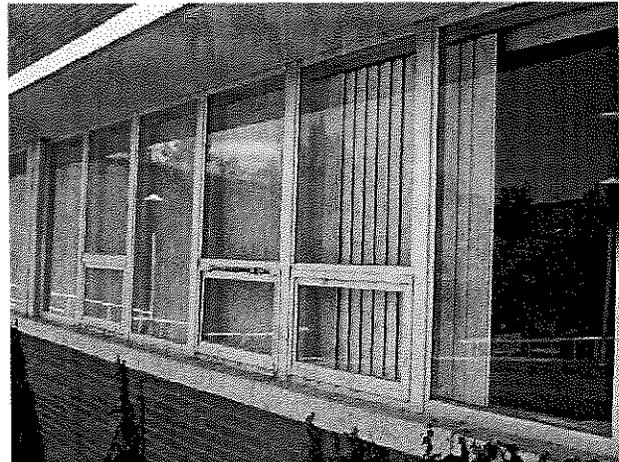
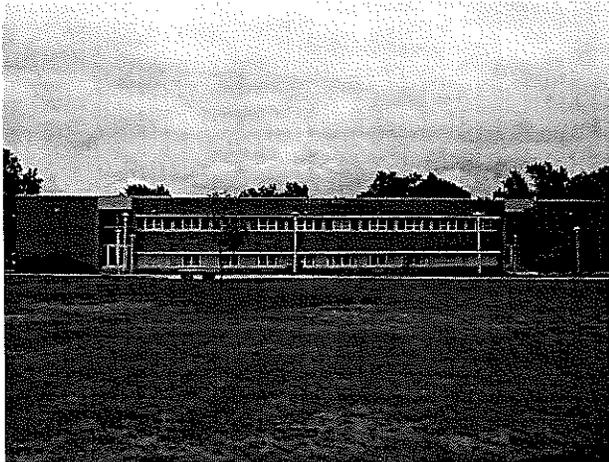
Ref. **Current Funding Recommendation**  
No. Score

51 12 Lamar Community College \$894,154

**Window Replacement and Exterior Wall Repair, Bowman/Trustees Buildings, Ph 1 of 1**

Windows in both Bowman (RM #2773) and in the Trustees Buildings (RM #1774) are original. The caulking and sealing components of the frames and windows have deteriorated and are now leaking outside air into the classrooms. In some weather conditions, the areas next to the windows are so uncomfortable that all the students sit next to the inside walls. The extreme hot/cold weather has been very disruptive to teaching in the classrooms. The glazing is single pane with no insulation capacity. Upgrading glazed areas to double glazed, low E type glass will not only protect against heat loss but will also cut down on solar gain loads in the summer thereby reducing utility costs. Through a controlled maintenance project, the HVAC system is being repair/replaced. The upgraded HVAC system was designed based upon the replacement of the windows. This project will replace the windows in the Bowman and in the Trustees Buildings (pictured).

PRIOR PHASING		FUTURE PHASING	
<b>(FUNDED TO DATE)</b>	<b>\$0</b>	<b>(PROJECT BALANCE)</b>	<b>\$0</b>
CURRENT PHASE		ALL PHASES	
FY12/13 Ph 1	<b>\$894,154</b>	<b>Project Total</b>	<b>\$894,154</b>



**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

Ref.

**Current Funding  
Recommendation**

No. Score

52 12 Colorado State University - Pueblo

\$554,200

**Campus and Building Security System, Ph 1 of 2**

The intent of this project is to provide electronic controlled access and video surveillance to all generally funded campus buildings, open spaces and parking lots at Colorado State University at Pueblo. There have been numerous break-ins and thefts on campus in the past year because of the age of the doors and the locking hardware. This project would consist of installing electronic access to high use interior spaces and all generally funded campus building entrances and would install new surveillance video cameras in campus parking lots and within the buildings' interior corridors. In addition, doors and hardware on several of the campus buildings need to be replaced due to age. Phase 1 will design and begin the installation of new doors. Phase 2 will complete installation of campus video surveillance system and finished the installation of the doors and hardware.

PRIOR PHASING

FUTURE PHASING

(FUNDED TO DATE)

\$0

FY13/14 Ph 2 - Video Systems, Doors

\$1,425,600

CURRENT PHASE

FY12/13 Ph 1 - Design, Install New Doors

\$554,200

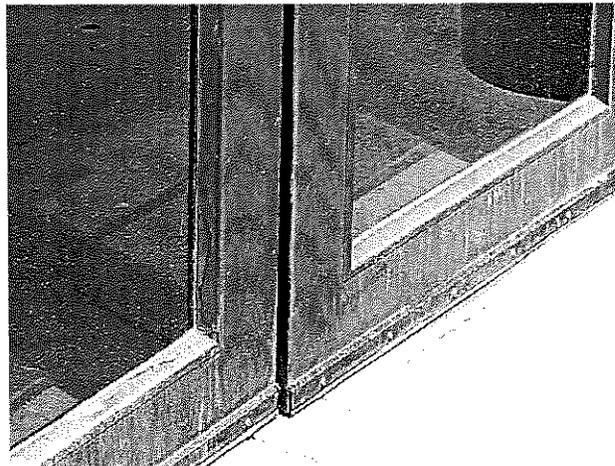
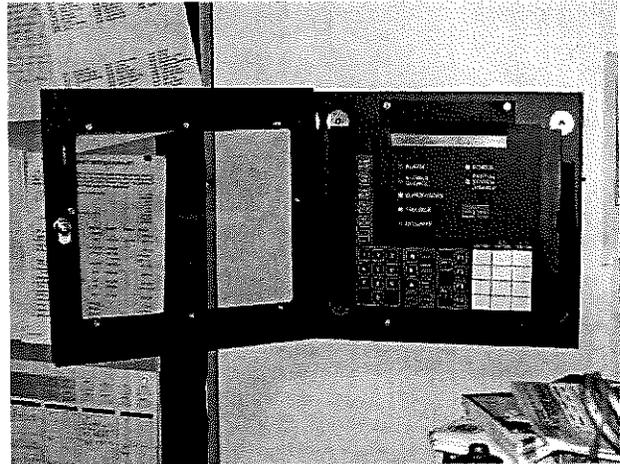
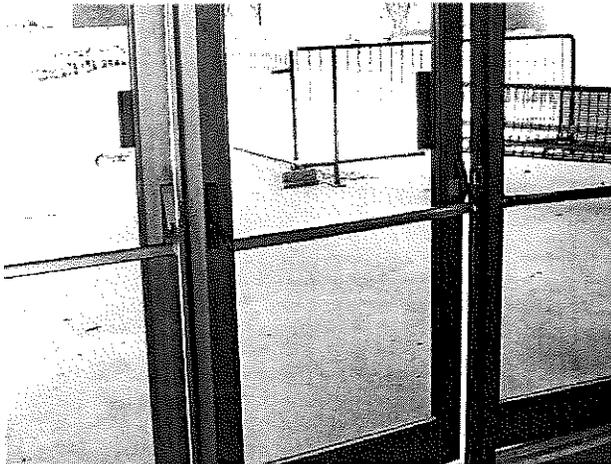
(PROJECT BALANCE)

\$1,425,600

ALL PHASES

Project Total

\$1,979,800



**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

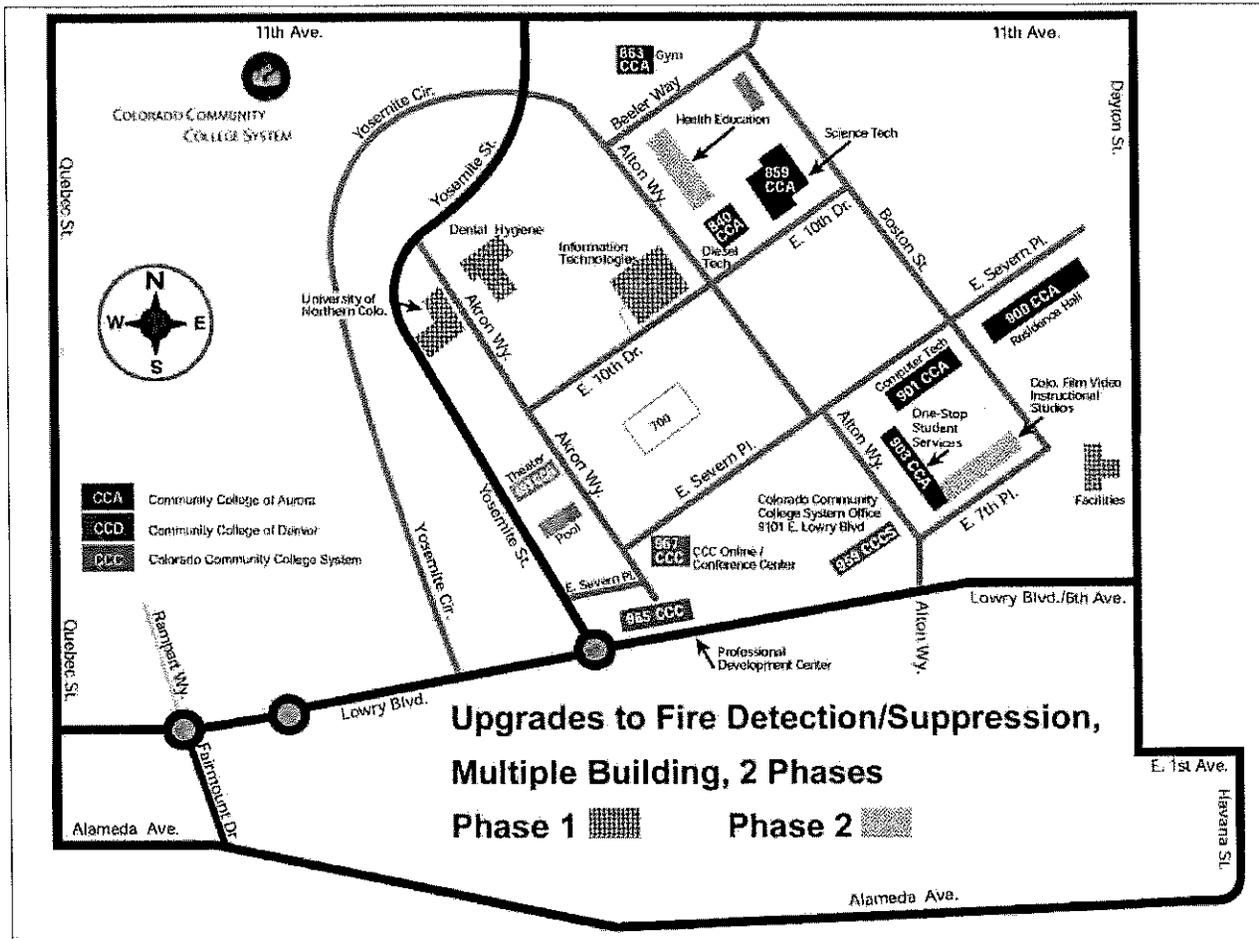
Ref. **Current Funding**  
No. Score **Recommendation**

54 14 Colorado Community College System at Lowry \$886,610

**Upgrades to Fire Detection/Suppression, Multiple Buildings, Ph 1 of 2**

Various buildings on the CCCS campus have outdated and obsolete fire alarm systems, non-addressable fire alarm systems, non fire rated corridors, or should have a fire sprinkler system installed because of the occupancy classification. This project would repair/replace fire alarm systems and install fire sprinkler systems to resolve non-fire rated corridors and other fire code deficiencies. Phase 1 would include the following buildings: Building #697 (RM #9104), the campus Conference Center, Building #753 (RM #9106), the Dental Program Teaching facility, Building #758 (RM #9107), the CCCS IT facility, and Building #999 (RM #9121), the Campus Facilities Maintenance office. Phase 2 would include Building #849 (RM #9109), the Health Education Facility and Building #905 (RM #9117), a classroom building.

PRIOR PHASING		FUTURE PHASING	
		FY13/14 Ph 2 - Two Buildings	\$835,576
<b>(FUNDED TO DATE)</b>	<b>\$0</b>	<b>(PROJECT BALANCE)</b>	<b>\$835,576</b>
CURRENT PHASE		ALL PHASES	
FY12/13 Ph 1 - Four Buildings	\$886,610	Project Total	\$1,722,186





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STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

Ref.

**Current Funding  
Recommendation**

No. Score

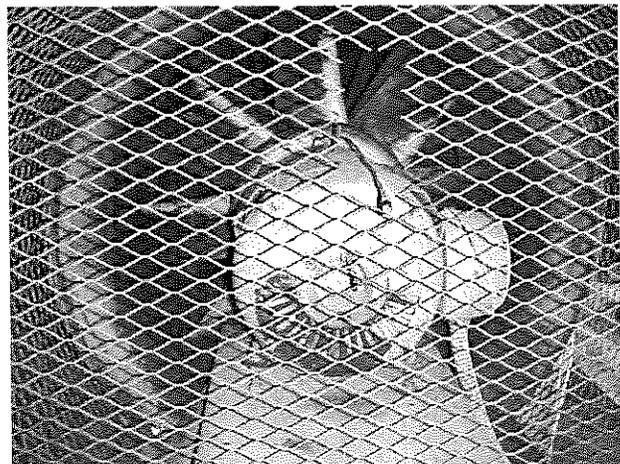
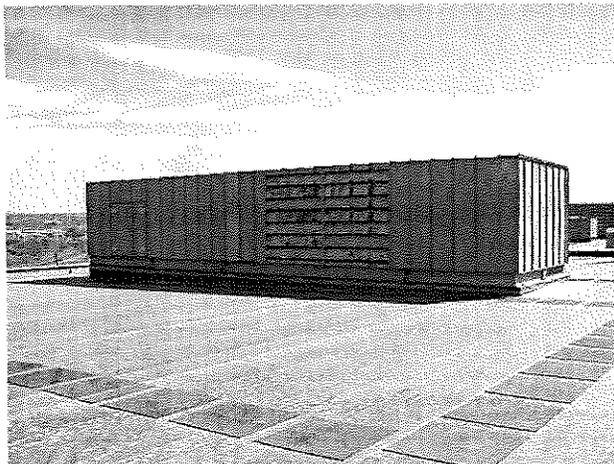
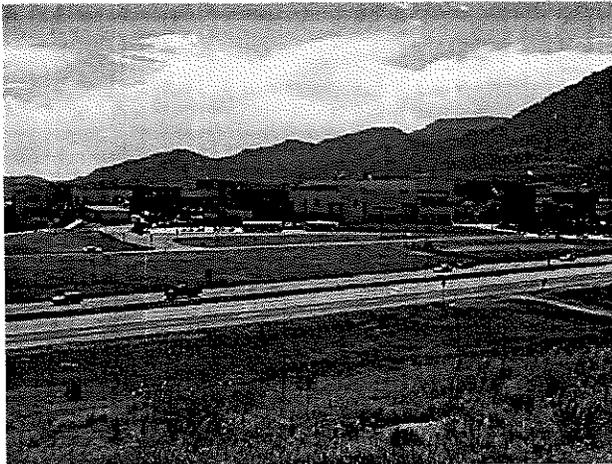
55 14 Pikes Peak Community College

\$938,170

**HVAC Rooftop AHU's and Control System Replacement, Aspen and Breckenridge Buildings, Centennial Campus, Ph 2 of 3**

The air-handling units (AHU's) for the Aspen (RM #57) and Breckenridge (RM #58) buildings are over 30 years old and are the original units. There are currently 19 units with four large and six small units on the Aspen Building and one large and eight small units on the Breckenridge Building. These units are at least five years past the manufacturer's recommended life cycle. Repair parts are becoming difficult to locate when the units fail. The fans are dangerous for college personnel to work on. The school has put additional safety conditions in place when personnel perform maintenance on the equipment. The pneumatic control system was installed in 1993, is not energy efficient, and needs to be converted to a DDC system. This request is for a three-phase project with engineering and some of the Aspen Building's AHU's and control system being replaced in Phase 1 (funded). Phase 2 will consist of the balance of AHU's for Aspen Building as well as some of the Breckenridge Building AHU's. Phase 3 would complete the installation of AHU's for the Breckenridge Building and the control system. The estimate includes crane service to remove and place units, labor, adapter curbs for the new units, chilled and hot water piping modifications as well as electrical modifications.

<b>PRIOR PHASING M09009</b>		<b>FUTURE PHASING</b>	
FY09/10 Ph 1 - Design, Aspen AHUs	\$1,197,841	FY13/14 Ph 3 - Breckenridge	\$1,189,402
<b>(FUNDED TO DATE)</b>	<b>\$1,197,841</b>	<b>(PROJECT BALANCE)</b>	<b>\$1,189,402</b>
<b>CURRENT PHASE</b>		<b>ALL PHASES</b>	
FY12/13 Ph 2 - Aspen and Breckenridge	\$938,170	<b>Project Total</b>	<b>\$3,325,413</b>



**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

Ref.

**Current Funding  
Recommendation**

No. Score

59 14 University of Colorado at Boulder

\$546,605

**Repair/Replace Main Campus Compressed Air System, Ph 1 of 1**

Compressed air supply piping is old and deteriorated, improperly sized and has many leaks. It is subject to failure at any time. Parts of this piping system contains old copper-coated steel pipe; this pipe is a legacy from World War II when solid copper pipe was not available. The solution is to replace existing piping with larger copper piping and valves and drainage devices, and to install supplementary air compressors to the Power House in the east part of the main campus. A previous CM project, M07012, funded the replacement of piping from the Power House in tunnel #'s 1N, 1S, 5 and 6. This new request will install the compressor and the associated power and cooling equipment, controls, and replaces the remaining tunnel piping in tunnels 7 and 8.

PRIOR PHASING  
**(FUNDED TO DATE)**  
CURRENT PHASE  
FY12/13 Ph 1

\$0

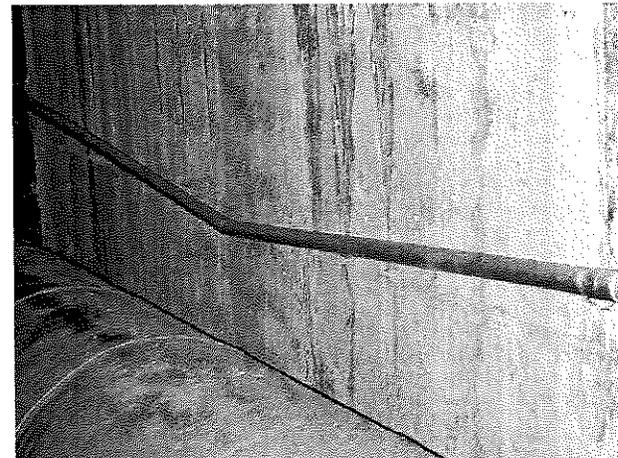
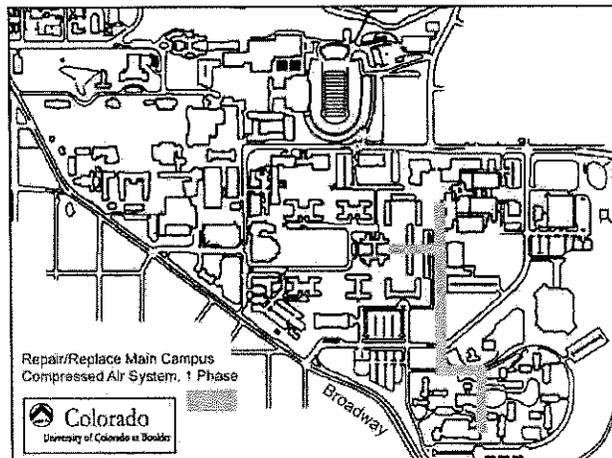
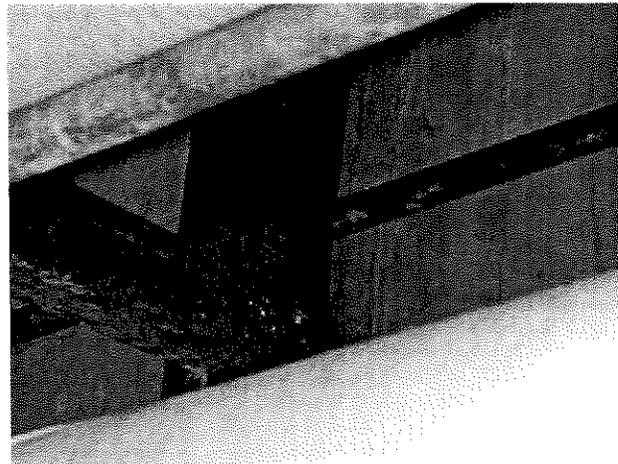
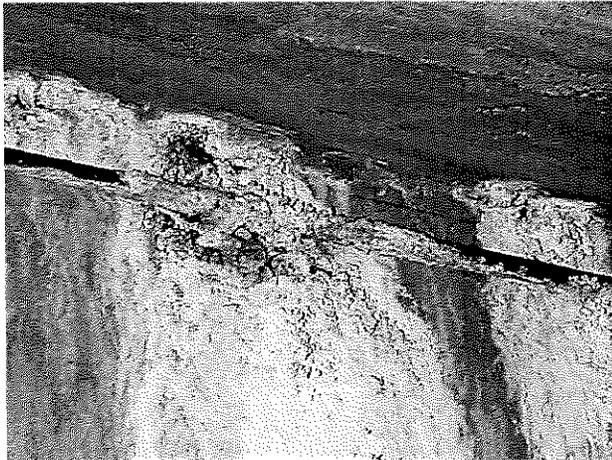
\$546,605

FUTURE PHASING  
**(PROJECT BALANCE)**

\$0

ALL PHASES  
Project Total

\$546,605



**OFFICE OF THE STATE ARCHITECT ANNUAL REPORT  
STATEWIDE PRIORITIZED CONTROLLED MAINTENANCE  
PROJECT REQUEST DESCRIPTIONS FOR FY2012/2013**

December 2011

Ref.

**Current Funding  
Recommendation**

**No. Score**

61 14 Auraria Higher Education Center

\$137,477

**Campus Roofing, Access Ladder Repairs and Replacement, Ph 1 of 1**

Several buildings (Arts, North Chiller Plant, Technology, Children's College) have roof ladders and similar access equipment that do not meet building safety standards. The Utility Building (RM #8180) and several of the Ninth Street Historical Park office buildings 1024 (RM #1224), 1041 (RM #1227), and 1045/74 (RM #1228) have roofs that have deteriorated, are leaking into the structure and causing structural and interior damage. Two of the roofs are beginning to exhibit sagging. This single-phase project would repair and replace the roof ladders and roof replacements noted above. Buildings 1024 and 1041 pictured.

PRIOR PHASING  
(FUNDED TO DATE)  
CURRENT PHASE  
FY12/13 Ph 1

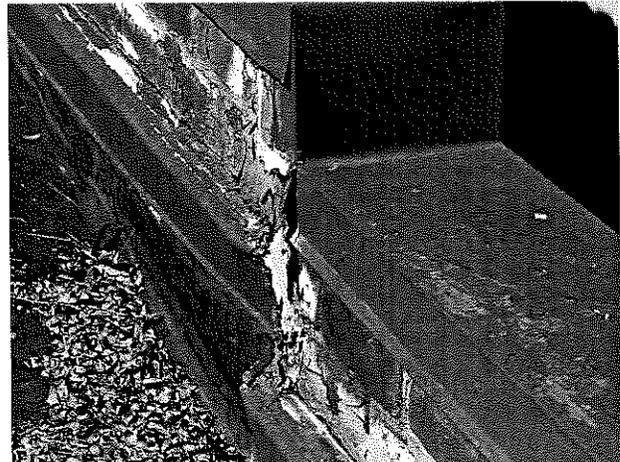
\$0

\$137,477

FUTURE PHASING  
(PROJECT BALANCE)  
ALL PHASES  
Project Total

\$0

\$137,477



**OFFICE OF THE STATE ARCHITECT  
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2012/2013  
 STATE BUILDINGS PROGRAMS**

A. AGENCY BASIC DATA:

<input checked="" type="checkbox"/>	<b>Controlled Maintenance Request</b>	<input type="checkbox"/>	<b>Capital Renewal Building/Infrastructure Request</b>
		<input type="checkbox"/>	<b>HPCP required in Capital Renewal Request (Y/N)</b> (on CC-A specify HPCP compliance)

- 1) Agency Auraria Higher Education Center
- 2) Department Higher Education
- 3) Physical Plant ID No. 0016-06 Project M # \_\_\_\_\_
- 4) Agency Priority # 1
- 5) Project Title Campus Roofing, Access Ladder Repairs and Replacement.

B. FACILITY PROFILE

- 1) Facility Type  Site (Utilities underground) \_\_\_\_\_  
 or Site (Improvements above ground) \_\_\_\_\_  
 or Building Name (s) Utility, 1024, 1041, 1045/47 Ninth Street Park (NSP) Buildings ,  
 Risk Mgmt. Bldg(s) ID# 8180, 1223, 1224, 1230, 1227, 1225, 1211

- 2) Facility Location \_\_\_\_\_
- 3) Facility Area/Age GSF \_\_\_\_\_ ASF \_\_\_\_\_ Date Built \_\_\_\_\_
- 4) Facility Functional Use/Occupancy \_\_\_\_\_
- 5) Facility Construction (Type) \_\_\_\_\_
- 6) Facility Physical Condition and Facility Condition Index (FCI) Number  
 Actual FCI = \_\_\_\_\_ Targeted FCI = \_\_\_\_\_ Date of Last Audit all 2007  
 (Describe) 8180 – 64%, 85%; 1223 – 65%, 85%; 1224 – 65%, 85%; 1230 – 52%, 85%, 1227 – 64%, 85%; 1228 – 65%, 85%, 1211 – 75%

7) Facility - Intensity of Use, Time(s) of Operation: (Hours/Day, Days/Month, Months/Year)  
10 hours per day, for 20 days of the month and 12 hours a day for 10 days of the month; 12 months a year

8) Facility - Current Replacement Value \$ 26,613,462 - Total all 7 buildings

9) Master Plan Status - Check one or more of the following:

- a)  Facility 'useful' life is less than five (5) years.
- b)  Facility 'useful' life is more than five (5) years.
- c)  Master Plan is obsolete; Last Date Approved 2/1/2008  
 (by OSPB/CDHE)
- d)  Major facility changes, renovations, or program revisions are ongoing or anticipated in the next five years, (If yes, please explain below if these facility renovations or program revisions may have an impact on this CM request.)

**OFFICE OF THE STATE ARCHITECT  
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2012/2013  
 STATE BUILDINGS PROGRAMS**

10) Facility Audit Survey:

a) Facility Audit Survey concluded and submitted to SBP -	Date	<u>2007</u>
b) Status of the Infrastructure Assessment.	% Completed	<u>100%</u>
c) Facility Audit Survey Cycle	<u>2010/2013/2016 etc.</u>	

11) List all the controlled maintenance, capital construction, and emergency projects completed within the last five years or ongoing projects that can be associated with either this CM building or infrastructure request.

Project No.	Project Title	Completion date or status
<u>M-06031</u>	<u>Utilities Infrastructure Repairs Phase 1 of 1</u>	<u>June 2009</u>
<u>M-06032</u>	<u>Life Safety Mechanical/ Electrical Repairs Phase 1 of 1</u>	<u>Dec. 2008</u>
<u>M-07045</u>	<u>Repair/ Replace Campus Elevators Phase 1 of 1</u>	<u>June 2010</u>
<u>M-08031</u>	<u>Arts Building Various System Replace and Repairs Phase1</u>	<u>June 2010</u>
<u>M-08031</u>	<u>Arts Building Various System Replace and Repairs Phase 2</u>	<u>In construction</u>
<u>EM-506</u>	<u>Arts Transformer and Central Classroom Steam Line Replace</u>	<u>August 2010</u>

**C. INTEGRATED PROGRAM PLAN DATA**

**NOTE:** For a Capital Renewal Building/Infrastructure Request, refer to the instructions for the additional information required to support the request.

1) Narrative Description of CM Problem (Initial problem and solution by phase):

*Several buildings have roof ladders and similar access equipment that does not meet building safety standards. Also the Utility Building and several of the Ninth Street Historical Park office buildings have deteriorated roofs that are leaking. Two of the roofs are beginning to exhibit sagging. At the PE Events Center the mechanical system has a severely deteriorated cooling tower that is at the end of its useful life and needs to be replaced.*

*This single phase project allows for the repairs and replacements of various campus building roof ladders and the roof replacements of the Utility Building and the historically registered houses of 1024 1045/1047 and 1041 Ninth Street Park.*

2) Total Project Cost Estimate (From Cost Breakdown) \$ 137,477

3) Consequences (cost effects, program impacts, facility impacts, etc.) of not funding and justifying this specific project request:

*The various roof access ladders represent a clear danger to worker safety. The various NSP and the Utility Building roofs will continue to leak and will disrupt office activity and further damage building systems, equipment and other contents.*

4) **Mandatory** - Include Facility Audit documentation from most recent audit. Include site maps for any infrastructure project request.

5) **Optional** - Include photographs and any other supporting documents.

6) Explanation of how this project will improve the building(s) facility condition index or improve a specific infrastructure system.

**OFFICE OF THE STATE ARCHITECT  
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2012/2013  
 STATE BUILDINGS PROGRAMS**

This project will improve the overall FCI and specific safety components of the individual building audits because of the singular nature of roof components and Mechanical unit.

**D. DETAILED COST ESTIMATE** (detail by phase, one page per phase, include all phases)

1) Approved By Peter Hagen 2) Phase 1 of 1  
 3) Method of Estimate Staff, D&D Roofing Inc.

4) Professional Services

Site Surveys, Investigations, and Reports	
Arch/Eng/Basic Services	
Code Review/Inspection	1,400
Other (Explain)	
Total of Professional Services	1,400

5) Construction Improvement

WORK ITEM (Labor/Material/Equipment)	UNIT	UNIT COST	EXTENDED COST
Infrastructure			
a) Utility Services			
b) Site Improvements			
Structure/System/Components			
Various (Arts, North Chiller Plant, Technology, Children's College) building roof access ladders & safety railings & replacement	LS	<del>53,603</del>	Work has been determined to be non-capital.
Utility Building replace BUR	5 sq.	1,080	5,550
replace metal coping/flashing	80 lin ft	50	4,400
1024 NSP replace cedar shingles	24.5 sq	610	18,340
Structural repair to porch	LS	2,400	1,000
1041 NSP replace BUR	15 sq	1,200	20,000
replace flashing	185 lin ft	40	8,100
1045/47 NSP Replace gutters	LS	3,400	3,400
Total of Construction Improvements Costs			\$60,790

6) Miscellaneous (explain)

Total of Miscellaneous Costs			\$

**OFFICE OF THE STATE ARCHITECT  
 CONTROLLED MAINTENANCE PROJECT REQUEST FY 2012/2013  
 STATE BUILDINGS PROGRAMS**

7) Project Contingency

Contingency (10% CM) (Percentage of total of professional services, construction improvements, and miscellaneous costs.)	\$ 6,220
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8) Project or Phase total of professional services (4), construction improvements(5), miscellaneous costs(6), and project contingency(7)	\$ 68,410
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9) TOTAL PROJECT COST (all phases)= REQUEST	\$ 68,410
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Note: Agency formatted cost estimates may accompany this page.

**E. PROPOSED PHASING  
 PRIOR PHASING<sup>1</sup>**

Proj. M#	Phys. Plant ID #	Fiscal Year	Phase or Phases of Work	Dollar Amount (Actual Appropriation)
		FY 2010/2011		

\$ \_\_\_\_\_ (Subtotal)

**CURRENT PHASE<sup>2</sup> REQUESTED**

Proj. M#	Phys. Plant ID #	Fiscal Year	Phase of Work	Dollar Amount (Per Detailed Budget)
		FY 2012/2013	1 of 1	\$ 68,410

\$ 68,410 (Subtotal)

**Project Total Dollar Amount of All Projects Phases Requested** \$ 68,410  
 (Prior, Current and Future Phases)

<sup>1</sup> List all previous phases with actual appropriation by year (include federal funding). Note if different from requested amount.

<sup>2</sup> List all current and anticipated future phases with estimated costs as listed in the detailed cost estimate subtotal blank 8.

**F. PROPOSED PROJECT IMPLEMENTATION SCHEDULE (PLAN):**

PHASE	FROM	TO
1. Pre-Design (Insert Dates)	July 2012	August 2012
2. Design (Insert Dates)	August 2012	November 2012
3. Construction (Insert Dates)	November 2012	December 2013
4. Project Close-out/Final Completion	December 2013	February 2014